



Holguin Productions, LLC Lease Agreement

San Jacinto Plaza | El Paso, Texas | 79901

Goal 6 Set the Standard for Sound Governance and Fiscal Management

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November 7, 2023





HISTORY



- November 3, 2015 – Initial Lease with Ruben Holguin Cuellar, dba Rent-A-Chef
- FY 2020 - Café space was sent out to bid three (3) times upon expiration of lease
 - Bid 1 & 2 – No responses
 - Bid 3 – Expired
- FY 2021 - Café location was sent out to bid one (1) time
 - Existing tenant was the sole bidder
 - Bid cancelled
- FY 2022 to FY 2023 – Month-to-Month

PROPOSED TERMS



- Tenant: Holguin Productions, LLC (Current Tenant)
- Facility located at the San Jacinto Plaza, known as the San Jacinto Plaza Café which provides food and beverage concession services.
- Leased sq. ft.: Approx. 177sf
- Market Rental Rate: \$5,400 per year
- Initial Term: **3** years
- Renewal Terms: **2** options of **1** year each
- Annual Rent: **\$5,400** per year
- Quarterly Concession Fee: **\$150** per quarter
- Escalation Rate: 2% increase every year

AGREEMENT DETAILS



CONTRACT VALUE: \$31,101.82

- Base Rent Value: \$28,101.82
 - Years 1-3: \$16,526.16
 - Years 4-5: \$11,575.66
- Concession Value: \$3,000.00
 - Years 1-3: \$1,800
 - Years 4-5: \$1,200



Mission

Deliver exceptional services to support a high quality of life and place for our community



Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



Values

Integrity, Respect, Excellence,
Accountability, People