

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

ORDINANCE

**AUTHORIZING THE SECOND AMENDMENT TO LA VILLITA
LEASE AGREEMENTS WITH GUADALAJARA GRILL AND VILLA
TESOROS TO EXERCISE THEIR SECOND TWO-YEAR RENEWAL
TERM, COMMENCING ON JULY 1, 2025, AND EXPIRING ON JUNE
30, 2027. AS A RESULT OF THESE LEASE AMENDMENTS,
REVENUE IN THE AMOUNT OF \$205,918.84 OVER THE TWO-
YEAR TERMS WILL BE RECEIVED BY THE CITY AND
DEPOSITED INTO THE GENERAL FUND.**

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WHEREAS, since 1994, Guadalajara Grill has operated a successful restaurant in Building 16 of La Villita. In December 2015, City Council approved a five-year lease agreement with Guadalajara Grill; the lease included two, two-year renewal options. In June 2021, the first two-year renewal option was exercised; and

WHEREAS, in February 2016, a Request for Proposal (RFP) was issued seeking proposals from qualified respondents interested in operating a retail establishment in Building 8 at La Villita; Villa Tesoros was recommended for award. As a result, in August 2016 City Council approved a five-year lease agreement with Villa Tesoros, with two, two-year renewal options. In June 2021, the first two-year renewal option was exercised; and

WHEREAS, in August 2022, City Council added an additional two-year term to all La Villita leases in order to provide greater certainty for our tenants during the South Alamo construction project. As a result, both Guadalajara Grill and Villa Tesoros have one remaining renewal term available, subject to City Council approval. If approved, these agreements will expire on June 30, 2027;

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 the second amendment to La Villita Lease Agreements with Guadalajara Grill and Villa Tesoros to exercise their second two-year renewal term, commencing on July 1, 2025, and expiring on June 30, 2027. As a result of these lease amendments, revenue in the amount of \$205,918.84 over the two-year terms will be received by the City and deposited into the General Fund. A copy of the Agreement is attached hereto and incorporated herein for all purposes as **Exhibit I**.

SECTION 2. Funds received for this ordinance will be deposited in Fund 11001000, Internal Order 219000000007 and General Ledger Account 4407720.

SECTION 3. Funds received for this ordinance will be deposited in Fund 11001000, Internal Order 219000000007 and General Ledger Account 4407718.

SECTION 4. Funds received for this ordinance will be deposited in Fund 11001000, Internal Order 219000000007 and General Ledger Account 4401111.

SECTION 5. 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 6. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 29th day of May, 2025.

M A Y O R
Ron Nirenberg

ATTEST:

APPROVED AS TO FORM:

Debbie Racca-Sittre, City Clerk

Andrew Segovia, City Attorney

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