

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

AN ORDINANCE

AUTHORIZING THE EXECUTION OF LA VILLITA LEASE AGREEMENTS.

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WHEREAS, on July 9, 2014, a Request for Proposal (RFP) was issued to seek proposals from qualified respondents interested in operating a Gallery, Working Artist Studio Gallery, and Retail establishment in the Historic La Villita District; and

WHEREAS, a second RFP was issued on July 23, 2014 seeking proposals to operate a restaurant concept; and

WHEREAS, the goal of the RFPs was to re-structure the retail mix and enhance the visitor experience to align La Villita with best practices and continue to advance towards the objectives of the 1939 La Villita Ordinance and the 1981 La Villita Resolution; and

WHEREAS, all current tenants were eligible to respond; and The Gallery, Working Artist Studio Gallery, and Retail Shop RFP closed on November 12, 2014 at which time twenty-two (22) proposals were submitted for twenty-one (21) spaces; three available spaces did not receive proposals for tenancy. Of the proposals submitted, fifteen were from current tenants and seven were from non-tenants; four current tenants did not submit proposals; and

WHEREAS, the Restaurant RFP closed on December 5, 2014, at which time two (2) proposals were submitted, however, prior to evaluation one respondent withdrew from the process; and

WHEREAS, after the review by four (4) Evaluation Panels comprised of experts and staff, the panels recommended executing leases with fifteen (15) respondents for Retail Shops, Galleries and Working Artist Studios and one (1) lease with the Restaurant respondent; and

WHEREAS, on April 2, 2015, City Council authorized the award of 9 new La Villita lease agreement by approving Ordinance 2015-04-02-0025. The final leases are being brought forth for City Council consideration and approval; **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 Director of the Department for Culture and Creative Development or his designee, is authorized to execute additional La Villita Lease Agreements. A template of the retail and restaurant leases are attached hereto and incorporated herein for all purposes as **Attachment I** and **II**.

SECTION 2. Funds generated by this ordinance will be deposited into Fund 11001000, Internal Order 280002800002 and General Ledgers 4407720 Lease - Land and Buildings, 4407718 Service Charge - Tenant Utilities and 4407711 Lease – Patio Space.

SECTION 3. 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 4. 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