

Information Item

Date: February 13, 2020

To: Mayor, Mayor Pro Tempore, and Members of the City Council

From: Damon C. Dequenne, Assistant City Manager

Subject:

Information about Proposals for the Lease of Space in Union Station for the Establishment of a Restaurant (East Ward)

Strategic Focus Area: Economic Vitality and Diversity

Strategic Objective: Promote Commercial Development in Economically Disadvantaged Areas

Strategic Plan Action Item: No

Key Work Item: No



Over the past several years, the City has invested over \$18 million in acquisition and redevelopment of Union Station. In addition to locating select Department of Transportation Operations on the first floor, City Staff has explored various possibilities for the lease of space on the upper level for the location of a restaurant. Staff is bringing today for your consideration and recommendation, three possible restaurant tenants. The three proposals come from Simply Soul, principal Sonya Waddell, Murrell's Café, principal Mike Murrell, and Eats|Urban, principals Jeff Bacon, James Perry, Wharton Gladden, and Algenon Cash. Two of the proposals are for Suites #210 and #218, containing 3,914 square feet and one is for Suites #210, #218, and #205 containing 4,718 square feet. These suites are illustrated in Exhibit E.

The proposals vary greatly in term, proposed rent, tenant and City required improvements etc. For these reasons, Exhibit A is attached which provides a comparison of the three tenant's proposals. Additional information supplied by the prospective tenants is included in Exhibit B, C, and D.

City Staff is prepared to bring an action item forward in February, pending direction from the Finance Committee.