



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-3274

**Type:** Real Property Lease

**In control:** City Council A Session

**On agenda:** 5/31/2018

**Title:** Ordinance assigning an El Mercado lease from Rodolfo and Mary Valdez, dba Perales Mexican Imports, to Gabriel Ajanel Vicente dba Unlimited Handicrafts. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations Department]

**Sponsors:**

**Indexes:** Market Square Leases

**Code sections:**

**Attachments:** 1. Lease Assignment - Perales Mexican Imports, 2. DCD - Unlimited Handicrafts, 3. Draft Ordinance, 4. Ordinance 2018-05-31-0393, 5. Staff Presentation

Date	Ver.	Action By	Action	Result
5/31/2018	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Center City Operations & Development Department

**DEPARTMENT HEAD:** John Jacks

**COUNCIL DISTRICTS IMPACTED:** 1

### SUBJECT:

Market Square Amendment

### SUMMARY:

Consideration of an ordinance authorizing an amendment to a lease in El Mercado, assigning Perales Mexican Imports to Gabriel Ajanel Vicente and Nohemy Vicente Ordonez dba Unlimited Handicrafts.

### 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 14 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 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 for an additional three-year period until June 30, 2017 and a subsequent two-year period until June 30, 2019. The City has exercised its first and second option to extend the Farmers Market and El Mercado agreements until June 30, 2019.

Rodolfo and Mary Valdez dba Perales Mexican Imports have operated a Mexican Imports store in El Mercado for over fifteen years and now wish to assign their business. The Municipal Code provides authority for the City to assign leases when businesses are sold and establish an assignment fee of \$1,500.00.

This proposed ordinance will authorize amendments to the lease agreement with Perales Mexican Imports, effectively assigning the lease agreement.

#### **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 passage by City Council.

#### **ALTERNATIVES:**

City Council could choose not to allow for the lease assignment of Perales Mexican Imports, thus jeopardizing the continued operation of an established Mexican and regional imports shop in El Mercado.

#### **FISCAL IMPACT:**

The fiscal impact to FY 2018 would be an increase of \$1,500. The stated lease assignment fee is \$1,500 per assignment. Revenue from this lease assignment will be deposited in the City's Market Square Improvement Fund.

#### **RECOMMENDATION:**

Staff recommends approval of this ordinance authorizing the amendment to the lease agreements with Perales Mexican Imports.