

CITY OF LAREDO
 LAREDO, TEXAS
 CITY COUNCIL AD HOC COMMITTEE ON MERCADO ACTIVITIES
 CITY HALL CONFERENCE ROOM
 1105 LINCOLN
 5:30 P.M.

AGENDA NO: MB9-C-10 Minutes February 15, 1989

I. CALL THE MEETING TO ORDER

With a quorum present, Mayor Pro-Tem Saul N. Ramirez, Jr. called the meeting to order.

II. ROLL CALL

IN ATTENDANCE:

- MAYOR ALDO TATANGELO (Arrived at 6:50 P.M.)
- SAUL N. RAMIREZ, JR., MAYOR PRO-TEM
- JACINTO P. JUAREZ, COUNCILMEMBER, DISTRICT II
- BLAS CASTANEDA, " " V
- HECTOR J. LIENDO, " " VII
- CONSUELO "CHELO" MONTALVO, " " VIII
- GLORIA M. GARZA, DEPUTY SECRETARY
- CARLOS VILLARREAL, ACTING CITY MANAGER
- MARTHA MARTINEZ, ASSISTANT CITY ATTORNEY

ABSENCES:

- SANTOS BENAVIDES, COUNCILMEMBER, DISTRICT I
- MARGARITO BENAVIDES, JR., " " IV
- DAVID R. CORTEZ, " " VI
- HORTENCIA C. GONZALEZ, CITY SECRETARY
- ANTHONY McGETTRICK, CITY ATTORNEY

III. DISCUSSION AND POSSIBLE ACTION ON A LEASE PROPOSAL FOR THE MERCADO. THE PROSPECTIVE TENANT IS NEGOTIATING WITH THE CITY FOR THE LEASE OF 4,270 SQ. FT. OF BUILDING SPACE IN THE LOWER PORTION OF THE EAST SIDE OF THE MAIN MERCADO BUILDING. THE PROPOSED BUSINESS IS A RESTAURANT. THIS MEETING IS TO REVIEW THE DETAILS OF THE PROPOSAL AND DECIDE ON THE TERMS AND CONDITIONS OF THE LEASE.

Mr. Hank Domeracki, Finance Director, made presentation of the area proposed to be leased by the Unicorn Restaurant. He recommended that second floor of the Mercado not be part of the contract. The City will have first choice of occupying or renting the second floor area.

Councilman Castaneda requested an opinion from the attorney as to the legality of leasing the Mercado space, without going out on bids. Martha Martinez, Assistant City Attorney, explained that such lease should not go out for bids, unless it is up for sale or exchange of property.

Councilman Juarez requested that staff return with an overview report of the fair market value.

Councilmember Montalvo expressed her concern regarding the issue of the 3 months free rent, due to the fact that other prospective tenants may request the same consideration.

At this time, City Council proceeded to tour the outside area proposed to be fenced-in by the tenant (Unicorn Restaurant).

Upon their return, Councilmember Ramirez, Jr., stated that a monthly rent of \$10.00 be charged for the use of the outside area.

Motion to approve lease with the following amendments:

- (1) that the tenant provide insurance, maintenance, and construct fence and that the City has the right to use the outside area;
- (2) that the City be given a 5-day notice by the tenant to rent the second floor;
- (3) that the tenant not sub-lease the second floor area of the Mercado;

Montalvo

Second: Castaneda

For: 5	Against: 0	Abstain: 0
--------	------------	------------

IV. ADJOURNMENT

Motion to adjourn: Ramirez, Jr.

Second: Castaneda

For: 5	Against: 0	Abstain: 0
--------	------------	------------

Adjournment was at 6:45 P.M.

THIS NOTICE WAS POSTED AT THE MUNICIPAL GOVERNMENT OFFICES, CORNER OF FLORES AND LINCOLN STREETS, LAREDO, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES. SAID NOTICE WAS POSTED ON FEBRUARY 10, 1989 AT 2:00 P.M.

I HEREBY CERTIFY THAT ABOVE MINUTES CONTAINED IN PAGES 01 TO 03 ARE TRUE, COMPLETE, AND CORRECT PROCEEDINGS OF THE AD-HOC COMMITTEE MEETING ON MERCADO ACTIVITIES HELD ON FEBRUARY 15, 1989. A CERTIFIED COPY IS ON FILE IN THE CITY SECRETARY'S OFFICE.

WITNESS MY HAND AND CORPORATE SEAL OF THE CITY OF LAREDO, TEXAS ON THIS THE 2ND DAY OF MARCH, 1989.



HORTENCIA C. GONZALEZ
CITY SECRETARY

MINUTES PREPARED BY: Gloria M. Garza, Deputy Secretary

PASSED AND APPROVED BY CITY COUNCIL ON:

CORRECTIONS: