



# City of San Antonio

## Agenda Memorandum

**File Number:**

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**Agenda Item Number:** 9

**Agenda Date:** May 5, 2022

**In Control:** City Council A Session

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**DEPARTMENT:** Center City Development & Operations

**DEPARTMENT HEAD:** John Jacks

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

Market Square Lease Agreement

**SUMMARY:**

This ordinance authorizes the termination of the lease agreements with La Boutique International and La Boutique and creating a new lease agreement – La Boutique International. The lease agreement will commence upon City Council approval and will continue through September 30, 2025.

**BACKGROUND INFORMATION:**

Alvaro and Carmen Munevar have two existing lease agreements at Market Square, La Boutique and La Boutique International, located within the El Mercado building. The two businesses have combined and now share one physical space. The tenants now wish to recognize this and combine their two lease agreements into one agreement; La Boutique International will be the lessee. The tenants also wish to add their daughter, Luz C. Peterson to the lease. All other terms of the lease will remain the same.

**ISSUE:**

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

**ALTERNATIVES:**

City Council could choose not to approve this new combined lease agreement and continue leasing the space through two separate lease agreements with the existing tenants. By doing so, the City would forego the \$1,500.00 assignment fee and the tenant's request would not be approved.

**FISCAL IMPACT:**

This ordinance authorizes the termination of the lease agreements with La Boutique International and La Boutique and creating a new lease agreement – La Boutique International. The lease agreement will commence upon City Council approval and will continue through September 30, 2025, for additional revenue of \$1,500 to be deposited into the City's Market Square Improvement Fund.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the approval of the new lease agreement with La Boutique International.