Holguin Productions, LLC Lease Agreement

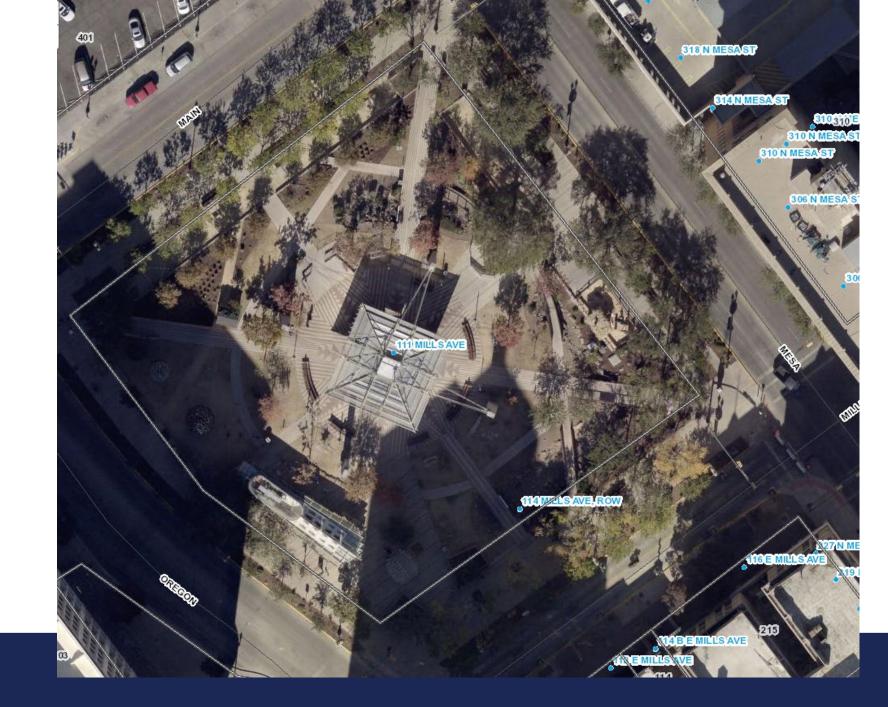
San Jacinto Plaza | El Paso, Texas | 79901

Goal 6 Set the Standard for Sound Governance and Fiscal Management

Mary Lou Espinoza, MBA – Capital Assets Manager















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

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- 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