

Kinman House

Roque Salinas, MPA

Director of Economic Development

11/21/2023

Summary

- Discussion and Possible Action on a Resolution Authorizing the City Manager to Enter into a Lease Agreement with Poppy's Cafe for the Rental of the Kinman House Located at 6417 Evers Road.
- Options
 - Approve
 - Deny
 - At council's discretion

Lease

- Lessor (City of Leon Valley) Lessee (Poppy Cafe)
- 3 Year contract
 - January 2, 2024, and will end on January 2, 2027
- \$2,200 Per month
- 1-Year renewal option
- Operation shall be open for a minimum of 25 hours per week.

Lease

- The hours must be consistent
 - Must be between the hours of 6am and 9pm.
- General liability insurance
 - Lessor with single limit coverage of not less than \$1,000,000 for injury
 - or \$1,000,000 for death
 - a \$2,000,000 general aggregate or its equivalent in umbrella
 - \$500,000 for property damage
- The Lessor shall be responsible for the maintenance of
 - Yard
 - Normal wear and tear of equipment

Fiscal Impact

- Collect \$2,200 a month in rental fees
- Collect sales tax based on the goods sold

Recommendation

- Council's Discretion