



City Council Agenda #21

Extending La Villita Lease Agreements

John Stevens, Assistant Director
June 20, 2024





Background

- Lease Agreements with *La Villita Café, Bird & Pear, Huipil Market, Equinox Gallery, Casa Manos Alegres, Casa Clasal International, River Art Group, Plaza Taxco, Scentchips, Marisol Deluna New York, and Little Studio Gallery* expire this fall.
- City Council approved a two-year extension for these tenants in 2022.



Amendment

- This amendment provides these tenants with expiring leases with a second two (2) year extension.
- This extension will gives tenants security to continue operating beyond the duration of construction on S. Alamo.



Rent Schedule

- Base Rent will increase 2.0% per year.
- Common Area Maintenance (CAM) and Utilities will increase 2.5% per year.

Term	Total
Year 1	\$261,227
Year 2	\$266,773
Total	\$528,000

Recommendation

- Staff recommends approval of this second amendment to extend these lease agreements with tenants at La Villita.





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