



City of San Antonio

Agenda Memorandum

File Number:

POSTING LANGUAGE: Ordinance extending the La Villita Lease Agreement with Little Church of La Villita for a second two-year renewal term, commencing on July 1, 2025, and expiring on June 30, 2027. Revenue of \$73,084 over the two years will go into the General Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations Department]

Agenda Item Number: 16

Agenda Date: June 26, 2025

In Control: City Council A Session

DEPARTMENT: Center City Development & Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: District 1

SUMMARY:

This ordinance authorizes the second amendment to the La Villita Lease Agreement with Little Church of La Villita to exercise its second two-year renewal term, commencing on July 1, 2025, and expiring on June 30, 2027.

The Orthodox Ecumenical Church, Inc. d/b/a Little Church of La Villita (Little Church) has been a tenant within La Villita for over 50 years occupying Buildings 12 and 13 which include event space, administrative offices, a food pantry and an artist gallery. In June 2016, City Council approved a five-year lease agreement with Little Church for its continued use of Buildings 12 and 13 at La Villita; the lease included two, two-year renewal options. In June 2021, the first two-year renewal option was exercised.

In August 2022, City Council approved a two-year extension for all La Villita tenants in support of their businesses during the construction surrounding La Villita. That extension term for Little Church will expire on June 30, 2025, and an amendment is necessary to exercise the second renewal option providing tenant with an additional two-year term.

FISCAL IMPACT:

This ordinance authorizes the second amendment to the La Villita Lease Agreement with Little Church of La Villita in the amount of \$73,084.00 to exercise its second two-year renewal term, commencing on July 1, 2025, and expiring on June 30, 2027. Funds will be deposited into the City's General Fund.

In June 2024, City Council approved funding from the Inner City Incentive Fund (ICIF) to support 75% rent abatements for La Villita tenants through the expected duration of construction of the S. Alamo St. and Zona Streets capital projects. This rent reduction impacts expected revenue in Year 1 of the extension term, and runs through February 2026.

Tenant	Year 1	Year 2	Total Revenue
Little Church of La Villita	\$29,994.51	\$43,089.49	\$73,084.00