

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 NINE LEASES WITHIN LA VILLITA IN RESPONSE TO THE REQUEST FOR PROPOSAL PROCESS FOR RETAIL SHOPS, GALLERIES, WORKING ARTIST STUDIOS, AND RESTAURANTS.

* * * * *

WHEREAS, La Villita is a unique historic and culturally significant facility on the banks of the San Antonio River in downtown San Antonio; and

WHEREAS, in 1939, under the leadership of Mayor Maury Maverick, La Villita was restored; and

WHEREAS, the initial restoration of six houses was dedicated in May 1941 and La Villita became a center for community events and home to artists and art galleries; and

WHEREAS, La Villita continued to expand over the next forty years, and in 1981, as part of a \$2 million renovation project, City Council approved an ordinance emphasizing that all leased spaces within La Villita be utilized for promoting, creating, and/or the retail sales of arts, crafts, and related skills; and

WHEREAS, in 2006 the Convention and Visitors Bureau's Destination SA Study cited concerns with La Villita hours of operation, authenticity and mix of merchandise, and recommended completing a Retail Management Study; and

WHEREAS, on September 13, 2007 City Council approved a contract with Urban Marketing Collaborative (UMC) to conduct a Retail Management Study; and

WHEREAS, this study, released in October 2008, cited similar concerns as the Destination SA Study; and

WHEREAS, in October 2012, the Department for Culture and Creative Development (DCCD) assumed management of La Villita with the intent of increasing cultural tourism opportunities, community utilization, and the artistic and historic aspects of the facilities; and

WHEREAS, on March 18, 2013 DCCD submitted recommendations to the High Profile Contract Council Committee (HPCCC) for the La Villita Request for Proposal (RFP); and

WHEREAS, DCCD recommendations were to solicit a diverse, innovative, and unique retail mix centered on Art and Craft and delineate twenty-five locations for specialized businesses in the following categories:

- Working Artist Studio Galleries: sale of art and/or crafts made on the premises, increasing lease spaces from five to nine;
- Galleries: sale of works of art and/or crafts produced off premises, reducing lease spaces from twelve to eight; and
- Retail Shops - sale of unique, well designed goods, products, and objects, continuing with five spaces.

WHEREAS, on June 10, 2014 DCCD presented revised RFP recommendations to the HPCCC for twenty-three spaces in twenty buildings in two separate RFPs; and

WHEREAS, DCCD recommended releasing two separate RFPs; one for Retail Shops, Galleries and Working Artist Studio Galleries and a second for Restaurants and

WHEREAS, the Galleries, Working Artist Studio Galleries, and Retail Shops RFP was issued on July 9, 2014; and

WHEREAS, the Restaurant RFP was issued on July 23, 2014; 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

WHEREAS, 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, proposals submitted included: Working Artist Studios: six (6) proposals were submitted for nine (9) available spaces; Galleries: eight (8) proposals were submitted for eight (8) available spaces; and Retail Shops: eight (8) proposals were submitted for five (5) available spaces; 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, four (4) Evaluation Panels comprised of experts in each area and staff evaluated and scored proposals based on published criteria, which included: experience, background and qualifications, proposed plan, proposed return to city, the SBEDA Program's small, minority and women owned business preference points, Local Preference Program criteria, and Veteran Preference Program criteria; and

WHEREAS, after initial review of proposals, the Retail Shops, Galleries and Working Artist Studios panels interviewed all respondents individually; and

WHEREAS, after their review, 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, as of March 25, 2015, nine (9) tenants have submitted leases for 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 nine (9) leases with tenants in La Villita. 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 4401111 Lease - Building Maintenance Charges.

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