



Legislation Text

File #: Resolution 47-2017, **Version:** 1

Agenda Date: 10/17/2017

Subject:

A resolution approving a lease agreement for Romancing the Bean

Presented By: Keith Reester, Acting Public Works Director

POLICY QUESTION:

Does city council support the approval of a concessionaire and lease agreement with Romancing the Bean for the term of three (3) years with two (2) renewal periods.

BACKGROUND:

The city owns the historic Train Depot building located at the Downtown RTD Light Rail station. Beginning in 2011, the city entered into a lease with Romancing the Bean to occupy 400 square feet of the structure and operate as a coffee business. The current lease expired earlier in 2017 and staff has been working with the business owners to develop a new lease. The history of this lease arrangement was covered in a study session with City Council in April 2017.

The concessionaire operates as a food cart license under Tri-County Health Department regulations. This licensure is necessitated by the lack of restroom facilities on the premises. Staff does not recommend adding public restrooms to this facility for several reasons. The necessity to operate as a food cart limits the available business options and is thus reflected in a lower lease rate than other spaces in downtown. The currently proposed rate of \$1.00/square foot is approximately 50% of current rates for fully operating coffee spaces downtown.

The agreement provides for adequate City and vendor protections and enunciates performance requirements of the parties.

STAFF ANALYSIS:

The new lease agreement provides an opportunity for a local small business to operate as a coffee vendor in the historic Littleton Train Depot at the Downtown Light Rail Station. The benefits to the City include active use of the space and clear designation of responsibilities.

OPTIONS/ALTERNATIVES:

Not approving the lease and bidding the space out to other potential vendors.

FISCAL IMPACTS:

The monthly rent is \$400 and supports City maintenance operations of the property.

STAFF RECOMMENDATION:

Approval

PROPOSED MOTION:

I move to approve the resolution approving the lease agreement for Romancing the Bean.