



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 14

Agenda Date: August 18, 2022

In Control: City Council A Session

DEPARTMENT: Center City Development & Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Market Square Lease Assignment

SUMMARY:

This ordinance authorizes the lease assignment of J. B. Leather, located in El Mercado, to Mauricio Velazquez, dba Emilia's. The initial lease commenced in June of 2020 at \$1,346.21 per month, and the lease with Mr. Velazquez will start on August 1, 2022, at \$2,034.97, through September 2025. Revenues collected from this lease will be deposited in the Market Square Improvement Fund.

BACKGROUND INFORMATION:

Alicia Barrera, Javier Vazquez and Araceli Vazquez lease space in the El Mercado building to operate J.B. Leather, a family-owned leather goods store that has been in business for over twenty years. The family now wishes to assign the business to Mauricio Velasquez, dba Emilia's.

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 assignment requires passage by City Council.

ALTERNATIVES:

City Council could choose not to approve this lease assignment. This could impact the continued operation of a leather goods shop in El Mercado, and mean that the City will forego the additional revenue from this lease assignment fee and the increased rent associated with the new lease rate.

FISCAL IMPACT:

This ordinance authorizes the lease assignment of J. B. Leather, located in El Mercado, to Mauricio Velazquez, dba Emilia's. The lease with Mr. Velazquez will continue through September 30, 2025. The FY 2022 fiscal impact consists of a \$3,000 lease assignment fee and \$1,377.52 in additional lease revenue as the new lease amounts increased by \$688.76 per month. FY 2022 revenues in the amount of \$4,377.52 will be deposited into the City's Market Square Improvement Fund.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the approval of the lease assignment of JB Leather to Mauricio Velasquez dba Emilia's