



Staff Report

File #: 17-409

Version: 1

Date: 8/28/2017

Item #: 3.3c.

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 the attached lease with Rudy's Steakhouse LLC for property located at 315 Chemeketa Street NE?

RECOMMENDATION:

Authorize the City Manager to execute the attached lease with Rudy's Steakhouse LLC for property located at 315 Chemeketa Street NE.

SUMMARY AND BACKGROUND:

On May 22, 2017, the City Council authorized the City Manager to execute a lease with Rudy's Steakhouse LLC (Lessee), whose principal is Robert Kunke, for property located at 350 Chemeketa Street NE (former McGrath's/Urban Alley). Lessee desires to lease the former Olivia's Boutique space at 315 Chemeketa St. NE for use as a banquet and meeting facility to complement the restaurant space.

FACTS AND FINDINGS:

Staff and Lessee have come to terms on a proposed lease (Attachment 1) (Lease). The key elements of the Lease are below.

Term: September 1, 2017 - July 31, 2019 (timed to coincide with restaurant lease)

Square Feet: 1,774

Rate:

Sept. 1, 2017 - Dec. 31, 2017	\$0.00 (\$0.00/SF)
Jan. 1, 2018 - Dec. 31, 2018	\$1,685.30 (\$0.95/SF)
Jan. 1, 2019 - July 31, 2019	\$1,774.00 (\$1.00/SF)
Aug. 1, 2019 - July 31, 2022	\$1,862.70 (\$1.05/SF)
Aug. 1, 2022 - July 31, 2025	\$1,918.58 (\$1.08/SF)
Aug. 1, 2025 - July 31, 2028	\$1,976.14 (\$1.11/SF)
Aug. 1, 2028 - July 31, 2031	\$2,035.42 (\$1.15/SF)
Aug. 1, 2031 - Oct. 31, 2034	\$2,096.49 (\$1.18/SF)

Renewal Options: Five three-year terms

Landlord Contributions: Four month free rent period, no cash toward tenant improvements

Clint Dameron
Real Property Services Manager

Attachments:

1. Proposed Lease