

Legislation Details (With Text)

File #: 17-239 **Version:** 2

Type: Action Item **Status:** Passed

In control: City Council

On agenda: 5/22/2017 **Final action:** 5/22/2017

Title: Chemeketa Parkade Retail Lease - Rudy's Steakhouse LLC

Ward(s): 1
Councilor(s): Kaser
Neighborhood(s): CANDO

Sponsors:**Indexes:****Code sections:**

Attachments: 1. Site Map, 2. Proposed Lease

Date	Ver.	Action By	Action	Result
5/22/2017	2	City Council	approved	Pass

TO: Mayor and City Council

THROUGH: Steve Powers, City Manager

FROM: Kristin Retherford, Urban Development Director

SUBJECT:
Chemeketa Parkade Retail Lease - Rudy's Steakhouse LLC

Ward(s): 1
Councilor(s): Kaser
Neighborhood(s): CANDO

ISSUE:
Shall City Council authorize the City Manager to execute a lease with Rudy's Steakhouse LLC for 290-350 Chemeketa Street NE?

RECOMMENDATION:
Authorize lease for property located at 290-350 Chemeketa Street NE with Rudy's Steakhouse LLC.

SUMMARY AND BACKGROUND:
The Chemeketa Parkade retail/restaurant space located at 290-350 Chemeketa Street NE (Attachment 1) has been vacant since January 2017.

FACTS AND FINDINGS:
Rudy's Steakhouse has been in business in Salem since 1998. Through the proposed lease (Attachment 2), Rudy's Steakhouse will invest nearly \$100,000 in the space. Proposed investments include dining room updates and improvements to the bar area, outdoor dining area, kitchen, walk-in cooler, and kitchen office.

Recommended Terms:

- **Term:** 2 years beginning August 1, 2017
- **Lease Rate:** Year 1: \$0.70, Year 2: \$0.75 per square foot per month
- **Square Feet:** 5,224 rentable square feet, 6,092 sf CAM expenses
- **Free Rent:** Four months
- **Commission:** \$2,288.11 to Coldwell Banker Commercial
- **Option Periods:** Five three-year terms with rent escalations

Clint Dameron
Real Property Services Manager

Attachments:

1. Site Map
2. Proposed Lease