



MEMORANDUM

TO: Mayor and Council

FROM: Alex Gale, Officer, Office of Real Estate Services

DATE: March 23, 2021

SUBJECT: City Hall retail lease space vacated by Austin Java

This memorandum serves to provide an update on the café lease space located at City Hall. The Office of Real Estate Services (ORES) had previously sent a memorandum dated August 19, 2020, informing the Mayor and Council that the lease with Austin Java had been terminated at the tenant's request.

ORES has received interest from multiple parties and is ready to bring a lease agreement for Council consideration by the end of June 2021. The proposed tenant use would be an upscale convenience store, coffee shop, and café with in-store and patio seating. Terms with the tenant will be negotiated to be in-line with the market norms of the City's 2nd Street District. As discussed in the previous memorandum, revenue generated from the lease agreement is added to the City Hall Fund and applied to the building's operations and maintenance.

If you have any questions or require further information, please contact me at (512) 974-1416.

Cc: Spencer Cronk, City Manager
CMO Executive Team