City of San Antonio

Legislation Details (With Text)

File #:	19-5682
Type:	Real Property Lease
In control:	City Council A Session
On agenda:	8/22/2019
Title:	Ordinance approving a lease with Brandy Ann Garcia d/b/a B.Link for Building 1 in La Villita effective September 1, 2019 through August 31, 2023. All revenue from this lease agreement will be deposited into the General Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]
Sponsors:	
Indexes:	La Villita, Lease, Leases
Code sections:	
Attachments:	1. Partially Executed B.Link Bldg. 1 La Villita Lease August 2019, 2. B.Link Contracts Disclosure Form, 3. B.link Score Matrix, 4. Draft Ordinance, 5. Ordinance 2019-08-22-0655

Date	Ver.	Action By	Action	Result
8/22/2019	1	City Council A Session	adopted	Pass

DEPARTMENT: Center City Development and Operations Department

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

La Villita Lease

SUMMARY:

This ordinance authorizes one four-year term with Brandy Ann Garcia d/b/a B.Link for the use of 776 square feet in Building 1 located at 418 Villita Street effective September 1, 2019 through August 31, 2023. The proposed La Villita lease provides for two, one-year renewal options. The total amount paid for year one of the lease is $14,839.19, which includes $525.61 in a rental abatement for Night in Old San Antonio (NIOSA). All revenue generated from this lease agreement will be deposited into the General Fund.

BACKGROUND INFORMATION:

On April 25, 2019, a Request for Proposals (RFP) was issued seeking proposals from qualified respondents interested in leasing Building 1 in the La Villita Historic Arts Village. On June 3, 2019, seven proposals were

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received in response to the RFP. On June 20, 2019, the proposals received were evaluated by a four-member Evaluation Committee composed of City Staff and representatives from San Antonio's historic preservation and retail community. The Committee recommended awarding Brandy Ann Garcia d/b/a B.Link a lease for Building 1. B.Link is an existing tenant of La Villita located in Building 14B, if this Ordinance is approved it will relocate its successful business from Building 14B to Building 1. B.Link has grown from a pop up shop to a successful La Villita business and the move to Building 1 will accommodate its growth.

The evaluation of each proposal response was based on a total of 100 points; 25 points allocated for experience, background, qualifications; 40 points allotted for proposed plan; and 10 points allotted for respondent's pricing per square foot. Ten preference points were allotted for the Small Business Economic Development Advocacy (SBEDA) Program, 10 points for the Local Preference Program and 5 points for the Veteran-Owned Small Business Preference Program.

The proposed lease of Building 1, which is 776 square feet, is for one four-year term effective September 1, 2019. The lease provides for 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.

In accordance with the Local Preference Program, the recommended respondent received 10 points for being headquartered within the incorporated San Antonio city limits.

The Veteran-Owned Small Business Preference Program was applied in the evaluation of responses received for this contract; however, the recommended respondent is not a veteran-owned small business.

This contract will be awarded in compliance with the Small Business Economic Development Advocacy (SBEDA) Program.

ALTERNATIVES:

The City may elect not to approve the proposed lease, which would result in B.Link remaining in Building 14B and Building 1 remaining vacant.

FISCAL IMPACT:

This ordinance authorizes one four-year term with Brandy Ann Garcia d/b/a B.Link for the use of 776 square feet in Building 1 located at 418 Villita Street effective September 1, 2019 through August 31, 2023. The proposed La Villita lease provides for two, one-year renewal options. The total amount paid for year one of the lease is $14,839.19, which includes $525.61 in a rental abatement for Night in Old San Antonio (NIOSA). B.Link currently pays $3,565.68 in annual rent for their space in Building 14B.

All revenue generated from this lease agreement will be deposited into the General Fund.

RECOMMENDATION:

Staff recommends approval of the La Villita Lease with Brandy Ann Garcia d/b/a B.Link, effective September 1, 2019 through August 31, 2023.

This contract was procured by means of Request for Proposals and the Contracts Disclosure Form is attached.

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