

**THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL,  
SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

**ORDINANCE**

**AUTHORIZING A RIVER WALK LEASE AGREEMENT WITH  
TIENDAS DEL RIO AND THE CITY OF SAN ANTONIO, FOR THE  
CONTINUED USE OF APPROXIMATELY 1,173 SQUARE FEET OF  
RETAIL SPACE LOCATED AT 802 E. RIVER WALK, FOR A FIVE-  
YEAR TERM. ADDITIONAL REVENUE OF \$525,834.53 WILL BE  
DEPOSITED IN THE COMMUNITY DEVELOPMENT BLOCK  
GRANT (CDBG) FUND.**

\* \* \* \* \*

**WHEREAS**, in July of 1984, the city was awarded an Urban Development Action Grant (UDAG) for the construction of the River Walk Extension, which facilitated significant private investment and connected the river walk to the renovated River Center Mall; and

**WHEREAS**, in 1987 and 1988, the City also received Community Development Block Grant funds to buildout four retail spaces under the Commerce St. Bridge adjacent to the River Walk. The City then leased those retail spaces with the intention of creating a vibrant retail connection between the extension and the existing River Walk loop; and

**WHEREAS**, on November 30, 2006, City Council approved a five-year River Walk Lease Agreement with Tiendas del Rio for use of 1,172.9 square feet for one of the retail storefronts. The lease was subsequently extended, and the business has been assigned to a new operator. The lease expired on December 31, 2021; and

**WHEREAS**, the City and the tenant remain in a holdover period during which the tenant paid outstanding rent consistent with an agreed upon repayment plan. The tenant has met the terms of the repayment plan and is now current and staff recommend an extension of the lease; and

**WHEREAS**, the proposed new lease agreement will commence on January 1, 2025, and will expire on December 31, 2029 and will include one additional five-year renewal option.

**NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Manager or designee, or the Director of the Center City Development and Operations Department or designee is authorized to execute a River Walk Lease Agreement with Tiendas del Rio and the City of San Antonio, for the continued use of 1,172.9 square feet of retail space located at 802 E. River Walk. Tiendas del Rio's retail sales include jewelry, arts,

housewares, leather goods, gifts and other seasonal souvenirs. The term of the agreement includes a five year base term commencing January 1, 2025, and expiring December 31, 2029, with one additional five year renewal option. A copy of the Lease Assignment is attached hereto and incorporated herein for all purposes as **Exhibit I**.

**SECTION 2.** Funds received for this ordinance will be deposited in XXXXXX.

**SECTION 3.** Funds received for this ordinance will be deposited in XXXXXXXX.

**SECTION 4.** The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 5.** This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED this 30th day of January, 2025.**

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

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Debbie Racca-Sittre, City Clerk

**APPROVED AS TO FORM:**

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Andrew Segovia, City Attorney

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