



# City of San Antonio

## Legislation Details (With Text)

**File #:** 13-1213

**Type:** Real Property Lease

**In control:** City Council A Session

**On agenda:** 12/19/2013

**Title:** An Ordinance approving lease amendments in Market Square and Farmer's Market with Baptismal Boutique, Nanny's Nook Fashion, Tejanos, Texan Accent General Store and Yesi's The Li't Dove in Council District 1. [Ed Belmares, Assistant City Attorney; Felix Padron, Director, Culture and Creative Development]

**Sponsors:**

**Indexes:** Market Square Leases

**Code sections:**

**Attachments:** 1. Lease Amendment - Baptismal Boutique, 2. DCD - Baptismal Boutique, 3. Lease Amendment - Nanny's Nook Fashion, 4. DCD - Nanny's Nook Fashion, 5. Lease Amendment - Tejanos, 6. DCD - Tejanos, 7. Lease Amendment - Texan Accent General Store, 8. DCD - Texan Accent General Store, 9. Lease Amendment - Yesi's The L'it Dove, 10. DCD - Yesi's The L'it Dove, 11. Ordinance 2013-12-19-0916

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Department for Culture and Creative Development

**DEPARTMENT HEAD:** Felix Padron

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Consideration of an Ordinance approving the following Market Square related contractual actions: lease amendments with Baptismal Boutique, Nanny's Nook Fashion, Tejanos, Texan Accent General Store and Yesi's The Li't Dove in Farmers Market.

**SUMMARY:**

Consideration of an ordinance related to leases at Farmers Market and El Mercado in Market Square, authorizing the following actions:

- A. Execute amendment to Baptismal Boutique lease to add Sylvia Enriquez as a lessee.
- B. Execute amendment to Nanny's Nook Fashion lease to add OlgaYesenia Chavez as a lessee.
- C. Execute amendment to Tejanos lease to add Yvette Ramirez as a lessee.

- D. Execute amendment to Yesi's The Li't Dove lease to add Alma Delia Badillo as a lessee.
- E. Execute amendment to Texan Accent General Store to assign ownership from Dina Brown to Isabel Sandoval dba The Texas General Store

## **BACKGROUND INFORMATION:**

The City of San Antonio owns and manages Market Square, a unique and historic public market place that plays a vital role in the life, culture and economy of San Antonio. Market Square, with a retail history dating back to the nineteenth century, provides a unique and authentic Mexican Market experience, offering retail sales, holiday celebrations, and year round entertainment. There are 56 stores in the Farmers Market and 33 in El Mercado, ranging from cafes to shops specializing in local, regional and Latin American products.

Enrique C. Enriquez has successfully operated the Baptismal Boutique since April 2011, providing religious garments and accessories to both locals and tourists alike. Mr. Enriquez has requested to add his spouse, Sylvia Enriquez, to the lease. Mr. Jorge Chavez, a tenant in good standing, owns both Nanny's Nook Fashion and Yesi's The Li't Dove. Mr. Chavez has requested to add his daughter, Olga Yesenia Chavez, to the Nanny's Nook Fashion lease and add his spouse, Alma Delia Badillo, to the Yesi's The Li't Dove lease. Margarito and Mirta Morones, own Tejanos in Farmers Market. To assist with operations, Margarito and Mirta Morones have requested to add Yvette Ramirez to the lease. Ms. Ramirez is an experienced Market Square tenant with a proven record of success. Dina Brown, owner of Texan Accent General Store, has requested to assign her business to Isabel Sandoval, a long-time tenant in Market Square. There is a \$1,500 assignment fee associated with this transaction.

On June 23, 2011, City Council passed ordinance # 2011-06-23-0571, which authorized extensions to all Farmers Market and El Mercado leases until June 30, 2014. The ordinance also provided the City the option to renew all the Farmers Market and El Mercado leases, including the aforementioned leases, for an additional three-year period and subsequently a two-year period.

The proposed ordinance will authorize the following actions:

- A. Execute amendment to Baptismal Boutique lease to add Sylvia Enriquez to the lease.
- B. Execute amendment to Nanny's Nook Fashion lease to add Olga Yesenia Chavez to the lease.
- C. Execute amendment to Tejanos lease to add Yvette Ramirez to the lease.
- D. Execute amendment to Yesi's the Li't Dove lease to add Alma Delia Badillo to the lease.
- E. Execute amendment to Texan Accent General Store lease to assign ownership from Dina Brown to Isabel Sandoval dba Texas General Store.

## **ISSUE:**

Approval of this ordinance is consistent with City of San Antonio policy to lease public property in Farmers Market for retail purposes under regulations established in Chapter 32, Article II of the City Code of the City of San Antonio. City Council approval is required to initiate and amend leases.

## **ALTERNATIVES:**

City Council could choose not to allow additional owners at Baptismal Boutique, Nanny's Nook Fashion, Tejanos and Yesi's The Li't Dove thus reducing the opportunity for additional owner presence in Farmers Market. City Council could also elect not to allow the assignment of Texan Accent General Store thus jeopardizing the continued operation of a long-term business in Market Square.

**FISCAL IMPACT:**

The fiscal impact to FY 2014 would be an increase of \$1,500.00, comprised of a lease assignment fee. Revenues from these leases will be deposited in the City's Market Square Improvement Fund.

**RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the lease amendments, adding owners to the lease agreements of Baptismal Boutique, Nanny's Nook Fashion, Tejanos and Yesi's The Li't Dove and the lease amendment approving the assignment of Texan Accent General Store.