



City of San Antonio

Legislation Details (With Text)

File #: 15-2474
Type: Real Property Lease
In control: City Council A Session
On agenda: 4/30/2015
Title: An Ordinance approving the following Farmer's Market lease assignments: (1) Boone's Fine Prints to Emilia Squadrito dba La Villa; (2) The Spanish Flair to Emilia Squadrito dba Pura Vida; (3) Santiago Mexican Imports to Juan Buendia dba Buendia Imports. [Ed Belmares, Assistant City Manager; Felix Padron, Director, Culture and Creative Development]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Assignment - Boone's Fine Prints, 2. Assignment - Santiago Mexican Imports, 3. Assignment - Spanish Flair, 4. DCD - Boone's Fine Prints, 5. DCD - Santiago Mexican imports, 6. DCD Spanish Flair, 7. Draft Ordinance, 8. Ordinance 2015-04-30-0348

Date	Ver.	Action By	Action	Result
4/30/2015	1	City Council A Session	adopted	Pass

DEPARTMENT: Department for Culture and Creative Development

DEPARTMENT HEAD: Felix Padron

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Market Square Amendments

SUMMARY:

Consideration of an ordinance related to leases at Farmers Market in Market Square, authorizing the following action:

- Execution of a lease amendment with Boone's Fine Prints in Farmers Market to assign lease agreement to Emilia Squadrito dba La Villa.
- Execution of a lease amendment with The Spanish Flair in Farmers Market to assign lease agreement to Emilia Squadrito dba Pura Vida.
- Execution of a lease amendment with Santiago Mexican Imports in Farmers Market to assign lease agreement to Juan Buendia dba Buendia Imports.

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 businesses in the Farmers Market, 33 in El Mercado and 10 in Market Square Plaza, ranging from cafes to shops specializing in local, regional and Latin American products.

On June 23, 2011, City Council passed Ordinance No. 2011-06-23-0571, which authorized extensions to all Farmers Market leases until June 30, 2014. The ordinance also provided the City the option to renew all the Farmers Market leases, including the aforementioned leases, for an additional three-year period and subsequently a two-year period. The City has subsequently extended the Farmers Market agreements until June 30, 2017.

Mr. Boone Brinson has operated Boone's Fine Prints, a Farmers Market art prints store since September 2001. Mr. Brinson is requesting to assign his store to Emilia Squadrito. Ms. Alice Gonzalez has operated a Spanish imports shop since September 2001. She now is requesting to assign her business to Emilia Squadrito. Ms. Squadrito currently works in her family's businesses in Farmers Market. Mr. Robert Santiago has operated a Mexican imports shop, specializing in ceramic tile since September 2001. Mr. Santiago now wishes to assign his business to Juan Buendia. The Municipal Code provides authority for the City to assign lease when businesses are sold and establish an assignment fee of \$1,500.00.

This proposed ordinance will authorize amendments to the lease agreements with Boone Brinson dba Boone's Fine Prints, Alice Gonzalez dba The Spanish Flair and Robert Santiago dba Santiago Mexican Imports, effectively assigning the lease agreements.

ISSUE:

Approval of this ordinance is consistent with City of San Antonio policy to lease public property in Market Square for retail purposes under regulations established in Chapter 32, Article II of the City's Municipal Code. Amending the lease agreements require approval by City Council.

ALTERNATIVES:

City Council could choose not to allow for the lease assignment of Boone's Fine Prints, The Spanish Flair and Santiago Mexican Imports, thus jeopardizing the continued operation of established imports shops in Farmers Market.

FISCAL IMPACT:

The fiscal impact to FY 2015 would be an increase of \$4,500, which is comprised of three stated lease assignment fees of \$1,500. Revenue from these lease assignments will be deposited in the City's Market

Square Improvement Fund.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the amendments to the lease agreements with Boone's Fine Prints, The Spanish Flair and Santiago Mexican Imports