

AN ORDINANCE **2013-08-01-0498**

**AMENDING THE LEASE AGREEMENTS WITH TEXAS
REPUBLIC AND J.B. LEATHER IN MARKET SQUARE.**

* * * * *

WHEREAS, the City of San Antonio owns and manages Market Square, a unique and historic public marketplace consisting of the Farmers Market and El Mercado facilities that plays a vital role in the city's life, culture and economy; and

WHEREAS, Market Square, with a retail history dating to the nineteenth century, provides a unique and authentic Mexican Market experience, offering retail sales, holiday celebrations, and year round entertainment; and

WHEREAS, there are 56 stores in the Farmers Market facility and 33 in El Mercado facility, ranging from cafes to shops specializing in Latin American, local, and regional products; and

WHEREAS, on June 23, 2011, City Council passed Ordinance No. 2011-06-23-0571 authorizing three year extensions of Market Square leases; and

WHEREAS, this action included extensions for both Texas Republic, a tenant in Farmers Market since 1993, and J.B. Leather, a tenant in El Mercado since 2000; and

WHEREAS, Veronica Ramirez and Robert Ramirez, owners of Texas Republic, have requested that Louis R. Ramirez, Robert Ramirez's brother be added to the lease as an owner and that Veronica Ramirez, Robert Ramirez's wife, be removed from the lease; and

WHEREAS, Alicia Barrera and Javier Vasquez, owners of J.B. Leather, have requested that their daughter, Araceli Vasquez, be added to the lease as an owner; and

WHEREAS, staff has reviewed both requests and completed a Market Square amendment checklist for each; and

WHEREAS, the checklist is used to evaluate future tenants and ensure there are no outstanding issues with current owners; and

WHEREAS, the proposed ordinance will authorize the following actions: Amendment to Texas Republic Lease adding Louis R. Ramirez as an owner and removing Veronica Ramirez as an owner and Amendment to J.B. Leather Lease adding Araceli Vazquez as an owner; **NOW THEREFORE:**

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

SECTION 1. The City Manager or her designee or the Director of the Department for Culture and Creative Development or his designee is hereby authorized to execute amendments to the lease agreements with Texas Republic and J.B. Leather in Market Square. A copy of the lease amendments, in substantially final form, are attached hereto and incorporated herein for all purposes as **Attachment I and II.**

SECTION 2. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

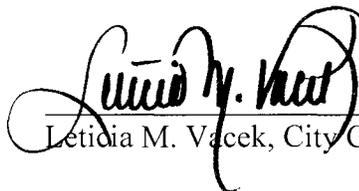
SECTION 3. This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

PASSED AND APPROVED this 1st day of August, 2013.



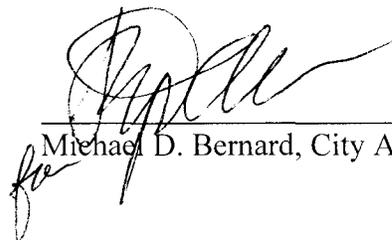
M A Y O R
Julián Castro

ATTEST:

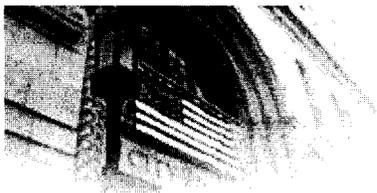


Leticia M. Vacek, City Clerk

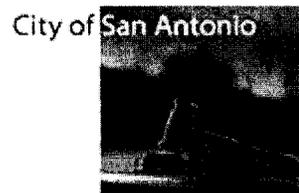
APPROVED AS TO FORM:



Michael D. Bernard, City Attorney



Request for
COUNCIL
 ACTION



Agenda Voting Results - 12

Name:	5, 6, 7, 9, 10, 11, 12, 14, 16A, 16B, 16C, 16D, 16E, 16F, 16G, 16H, 16I, 16J, 16K, 16L, 16M, 17, 18, 19						
Date:	08/01/2013						
Time:	09:36:42 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance amending the lease agreements with Texas Republic and J.B. Leather in Market Square. [Ed Belmares, Assistant City Manager; Felix Padron, Director, Culture and Creative Development]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				x
Ivy R. Taylor	District 2	x					
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x			x	
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				

AMENDMENT OF LEASE AGREEMENT

Texas Republic

Farmers Market IL - 14

Landlord: City of San Antonio

Tenant: Texas Republic, Veronica Ramirez and Robert R. Ramirez

Previous Authorizing Ordinances:

Ordinance	Date	Term
94567	September 20, 2001	September 1, 2001 to August 31, 2009
2010-01-21-0060	January 21, 2010	Extending lease to June 30, 2011
2011-06-23-0571	June 23, 2011	Extending lease to June 30, 2014

Leased Premises: A portion of the real property and improvements owned by **CITY** located at 612 W. Commerce Street, San Antonio Bexar County, Texas within the area commonly known as Farmers Market at Market Square. Said **Leased Premises** contain approximately 1,014 square feet and is identified as Farmers Market area number IL - 14; and

Veronica Ramirez and Robert R. Ramirez submitted a written request to add Louis R. Ramirez as a Tenant in common and to remove Veronica Ramirez as a Tenant in common. The Parties hereto, in consideration of the mutual covenants and conditions, hereby agree to amend the Lease as follows:

1. The parties agree to the addition of Louis R. Ramirez and the deletion of Veronica Ramirez as tenant in common with Robert R. Ramirez under the Lease Agreement.
2. OTHER TERMS: All other terms and provisions of the Lease remain unchanged by this amendment.
3. ACKNOWLEDGEMENT OF READING: The parties hereto acknowledge that they have thoroughly read this Agreement, including any exhibits or attachments hereto, and have sought and received whatsoever competent advice and counsel which was necessary for them to form a full and complete understanding of their rights and obligations herein, and having done so, do hereby execute this Agreement.

EXECUTED this _____, 2013.

LESSOR:

CITY OF SAN ANTONIO,
A Texas Municipal Corporation

By:

City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

LESSEE: Texas Republic

Veronica Ramirez
Veronica Ramirez

Robert R. Ramirez
Robert R. Ramirez

Louis R. Ramirez
Louis R. Ramirez

7438 Stonehouse Dr.
Address

San Antonio, TX 78227
City, State, and Zip Code

910-464-8138
Area Code/Telephone Number

We saw your name 1 @ att.net
Email Address

AMENDMENT OF LEASE AGREEMENT

J.B. Leather Shop

El Mercado E-1A

Landlord: City of San Antonio

Tenant: J.B. Leather Shop, Alicia Barrera and Javier Vasquez

Previous Authorizing Ordinances:

Ordinance	Date	Term
91799	May 18, 2000	January 1, 2000 to December 31, 2007
2007-06-07-0659	June, 7, 2007	Extending lease to December 31, 2008
2008-12-04-1093	December 4, 2008	Extending lease to December 31, 2009
2009-12-03-0974	December 3, 2009	Extending lease to August 31, 2010
2010-01-21-0060	January 21, 2010	Extending lease to June 30, 2011
2011-06-23-0571	June 23, 2011	Extending lease to June 30, 2014

Leased Premises: A portion of the real property and improvements owned by **CITY** located at 514 W. Commerce Street, San Antonio Bexar County, Texas within the area commonly known as El Mercado at Market Square". Said **Leased Premises** contain approximately 782.68 square feet and is identified as El Mercado area number E-1A; and

Alicia Barrera and Javier Vasquez submitted a written request to add Araceli Vazquez as a Tenant in common. The Parties hereto, in consideration of the mutual covenants and conditions, hereby agree to amend the Lease as follows:

1. The parties agree to the addition of xxx as tenants in common with Alicia Barrera and Javier Vasquez under the Lease Agreement.
2. OTHER TERMS: All other terms and provisions of the Lease remain unchanged by this amendment.
3. ACKNOWLEDGEMENT OF READING: The parties hereto acknowledge that they have thoroughly read this Agreement, including any exhibits or attachments hereto, and have sought and received whatsoever competent advice and counsel which was necessary for them to form a full and complete understanding of their rights and obligations herein, and having done so, do hereby execute this Agreement.

EXECUTED this _____, 2013.

LESSOR:

LESSEE: J.B. Leather

CITY OF SAN ANTONIO,
A Texas Municipal Corporation

Alicia Barrera Vazquez
Alicia Barrera

By:

City Manager

Javier Vasquez
Javier Vasquez

ATTEST:

City Clerk

Araceli Vazquez
Araceli Vazquez

APPROVED AS TO FORM:

City Attorney

7815 Bent Briar
Address

San Antonio TX 78250
City, State, and Zip Code

(210) 589-5942 (Alicia) (210) 227-5000 (work)

(512) 999-6409 (Araceli)
Area Code/Telephone Number

pinktigger79@yahoo.com
Email Address