

## RESOLUTION NO. 2006-295

Adopted by the Sacramento City Council

May 4, 2006

### **AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE CONSENT TO ASSIGNMENT OF CITY AGREEMENT NO. 2001-029 WITH JOHN SHAHABIAN, DBA JUMP START CAFÉ, TO TRONG NGUYEN, DBA LA BOU BAKERY AND CAFE**

#### **BACKGROUND**

- A. On March 1, 2001 John Shahabian, the owner of The Coffee Works, Inc., entered into a 5 1/2 year lease agreement with the City of Sacramento (CA# 2001-029) for commercial retail space located at 1122 11<sup>th</sup> Street in the City's Capitol Garage. Mr. Shahabian has exercised the first of two 5-year options, extending the term through August 2011.
- B. Mr. Shahabian would like to sell his business to Trong Nguyen who plans to open and operate a La Bou Bakery and Café.
- C. Per the terms of the lease, Mr. Shahabian has the right to assign his lease provided he obtains the City's consent.
- D. Fair Market Rent for the extended term is \$7,065 per month (approximately \$1.80/sqft). Total revenue collected over the first year of the extended term will be \$84,780. Annual rate increases will be based on the Consumer Price Index.

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

Section 1. The City Manager is authorized and directed to execute the attached Consent to Assignment of City Agreement No. 2001-029 with John Shahabian, dba Jump Start Café, to Trong Nguyen, dba La Bou Bakery and Cafe.

#### **Table of Contents:**

Exhibit A: Consent to Assignment Agreement

Adopted by the City of Sacramento City Council on May 4, 2006 by the following vote:

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

Noes: None.

Abstain: None.

Absent: Pannell.

Heather Fargo  
Mayor Heather Fargo

Attest:

Shirley Concolino  
Shirley Concolino, City Clerk