



# City of San Antonio

## Agenda Memorandum

**File Number:**

---

**Agenda Item Number:** 15

**Agenda Date:** January 26, 2023

**In Control:** City Council A Session

---

**DEPARTMENT:** Center City Development & Operations

**DEPARTMENT HEAD:** John Jacks

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

Two-year lease extension with the Little Church of La Villita.

**SUMMARY:**

This ordinance extends the lease for the Little Church of La Villita by two years. The church currently leases 4,253 sq ft from the City, and their current lease term will expire in June 2023. This extension will extend the church's lease to June 2025.

**BACKGROUND INFORMATION:**

The agreement between the Little Church and the City of San Antonio commenced in 2010. The agreement has since been amended several times to extend the term of the lease, with the current lease expiring on June 2023. Leased premises for the Little Church include 4,253 square feet which includes the event space, administrative offices, a food pantry, and an art gallery.

In August 2022, City staff offered a two-year extension to all La Villita tenants. Extensions were provided as a result of significant construction activity within La Villita that limited access to the facility and reduced customer traffic within the historic artisan village. The two-year extension provided certainty for tenants and allowed them to focus on operations during a time complicated by construction and the pandemic, as they would have otherwise needed to direct time and

resources towards submitting a Request for Proposals response and negotiating lease terms.

Little Church did not confirm their decision to participate in the above mentioned two-year lease extension timely, and ultimately reached out to express interest in an extension around the time the staff presented the extension to City Council. This ordinance authorizes a two-year lease extension for the Little Church of La Villita, providing them the same benefit received by the other La Villita tenants.

#### **ISSUE:**

The current term for the Little Church lease is scheduled to expire in June 2023, at which time this extension will commence and will continue until June 2025.

Approval of this ordinance is consistent with City of San Antonio policy to license public property in La Villita for retail and community 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 this lease extension, resulting in the Little Church of La Villita continuing operations on current lease terms, which expire in June 2023.

#### **FISCAL IMPACT:**

This ordinance extends the lease for the Little Church of La Villita by two years. The church currently leases 4,253 sq ft from the City, and their current lease term will expire in June 2023. This extension will extend the church's lease to June 2025. The additional revenue of \$10,385.13 generated from this lease will be deposited into the City's General Fund.

#### **RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the two-year lease extension for the Little Church of La Villita.