



CITY OF SAN ANTONIO
Request for Council Action

Agenda Item #
Council Date:
RFCA Tracking No:

DEPARTMENT – Center City Development
and Operations

DEPARTMENT HEAD – John Jacks

COUNCIL DISTRICT(S) IMPACTED:

City Council District 1

SUBJECT:

La Villita tenants 2 year lease extension

POSTING LANGUAGE:

An Ordinance approving a 2 year lease extension for La Villita tenants [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

SUMMARY:

Per tenant concerns construction surrounding La Villita has greatly limited access and reduced traffic. To ease concerns City staff has negotiated a 2 year lease extension. This ordinance authorizes a 2 year lease extension for the following tenants at La Villita, Angelita's. Huipil Market, Casa Manos, Yolix Luna, Plaza Taxco, Copper Gallery, Villa Tesoros, La Villita Café, Scent Chips, B. Link, Bird & Pear, Capistrano Soap Company, Equinox, SAAACAM, Guadalajara Grill, River Art Group, Little Studio & Marisol Deluna. Little Church is the only tenant who has not responded. Lease terms beyond the 2 year extension remain the same.

BACKGROUND INFORMATION:

CCDO has received several emails and additional communication from tenants La Villita. Tenants have expressed concerns regarding surrounding construction activity has greatly limited access and reduced customer traffic. To assist with easing concerns City staff has successfully negotiated a 2 year lease extension with all tenants but the Little Church.

ISSUE:

Approval of this ordinance is consistent with City of San Antonio policy to license public property in La Villita for retail purposes under regulations established in Chapter 32, Article II of the City's Municipal Code. Approving this lease extension requires passage by City Council.

ALTERNATIVES:

City Council could choose not to approve these lease extensions resulting La Villita tenants to continue operations on current lease terms and foregoing additional revenue from lease extensions.

FISCAL IMPACT:

The fiscal impact between FY2022 – FY2026 would be an increase of \$898,831.29. The increase in revenue is due primarily to extension of rental terms as governed by tenant lease agreements. Funds generated from this ordinance will be deposited in Fund 11001000 Internal Order 219000000007 and multiple General Ledgers. General Ledgers used are related to the lease of land and buildings as well as tenant utilities.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the 2 year lease extension for tenants at La Villita including, Angelita's, Huipil Market, Casa Manos, Yolix Luna, Plaza Taxco, Copper Gallery, Villa Tesoros, La Villita Café, Scent Chips, B. Link, Bird & Pear, Capistrano Soap Company, Equinox, SAAACAM, Guadalajara Grill, River Art Group, Little Studio & Marisol Deluna.

ATTACHMENT(S):

Extension Agreements
Fiscal Impact Form
Tenant signed Extension Agreements
La Villita Tenant Extension Detail
Discretionary Contract Disclosure Form
Map

DEPARTMENT HEAD AUTHORIZATIONS:

John Jacks –Director, Center City Development and Operations Department