



City of San Antonio

Agenda Memorandum

File Number: 19-4446

Agenda Item Number: 14.

Agenda Date: 6/20/2019

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 one-year La Villita Lease Agreement, effective July 1, 2019 through June 30, 2020 and includes two, one-year renewal options with Karla Benavides d/b/a Huipil Market for use of Building 7. The total amounts to be paid by Huipil Market for the initial lease term is \$11,043.37, which includes rental abatement provided in April due to Night In Old San Antonio (NIOA). All revenue generated from this lease agreement will be deposited into the General Fund.

BACKGROUND INFORMATION:

Karla Benavides d/b/a Huipil Market has been a temporary tenant in La Villita since June 2018. Huipil Market specializes in the retail sale of Fair Trade women's handbags, jewelry, accessories, apparel, and home décor created by local and international artisans. City Staff has evaluated Huipil Market's performance over the past year and concludes that the retail mix and varying price points are successful at attracting residents and visitors.

The proposed lease with Huipil Market is for building 7 which totals 659.42 square feet. The agreement is for a one-year term effective July 1, 2019 and includes 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 this lease agreement, which would result in Huipil Market remaining as temporary tenant or vacating.

FISCAL IMPACT:

This ordinance authorizes a one-year La Villita Lease Agreement, effective July 1, 2019 through June 30, 2020 and includes two, one-year renewal options with Karla Benavides d/b/a Huipil Market for use of Building 7. The total amounts to be paid by Huipil Market for the initial lease term is \$11,043.37, which includes rental abatement provided in April due to Night In Old San Antonio (NIOA). All revenue generated from this lease agreement will be deposited into the General Fund.

The total amounts to be paid by Huipil Market for the initial lease term are summarized below.

Lease Year	Monthly Base Rent	Monthly Utilities/CAM	Monthly Total	Annual Total¹
7/1/2019 - 6/30/2020	\$700.85	\$250.58	\$951.43	\$11,043.37

¹ Yearly total reflects rental abatement equal to \$373.79, provided in April due to NIOA.

RECOMMENDATION:

Staff recommends approval of the La Villita Lease Agreement with Karla Benavides d/b/a Huipil Market, effective July 1, 2019 through June 30, 2020.