

INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE REPORT relative to a lease agreement with High Rise Goodies Restaurant Group (doing business as Trimana) for the use of City-owned property at Figueroa Plaza.

Recommendation for Council action:

AUTHORIZE the Department of General Services (GSD) to negotiate and execute a lease agreement with High Rise Goodies Restaurant Group (doing business as Trimana) for the use of City-owned property located at 201 North Figueroa Street, Suite 190, for approximately \$4,557 per month, pursuant to the terms and conditions substantially as outlined in the GSD report to Council dated August 31, 2017.

Fiscal Impact Statement: The GSD reports that the annual base revenue generated to the General Fund from this restaurant location will be \$54,685 annually. This results in an initial annual increase of \$3,637 over the current lease. Under the current lease terms, the tenant pays a monthly base rent of \$4,254 with additional monthly common area maintenance charges of approximately \$271 for a total of \$4,525 per month. Additional rent(s) will include percentage rent: the difference of 7 percent monthly gross sales of any amount exceeding the monthly base rent.

Community Impact Statement: None submitted.

SUMMARY

In the August 31, 2017, report to Council, GSD requests authority to execute a lease with High Rise Goodies Restaurant Group (doing business as Trimana) for the use of City-owned property at Figueroa Plaza. GSD reports that the tenant operates a fast casual dining restaurant. Trimana has been operating a first class dine-in and takeout restaurant serving items such as breakfast sandwiches, breakfast platters, omelets, quesadillas, wraps, burritos, and various other items. Trimana also provides catering services to building occupants for meetings and events. The negotiated rental rate of \$3.98 per square foot is consistent with area rents for this use according to GSD's market analysis. At its meeting held August 31, 2017, the Municipal Facilities Committee (MFC) approved GSD's request.

At its meeting held October 10, 2017, the Information, Technology, and General Services Committee recommended that Council approve GSD's request to execute the proposed lease, as recommended by the MFC.

Respectfully Submitted,

INFORMATION, TECHNOLOGY, AND GENERAL SERVICES COMMITTEE



MEMBER

VOTE

RODRIGUEZ: YES
BLUMENFIELD: YES
O'FARRELL: YES

jaw

-NOT OFFICIAL UNTIL COUNCIL ACTS-