

AN ORDINANCE

98919

APPROVING RENEWAL LEASE AGREEMENTS OF FIVE YEARS AND SIX MONTHS FOR TWENTY THREE (23) TENANTS AND ONE YEAR AND THREE MONTHS FOR THREE (3) TENANTS IN THE RENOVATED FARMER'S MARKET PLAZA SQUARE IN COUNCIL DISTRICT 1, WITH RENTAL RATES OF \$4,500.00 ANNUALLY FOR THE FIRST YEAR FOR A FULL SIZE STORE STALL OF 228 SQUARE FEET, INCREASING TO \$5,400.00 ANNUALLY IN THE SECOND YEAR, \$6,000.00 ANNUALLY IN THE THIRD YEAR, \$7,500.00 ANNUALLY IN THE FOURTH YEAR AND \$7,800.00 ANNUALLY IN THE FIFTH YEAR; AND RENTAL RATES OF \$3,600.00 ANNUALLY FOR THE FIRST YEAR FOR A HALF SIZE STORE STALL OF 114 SQUARE FEET, INCREASING TO \$3,900.00 ANNUALLY IN THE SECOND YEAR, \$4,500.00 ANNUALLY IN THE THIRD YEAR, \$4,800.00 ANNUALLY IN THE FOURTH YEAR AND \$5,100.00 ANNUALLY IN THE FIFTH YEAR.

* * * * *

WHEREAS, it is the long-standing policy of the City of San Antonio to lease public property at the Farmer's Market in Market Square for retail sales purposes, under regulations established in Chapter 32, Article II of the City Code of the City of San Antonio; and

WHEREAS, in June 2002, the City Council approved selection of Speegle: Architecture to design the improvements to the interior space of the Farmer's Market and the firm has worked closely with other City departments, Market Square Commission, Tenants Association and tenants to develop this plan; and

WHEREAS, the license agreements with 35 pushcart and kiosk vendors tenants were terminated in December 2003 in order to construct new stall stores, with the understanding that new agreements would be initiated following the work; and

WHEREAS, the construction is now complete and the tenants have all signed new lease agreements with the term for 23 of the new spaces to coincide with the current term of the food court and in-line stores, which will expire on August 31, 2009; and

WHEREAS, three tenants have reduced terms, based on previous City Council action to approve reinstating them with more restrictive agreements after their original leases were terminated; and

WHEREAS, the tenants will pay new lease rates that are based upon a market study completed in December 2003 by the firm Dugger, Canaday & Grafe Inc., who compared the renovated spaces to other similar retail areas; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

Section 1. The City Manager, or her designee is hereby authorized to execute standard form Farmer's Market Lease Agreements with the following current tenants for the square footage indicated:

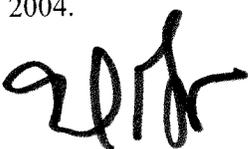
No.	Tenant	Stall No.	Size	Term
1	Baptismal Boutique	10	Full	May 31, 2005
2	Boone's Fine Color P	23	Half	August 31, 2009
3	Budweiser Souvenirs	16	Half	August 31, 2009
4	Clau's Beautiful Gifts	5	Half	August 31, 2009
5	Claws and Paws/Era	20	Full	August 31, 2009
6	Del Sol	25	Full	August 31, 2009
7	Era Tapes	3	Full	August 31, 2009
8	Fiesta Cut Outs	11	Half	August 31, 2009
9	Fiesta Fun Company	7	Half	August 31, 2009
10	Fresh Concepts	15	Half	May 31, 2005
11	Inca Treasurers	21	Full	August 31, 2009
12	Julia's Jewelry	17	Half	August 31, 2009
13	La Palomita	9	Full	August 31, 2009
14	Lorenza's	12	Half	August 31, 2009
15	Maruka	2	Full	August 31, 2009
16	Nautical Gifts	19	Full	August 31, 2009
17	Olmecca	8	Half	August 31, 2009
18	RiverCity Caricatures	6	Half	May 31, 2005
19	San Antonio gift Shop	4	Full	August 31, 2009
20	Send yourself Home	13	Full	August 31, 2009
21	Santiago Mexican Imports	26	Full	August 31, 2009
22	Southwest of the Sun	1	Full	August 31, 2009
23	Tejano's	24	Full	August 31, 2009
24	The Bags	14	Full	August 31, 2009
25	The Spanish Flair	22	Half	August 31, 2009
26	Truque's Imports	18	Full	August 31, 2009

A copy of the Farmer's Market Lease Agreement is affixed hereto and incorporated herein for all purposes as Attachment I.

Section 2. All revenue received from said lease agreements shall be deposited into the City General Fund into Revenue Index No. 016865.

Section 3. This ordinance shall become effective on March 14, 2004.

PASSED AND APPROVED this 7th day of March, 2004.


M A Y O R
 EDWARD D. GARZA

ATTEST: Jolanda L. Ledena
 City Clerk

APPROVED AS TO FORM: Gregory L. ...
 City Attorney