



MEMORANDUM

TO: Mayor and Council Members

FROM: Michael Gates, Interim Real Estate Officer, Financial Services Department

THROUGH: Ed Van Eenoo, Chief Financial Officer, Financial Services Department

DATE: June 8, 2022

SUBJECT: Clarification Memo for Item #14 on the June 9, 2022 Council Meeting

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The City Council agenda for June 9, 2022 includes agenda item #14, a recommendation to authorize the negotiation and execution of an amended and restated lease agreement for an initial term of three years with two five-year renewal options with East Holly, LLC, for approximately 3,580 square feet of retail space located at 417 Rid River St., on the ground floor of the Austin Convention Center parking garage.

The second sentence in the Additional Backup Information section currently reads as follows:

Their current term expires on 3/30/2024, and the current base rent is \$22 per square foot.

Staff would like to correct and replace that sentence with the following:

Their current term expires on 3/31/2024, and the current base rent is \$22 per square foot.

The grid detailing the rent due under the new proposed lease currently reads as follows:

Term	Base Rent per Square Foot (3,580 SF)	Annual Base Rent	Monthly Base Rent	Total Base Rent
Months 1-2	\$0	\$0	\$0	\$0
Months 3-12	\$22.00	\$59,067	\$6,563	\$59,067
Months 13-24	\$22.55	\$80,729	\$6,727	\$80,729
Months 25-36	\$23.11	\$82,734	\$6,895	\$82,734
			Total:	\$229,093

Staff would like to correct and replace that grid with the following:

Term	Base Rent per Square Foot (3,580 SF)	Annual Base Rent	Monthly Base Rent	Total Base Rent
Months 1-2	\$0	\$0	\$0	\$0
Months 3-12	\$22.00	\$65,630	\$6,563	\$65,630
Months 13-24	\$22.55	\$80,729	\$6,727	\$80,729
Months 25-36	\$23.11	\$82,734	\$6,895	\$82,734
			Total:	\$229,093

Please feel free to contact me at (512) 974-5639 or Michael.Gates@austintexas.gov should you have any questions.

xc: Spencer Cronk, City Manager
 Veronica Briseño, Assistant City Manager
 Kimberly Olivares, Deputy Chief Financial Officer