



City Council Agenda #9

La Villita Lease Agreement – Building #2 Casa Guipzot, LLC.



John Jacks, Director
October 17, 2024



Background

- In March 2024, a Request for Qualifications (RFQ) was issued for leasing La Villita Building #2.
 - Six proposals were received in response to the RFQ
- In July 2024, the Evaluation Committee recommended awarding a lease to Casa Guipzot, LLC.
- Casa Guipzot proposed a boutique wine shop and tasting room offering wines from Mexico.
- Evaluation Committee included the following City staff members:
 - John Stevens, Assistant Director, CCDO
 - Danielle Kent, General Manager - Market Square, CCDO
 - Vanessa Martinez, General Manager – La Villita, CCDO
 - Landry Stafford, Sr Special Projects Manager, OHP
 - Gabriella Ruess, Contracts Coordinator, CCDO

Lease Terms

- Initial five (5) year term effective November 1, 2024, through October 31, 2029.
- Agreement provides two additional two (2) year renewal terms.





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	\$28,267
Year 2	\$28,853
Year 3	\$29,452
Year 4	\$30,063
Year 5	\$30,687
Total	\$147,322

Recommendation

- Staff recommends approval of the Lease Agreement with Casa Guipzot, LLC. for La Villita Building #2.





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