



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 21

Agenda Date: June 20, 2024

In Control: City Council A Session

DEPARTMENT: Center City Development & Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Ordinance authorizing the second amendments for eleven tenants located at La Villita. Revenue from the Lease Agreements will be deposited into the General Fund.

SUMMARY:

This ordinance authorizes the second amendment to La Villita 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 to provide an additional two (2) year term, commencing on September 1, 2024, and expiring on August 31, 2026.

BACKGROUND INFORMATION:

Between 2015 through 2019, City Council authorized 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. In 2022, City Council approved a two (2) year extension to these lease agreements, to extend their

leases during ongoing construction surrounding La Villita. Additional amendments are necessary to extend the term of these leases.

ISSUE:

Lease amendments providing an additional two (2) year term have been prepared and executed by the tenants. Approval of these lease amendments is consistent with City policy to lease La Villita plazas and buildings under regulations established in Chapter 22, Article I, sections 22-23 of the City's Municipal Code. Approving this ordinance requires passage by City Council.

ALTERNATIVES:

The City may elect not to approve the lease amendments, which would result in tenants becoming month-to-month or vacating.

FISCAL IMPACT:

This ordinance authorizes the second amendment to La Villita 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 to provide an additional two (2) year term, commencing on September 1, 2024, and expiring on August 31, 2026.

As a result of these amendments, revenue of \$528,000.30 over the two years will be received by the City and deposited into the General Fund.

Tenant	Year 1	Year 2	Total Revenue
La Villita Café	\$ 26,590.98	\$ 27,167.73	\$53,758.71
Bird and Pear	\$ 28,070.53	\$ 28,668.23	\$56,738.76
Huipil Market	\$ 11,766.48	\$ 12,018.00	\$23,784.48
Equinox Gallery	\$ 23,803.82	\$ 24,310.21	\$48,114.03
Casa Manos	\$ 26,402.29	\$ 26,961.28	\$53,363.57
Casa Clasal	\$ 30,734.21	\$ 31,386.06	\$62,120.27
River Art Group	\$ 34,504.23	\$ 35,220.09	\$69,724.32
Plaza Taxco	\$ 20,236.41	\$ 20,662.98	\$40,899.39
Scentchips	\$ 24,081.29	\$ 24,593.04	\$48,674.33
Marisol Deluna	\$ 23,401.96	\$ 23,902.38	\$47,304.34
Little Studio	\$ 11,634.65	\$ 11,883.45	\$23,518.10

RECOMMENDATION:

Staff recommends approval of Amendment #2 to La Villita 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 to provide an additional two (2) year term.