



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-3544

**Type:** Real Property Lease

**In control:** City Council A Session

**On agenda:** 6/15/2017

**Title:** An Ordinance authorizing lease agreements with Bird and Pear, LLC and the San Antonio Conservation Society/NIOSA, effective July 1, 2017 through June 30, 2020. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

**Sponsors:**

**Indexes:** La Villita, Lease, Leases

**Code sections:**

**Attachments:** 1. Bird and Pear Fiscal Impact, 2. SA Conservation Society Fiscal Impact, 3. Bird and Pear - Contract Disclosure Form, 4. Bird and Pear - Form 1295, 5. San Antonio Conservation SocietyNIOSA - Contracts Disclosure Form, 6. San Antonio Conservation SocietyNIOSA - Form 1295, 7. Draft Ordinance, 8. Ordinance 2017-06-15-0437

Date	Ver.	Action By	Action	Result
6/15/2017	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Center City Development and Operations Department

**DEPARTMENT HEAD:** John Jackson

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

La Villita Lease Agreements

**SUMMARY:**

This ordinance authorizes two La Villita lease agreements with Bird and Pear, LLC and the San Antonio Conservation Society/NIOSA effective July 1, 2017 through June 30, 2020.

**BACKGROUND INFORMATION:**

On March 15, 2017, a Request for Proposals (RFP) was issued seeking proposals from qualified respondents interested in operating either a retail shop, gallery, or working artist studio in buildings 10 or 20 located in the La Villita Historic Arts Village (La Villita). On April 19, 2017, nine proposals were received in response to the RFP; these proposals were then evaluated on May 16, 2017 by a five-member Evaluation Committee

(Committee) composed of City staff and representatives from San Antonio’s arts and tourism/destination management community. The Committee recommended awarding leases to Bird and Pear, LLC and the San Antonio Conservation Society/NIOSA. Both proposed lessees have been successful temporary tenants in La Villita and bring concepts that enhance the retail mix of La Villita for San Antonio residents and visitors.

The proposed lease with Bird and Pear, LLC is for building 10 which totals 1,441 square feet. The proposed lease with the San Antonio Conservation Society/NIOSA is for building 20 which totals 575 square feet. The agreements provide for one three-year term effective July, 1, 2017, and include two, one-year renewal options.

**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 these lease agreements, which would result in Bird and Pear, LLC and the San Antonio Conservation Society/NIOSA either remaining as temporary tenants or buildings 10 and 20 remaining vacant.

**FISCAL IMPACT:**

The total amounts to be paid by Bird and Pear, LLC and the San Antonio Conservation Society/NIOSA for the initial lease term are summarized below.

<b>Bird and Pear, LLC</b>				
<b>Lease Year</b>	<b>Monthly Base Rent</b>	<b>Monthly Utilities &amp; CAM</b>	<b>Monthly Total</b>	<b>Yearly Total<sup>1</sup></b>
July 1, 2017 - Jun	\$1,639.15	\$533.17	\$1,709.98	\$25,193.63
July 1, 2018 - Jun	\$1,674.58	\$547.58	\$1,746.60	\$25,772.75
July 1, 2019 - Jun	\$1,710.00	\$561.99	\$1,783.22	\$26,351.88
<b>Total</b>				<b>\$77,318.26</b>

<sup>1</sup> Yearly total reflects rental abatement provided in April due to NIOSA.

**San Antonio Conservation Society/NIOSA**

<b>Lease Year</b>	<b>Monthly Base Rent</b>	<b>Monthly Utilities &amp; CAM</b>	<b>Monthly Total</b>	<b>Yearly Total<sup>1</sup></b>
July 1, 2017 - Jun	\$833.75	\$212.75	\$1,046.50	\$12,113.33
July 1, 2018 - Jun	\$851.00	\$218.50	\$1,069.50	\$12,380.13
July 1, 2019 - Jun	\$868.25	\$224.25	\$1,092.50	\$12,646.93
<b>Total</b>				<b>\$37,140.39</b>

<sup>1</sup> Yearly total reflects rental abatement provided in April due to NIOSA.

All funds received will be deposited into the General Fund.

**RECOMMENDATION:**

Staff recommends approval of the two La Villita lease agreements with Bird and Pear, LLC and the San Antonio Conservation Society/NIOSA, effective July 1, 2017 through June 30, 2020.

These contracts were procured by means of Request for Proposals and the Contracts Disclosure Forms are attached.