

THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.

AN ORDINANCE

AUTHORIZING A NEW FIVE YEAR RESTAURANT LEASE WITH DBHO, INC. DBA GUADALAJARA GRILL FOR USE OF BUILDING 16 IN LA VILLITA.

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WHEREAS, since 1994, Guadalajara Grill has operated a successful restaurant in Building 16 within the La Villita Historic Arts Village; and

WHEREAS, their lease with the City includes 4,096 square feet of interior restaurant and special event space and 700 square feet of outdoor patio space in front of the building, which faces South Alamo Street; and

WHEREAS, on October 20, 2011, City Council approved Ordinance 2011-10-20-0858, which extended the lease term through June 30, 2016; and

WHEREAS, the proposed five year lease with Guadalajara Grill will include the existing interior and exterior spaces and will establish an initial monthly rental rate of \$6,285.35, which includes utilities and a common area maintenance fee; and

WHEREAS, Guadalajara Grill is a tenant in good standing; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Manager or her designee or the Interim Director of the Center City Development and Operations Department or his designee, is hereby authorized to approve a new five year restaurant lease with DBHO, Inc. dba Guadalajara Grill for use of Building 16 in La Villita. A copy of the Lease Agreement is attached hereto and incorporated herein for all purposes as **Attachment I**.

SECTION 2. Funds generated by this ordinance will be deposited into Fund 11001000, Internal Order 219000000007 and General Ledger 4407720, Lease - Land and Buildings.

SECTION 3. Funds generated by this ordinance will be deposited into Fund 11001000, Internal Order 219000000007 and General Ledger 4407718, Service Charge - Tenant Utilities.

SECTION 4. Funds generated by this ordinance will be deposited into Fund 11001000, Internal Order 219000000007 and General Ledger 4401111, Lease - Building Maintenance Charges.

SECTION 5. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 6. This ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this _____, day of _____.

M A Y O R
Ivy R. Taylor

ATTEST:

APPROVED AS TO FORM:

Leticia M. Vacek, City Clerk

Martha G. Sepeda, Acting City Attorney