



City of San Antonio

Agenda Memorandum

File Number: 16-3267

Agenda Item Number: 16.

Agenda Date: 6/9/2016

In Control: City Council A Session

DEPARTMENT: Center City Development and Operations Department

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

La Villita Lease Agreement

SUMMARY:

This ordinance authorizes a La Villita lease agreement with the Orthodox Ecumenical Church, Inc. d/b/a Little Church of La Villita, effective July 1, 2016 through June 30, 2021.

BACKGROUND INFORMATION:

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. The Little Church occupies buildings 12 and 13 and operates a sanctuary, food pantry, and artist gallery. The Little Church has been a month-to-month tenant since its last agreement expired July 31, 2015. The proposed agreement would allow the Little Church to remain in buildings 12 and 13 for an additional five-years effective July 1, 2016, and provides two, two-year renewal options. The Little Church will pay a monthly base rent rate of \$1.15 per square foot for the artist gallery space totaling 642 square feet and \$0.32 per square foot for the sanctuary, food pantry, and church administrative space totaling 3,611 square feet. CAM and utilities fees will also be assessed.

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 lease agreement, which would result in the Little Church’s occupancy becoming at will or terminating.

FISCAL IMPACT:

The total amount to be paid the Little Church for the lease term effective July 1, 2016 is summarized below. The base rental rate will increase 2.00% annually and CAM and utilities fees will increase 2.5% annually.

Orthodox Ecumenical Church, Inc. d/b/a Little Church of La Villita

Lease Year	Monthly Base Rent	Monthly Utilities & CAM	Monthly Total	Yearly Total
July 1, 2016 - Jun	\$1,893.82	\$1,109.89	\$3,003.71	\$35,034.48
July 1, 2017 - Jun	\$1,942.77	\$1,137.74	\$3,080.51	\$35,929.98
July 1, 2018 - Jun	\$1,991.72	\$1,165.59	\$3,157.31	\$36,825.47
July 1, 2019 - Jun	\$2,040.67	\$1,193.44	\$3,234.11	\$37,720.96
July 1, 2020 - Jun	\$2,089.62	\$1,221.29	\$3,310.91	\$38,616.46
Total				\$184,127.35

All funds received will be deposited into the General Fund.

RECOMMENDATION:

Staff recommends approval of the La Villita lease agreement the Orthodox Ecumenical Church, Inc. d/b/a Little Church of La Villita, effective July 1, 2016 through June 30, 2021.