



City of San Antonio

Legislation Details (With Text)

File #: 18-3552

Type: Real Property Lease

In control: City Council A Session

On agenda: 6/14/2018

Title: Ordinance amending the La Villita Restaurant Lease Agreement with Tanya Gomez Clark d/b/a La Villita Cafe to renew the term through July 31, 2020. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

Sponsors:

Indexes: La Villita

Code sections:

Attachments: 1. 2018 La Villita Cafe Partially Executed Amendment, 2. 2018 La Villita Cafe Contracts Disclosure Form, 3. Draft Ordinance, 4. Ordinance 2018-06-14-0443, 5. Staff Presentation

| Date | Ver. | Action By | Action | Result |
|-----------|------|------------------------|---------|--------|
| 6/14/2018 | 1 | City Council A Session | adopted | Pass |

DEPARTMENT: Center City Development and Operations Department

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Amendment to La Villita Restaurant Lease Agreement

SUMMARY:

This ordinance authorizes an amendment to the La Villita Restaurant Lease Agreement between the City of San Antonio and Tanya Gomez Clark d/b/a La Villita Café to renew the term through July 31, 2020.

BACKGROUND INFORMATION:

Ordinance 2015-06-18-0557 approved a three-year La Villita Restaurant Lease with Tanya Gomez Clark d/b/a La Villita Café (La Villita Café) to operate a restaurant from Building 9 comprised of 1,713 square feet within the La Villita Historic Arts Village. The agreement, which will expire on July 31, 2018, provides for two, two-year renewals with City Council approval.

On March 1, 2018, La Villita Café notified the City of its intent to exercise the first of its two renewal options.

Approval of this Ordinance will authorize the amendment of La Villita Café’s agreement to renew the term through July 31, 2020.

ISSUE:

Approval of this ordinance is consistent with the City’s practice of leasing City-owned property in support of downtown retail activity.

ALTERNATIVES:

The City may elect not to approve this amendment, which would result in La Villita Café becoming a month-to-month tenant or vacating.

FISCAL IMPACT:

Under this amendment La Villita Café, in Year 1 of the renewal period, will pay \$0.81 per square foot per month in Base Rent and \$0.12 and \$0.26 per square foot per month for CAM and Utilities respectively. Rates for Year 2 of the renewal period will increase 2% for Base Rent and 2.5% for CAM and Utilities. The total amounts to be received by La Villita Café, under this amendment, are summarized by fiscal year below.

| Fiscal Year | Total Rent |
|--------------------|-------------------|
| 2018 | \$4,076.94 |
| 2019 | \$23,824.40 |
| 2020 | \$20,140.31 |

All funds received will be deposited into the General Fund.

RECOMMENDATION:

Staff recommends approval of the Amendment to the La Villita Restaurant Lease Agreement between the City of San Antonio and Tanya Gomez Clark d/b/a La Villita Café to renew the term through July 31, 2020.