

**ORDINANCE**

**APPROVING THE RENEWAL OF FIVE LA VILLITA LEASE AGREEMENTS WITH DBHO, INC. D/B/A GUADALAJARA GRILL, ORTHODOX ECUMENICAL CHURCH, INC. D/B/A LITTLE CHURCH OF LA VILLITA, BOBBY J. AND CLAUDIA I. BROWN D/B/A VILLA TESOROS, BIRD AND PEAR, LLC, AND KARLA BENAVIDES D/B/A HUIPIL MARKET. REVENUE OF \$333,251.93 GENERATED FROM THESE RENEWALS WILL BE DEPOSITED INTO THE GENERAL FUND.**

\* \* \* \* \*

**WHEREAS**, since 1994, DBHO Inc. d/b/a Guadalajara Grill (Guadalajara Grill) has operated a successful restaurant in Building 16 of La Villita; and

**WHEREAS**, in December 2015, City Council authorized a five-year lease agreement, with two, two-year renewals for Guadalajara Grill's continued use of Building 16; and

**WHEREAS**, the agreement with the City includes 4,096 square feet of interior restaurant and special event space and 700 square feet of outdoor patio space, facing South Alamo Street; and

**WHEREAS**, the Orthodox Ecumenical Church, Inc. d/b/a Little Church of La Villita (Little Church) has been a tenant within La Villita for over 50 years; and

**WHEREAS**, City Council, in June 2016, authorized a five-year lease agreement, with two, two-year renewals for Little Church's continued use of Buildings 12 and 13; and

**WHEREAS**, the square footage of the lease agreement includes 642 square feet of artist gallery space and 3,611 square feet of sanctuary, food pantry, and church administrative space; and

**WHEREAS**, in August 2016, City Council awarded a five-year lease agreement with two, two-year renewals to Villa Tesoros for Building 8 in La Villita; and

**WHEREAS**, Villa Tesoros was the successful respondent of a February 2016 RFP for building 8; and

**WHEREAS**, the total square footage of Building 8 is 1,547 square feet; and

**WHEREAS**, City Council, in June 2017 awarded a three-year lease agreement, with two, one-year renewals to Bird and Pear, LLC for Building 10 in La Villita; and

**WHEREAS**, Building 10 includes a total of 1,441 square feet. In June 2020, City Council authorized the first renewal option for Bird and Pear's continued use of Building 10; and

**WHEREAS**, in June 2019, City Council awarded a one-year lease agreement, with two, one-year renewal options for Building 7 to Karla Benavides d/b/a Huipil Market (Huipil Market); and

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**WHEREAS**, Building 7 in La Villita include 659.42 square feet; and

**WHEREAS**, in June 2020, City Council authorized the first renewal option for Huipil Market's continued use of Building 7; **NOW THEREFORE**:

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

**SECTION 1.** The City Manager or designee, or the Director of the Center City Development and Operations Department or designee, is authorized to execute amendments with DBHO, Inc. d/b/a Guadalajara Grill, Orthodox Ecumenical Church, Inc. d/b/a Little Church of La Villita, Bobby J. and Claudia I. Brown d/b/a Villa Tesoros, Bird and Pear, LLC, and Karla Benavides d/b/a Huipil Market extending their terms as indicated in the Attachments I through V. A copy of the Lease Amendments in substantially final form, is attached hereto and incorporated herein for all purposes as **Attachment I through V**.

Section 2. Funds generated by this ordinance will be deposited in Fund 11001000, Internal Order 219000000007, and General Ledger Account 4407720.

**SECTION 2.** The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

**SECTION 3.** This ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED** this \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2021.

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Tina C. Flores, City Clerk

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Andrew Segovia, City Attorney

# **ATTACHMENT I**