

RESOLUTION NO. 2008-743

Adopted by the Sacramento City Council

November 18, 2008

LEASE AGREEMENT: LA BOU CAFÉ AT 900 9TH STREET

BACKGROUND

- A. After being selected as the successful bidder in a competitive process, A World of Good Tastes (Euro-Asian Foods) opened its Lemon Grass Café (subsequently renamed La Bou) in the City-owned Central Library Galleria café space at 900 9th Street, in 1993.
- B. The initial term of the lease was ten years, and in 2003, A World of Good Tastes exercised its option to extend the lease for an additional five-year term that expired on February 17, 2008. La Bou Café has continued to occupy the space during negotiation of the proposed successor lease.
- B. A World of Good Tastes has been an excellent steward and operator of the Central Library Galleria café space. All financial obligations have been fulfilled in a timely manner and food services have been first-rate.
- D. In addition to monthly rent, A World of Good Tastes will make a minimum \$60,000 capital investment during the initial ten-year term and \$30,000 during each five-year extension.
- E. City Code Section 3.68.110F authorizes the City Council to lease City-owned property without bidding when the Council finds and determines that special circumstances make the use of the bid procedure inappropriate.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. Pursuant to Sacramento City Code 3.68.110F, it is in the best interests of the City to lease the property located at 900 9th Street without bidding.
- Section 2. The City Manager or the City Manager's designee is authorized to execute a lease agreement with A World of Good Tastes (Euro-Asian Foods, Inc.) for the café space at 900 9th Street for a term of ten years with two five-year renewal options.
- Section 3. The City Manager or the City Manager's designee is authorized to execute such additional documents and to take such additional actions as necessary to implement the lease agreement.

Adopted by the City of Sacramento City Council on November 18, 2008 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Waters,
and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: Councilmember Tretheway.



Mayor Heather Fargo

Attest:



Shirley Concolino, City Clerk