



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 18

Agenda Date: April 6, 2023

In Control: City Council A Session

DEPARTMENT: Center City Development & Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Amendment #1 to the River Walk Lease Agreement with MD Riverwalk LLC dba On the Bend Oyster Bar & Lounge.

SUMMARY:

This ordinance authorizes the first amendment to the River Walk Lease Agreement with MD Riverwalk LLC, doing business as On the Bend Oyster Bar & Lounge, and the City of San Antonio to extend the leased premises, and to exercise its five (5) year renewal term, commencing on May 1, 2023, and expiring on April 30, 2028.

BACKGROUND INFORMATION:

Ordinance 2018-04-19-0286 authorized a five (5) year Lease Agreement with MD Riverwalk LLC for use of 698.24 square feet of River Level Commercial (Patio Area), and 599.83 square feet of Street Level Commercial (Ramada), located at 123 Losoya St. on the San Antonio River.

On April 20, 2022, the City of San Antonio approved a Temporary Use Agreement with MD Riverwalk for additional use of approximately 183.75 square feet of River Level Commercial (Patio Area). Amendment #1 will extend the leased premises to include this 183.75 additional

square feet of River Level Commercial (Patio Area) for a total premises of 1,481.82. In addition, the five (5) year renewal option will be exercised commencing on May 1, 2023 and expiring on April 30, 2028.

ISSUE:

Approval of this ordinance is consistent with the City’s policy of leasing River Walk space to adjacent businesses for outdoor dining and beverages alongside the San Antonio River.

ALTERNATIVES:

The City may elect not to approve the Amendment #1 to the Lease Agreement, which would result in occupancy becoming at will or terminating.

FISCAL IMPACT:

This ordinance authorizes the first amendment to the River Walk Lease Agreement between MD Riverwalk LLC and the City of San Antonio to extend the leased premises and to exercise its five (5) year renewal term commencing on May 1, 2023 and expiring on April 30, 2028. As a result of this amendment, additional revenue of \$265,943.31 over the five years will be received by the City and deposited to the Riverwalk Capital Improvement Fund.

| Term | Monthly Patio Area | Monthly Ramada | Total Month | Total Year |
|----------------------|---------------------------|-----------------------|--------------------|-------------------|
| 5/1/2023 - 4/30/2024 | \$2,742.99 | \$1,475.58 | \$4,218.57 | \$50,622.85 |
| 5/1/2024 - 4/30/2025 | \$2,813.55 | \$1,511.57 | \$4,325.12 | \$51,901.44 |
| 5/1/2025 - 4/30/2026 | \$2,884.11 | \$1,547.56 | \$4,431.67 | \$53,180.02 |
| 5/1/2026 - 4/30/2027 | \$2,954.67 | \$1,583.55 | \$4,538.22 | \$54,458.61 |
| 5/1/2027 - 4/30/2028 | \$3,025.23 | \$1,623.14 | \$4,648.37 | \$55,780.39 |

RECOMMENDATION:

Staff recommends approval of the Amendment #1 to the River Walk Lease Agreement between MD Riverwalk LLC and the City of San Antonio to extend the leased premises and to exercise its

five (5) year renewal term, commencing on May 1, 2023, and expiring on April 30, 2028.