



City of San Antonio

Legislation Details (With Text)

File #: 15-3488

Type: Real Property Lease

In control: City Council A Session

On agenda: 6/18/2015

Title: An Ordinance approving three lease agreements in Historic La Villita Arts Village with Scentchips and La Villita Café in Council District 1. [Ed Belmares, Assistant City Manager; Felix Padron, Director, Culture and Creative Development].

Sponsors:

Indexes:

Code sections:

Attachments: 1. Restaurant - La Villita Cafe (MOD - F Signed), 2. Retail -Noahmaya Candle Co dba Scentchips (MOD - F Signed), 3. Working Artist Studio - Noahmaya Candel Co dba Scentchips (MOD - F Signed), 4. Contracts Dislosure Form Noahmaya Candle Co dba Scentchips, 5. Contracts Disclosure Form LV Cafe, 6. Consensus Summary Matrix_RFP La Villita Restaurants, 7. RFP_Working Artist Studio Score Summary Matrix FINAL 2 3 15, 8. RFP_Score Summary Matrix Shortlisting on 1 30 15 Retail Shops FINAL AFTER LAST 2 INTERVIEWS WERE HELD, 9. Draft Ordinance, 10. Ordinance 2015-06-18-0557

Date	Ver.	Action By	Action	Result
6/18/2015	1	City Council A Session	adopted	Pass

DEPARTMENT: Culture and Creative Development

DEPARTMENT HEAD: Felix N. Padron

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Execution of La Villita Lease Agreements

SUMMARY:

This ordinance authorizes execution of three (3) lease agreements with Scentchips and La Villita Café for tenancy at La Villita, a historic arts village.

BACKGROUND INFORMATION:

On July 9, 2014, a Request for Proposal (RFP) was issued to seek proposals from qualified respondents interested in operations a Gallery, Working Artist Studio Gallery, and Retail

establishment in the Historic La Villita District. A second RFP was issued on July 23, 2014 seeking proposals to operate a restaurant concept.

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. All current tenants were eligible to respond.

Twenty-two (22) proposals were submitted for twenty-one (21) spaces by the deadline date of November 12, 2014 for the Gallery, Working Artist Studio Gallery, and Retail Shop RFP; 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. Proposals submitted included:

Two (2) proposals were submitted by the Restaurant RFP deadline date of December 5, 2015. However prior to evaluation, one respondent withdrew from the process.

After the review by four (4) Evaluation Panels comprised of experts and staff, 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.

On April 2, 2015, City Council authorized the execution of nine (9) new La Villita lease agreements by approving Ordinance 2015-04-02-0025. On May 7, 2015, City Council authorized the execution of three (3) new La Villita lease agreement by approving Ordinance 2015-05-07-0369. These final three leases are being brought forth for City Council consideration and approval.

ISSUE:

This item is a follow up to Ordinance 2015-04-02-0025 and 2015-05-07-0369. Approval of remaining La Villita lease agreements is consistent with City policy to lease City-owned property and support the development of downtown. Leases will further the mission of La Villita as an arts and crafts village.

ALTERNATIVES:

City Council could direct staff to re-issue a formal RFP for all spaces. This action will result in a delay of revenue to the City.

If City Council does not approve the agreements, the spaces will become vacant after the current leases expire on July 31, 2015. This action will result in a loss of revenue to the City.

FISCAL IMPACT:

	8/1/15-7/31/16	8/1/16-7/31/17	8/1/17-7/31/18	8/1/18-7/31/19	8/1/19-7/31/20
Annual Rental	\$ 30,216.00	\$ 30,820.32	\$ 31,436.73	\$ 32,065.46	\$ 32,706.77
Annual Utilities	\$ 7,899.12	\$ 8,096.60	\$ 8,307.81	\$ 8,519.03	\$ 8,730.24
Annual CAM	\$ 4,121.28	\$ 4,224.31	\$ 4,329.92	\$ 4,435.53	\$ 4,541.14

*Total	\$ 42,236.40	\$ 43,141.23	\$ 44,074.46	\$ 45,020.02	\$ 45,978.15
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**1 Retail Shop, 1 Working Artist Studio, 1 Restaurant Lease*

Revenue will be deposited in the General Fund.

RECOMMENDATION:

Staff recommends approval of this ordinance to authorize the execution of the final three (3) La Villita lease agreements.