

A RESOLUTION

81-37-66

ESTABLISHING A POLICY FOR LA VILLITA
AND RELATED ASSURANCES TO TENANTS.

* * * * *

WHEREAS, La Villita's long history as a center for the arts and crafts and related enterprises requires reinforcement consistent with planned renovation of the area; and

WHEREAS, the role and occupancy status of current La Villita tenants prior to, during and after La Villita renovation is of special concern; and

WHEREAS, assurances to current La Villita tenants related to occupancy and/or relocation during the construction period are necessary and proper, NOWHEREFORE:

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

SECTION 1. La Villita Policy Statement, dated May 19, 1981, identified as Exhibit A and related memoranda identified as appendices 1 and 2 thereto, all of which are attached hereto and made a part hereof for all purposes, are hereby adopted to guide the development, city/tenant relationships, occupancy and use of La Villita.

APPENDIX 1 to EXHIBIT A being a seven point memorandum of commitment to La Villita tenants shall take precedence in those cases where differences between it and the La Villita Policy Statement arise.

APPENDIX 2 to EXHIBIT A represents mutual understanding between the City and tenants who are not members of La Villita Tenant Association.

SECTION 2. City Council hereby expresses its commitment to the spirit and intent embodied in aforesated documents and assures all current La Villita tenants whether member or non member of the La Villita Tenants' Association of its intention to be guided by the principles outlined in said documents.

SECTION 3. The City Manager is hereby directed to take such administrative and management steps as may be required to effect said policy and principles including but not limited to appointment of a La Villita Tenancy Proposal Review Committee composed of a broad based representation of the business, arts and craft communities.

Said committee shall be charged to objectively review all proposals for La Villita Tenancy and to make its recommendations on each proposal.

SECTION 4. Renovation shall be phased so as to mitigate the impact of construction. Assistance to tenants in temporary adjustments including but not limited to multiple occupancy, directional signage, notices in publications and other appropriate help shall be rendered.

PASSED AND APPROVED this 9th day of July, 1981, A.D.

Henry Cisneros
M A Y O R



ATTEST: *Dolma S. Rodriguez*
CITY CLERK

APPROVED AS TO FORM: *Tom Finlay*
CITY ATTORNEY

81-37

LA VILLITA POLICY STATEMENT

- I. PURPOSES: To define goals and objectives, establish a conceptualized framework and promulgate a policy for La Villita.
- II. REFERENCES:
1. Ordinance, October 12, 1939, "Villita Ordinance"
 2. City's application for Historic Preservation Grant, March 2, 1972
 3. City's application for Economic Development Administration grant, 1980
- III. THE PAST: Since the 1930's when initial public ownership and restoration began, La Villita has generally been considered as a center for the arts and crafts. The October 12, 1939, "Villita Ordinance" stated in part as a first objective "...fostering the production of arts and crafts which are useful, true in design, of good quality and workmanship, and which can be sold at a profit..."
- That ordinance concludes by stating in part, "... it is well to repeat that the center shall not and must not be a restoration and reconstruction of the dead past, and a ghost village...and further that included also shall be expanded activities...and the progress of the times."
- IV. THE PRESENT: Only limited success can be claimed in carrying out the ideals and objectives of that landmark ordinance. Although not a "ghost village", the area hardly qualifies as a vital center of the arts and crafts, nor has La Villita "progressed with the times."
- Likewise, some of La Villita's activities fall short of the objective to "foster the production of arts and crafts which are useful, true in design, of good quality and workmanship, and which can be sold at a profit."
- Annual subsidy of La Villita is approximately \$100,000. Rental rates for shops and open space are not based on sound economics and some of the tenants are on shaky financial ground.
- In short, unless La Villita "progresses with the times" the impending \$2,000,000+ capital investment will accomplish little more than a temporary facelift. The area will continue as a drain on the City budget. Little or none of its potential as another vital downtown attraction, complementing other massive center City revitalization projects will be realized.
- La Villita must move into:
- V. THE FUTURE: Its future can and must relate to the area's and the City's rich historical and cultural heritage but it must not become a monument to the "dead past".
- VI. THE GOAL: La Villita's goal must be to become a vital, alive, people place and an economically viable center, populated by quality artists, artisans, and craftsmen, quality retail activities related to the arts and crafts and quality people-service facilities.

VII. ACHIEVING THE GOAL: The two basic, mutually supportive elements of the aforesated goal shall be pursued within the following framework:

1. A vital alive, people place: The use of open spaces including but not limited to plazas, the Arneson River Theater, patios and other open spaces shall be actively promoted. Availability for special events, large or small, parties, receptions, dances, concerts and other activities of similar nature shall be publicly emphasized.

Free entertainment events shall be programmed as frequently as possible.

Quality artists, artisans and craftsmen will be encouraged to provide outdoor demonstrations of their creative abilities in action. Such demonstrations shall be free to the public. Artists, artisans and craftsmen may offer the product of their art or craft for sale. In that event, a percentage of gross sales as established by City Council shall be paid to the City.

The City Manager shall develop and implement a plan and procedure to insure that the foregoing activities do not create a carnival atmosphere and that all such activities are in good taste and in keeping with the character of La Villita.

2. An economically viable center, populated by quality artists, artisans and craftsmen, quality retail activities and quality people-service facilities: To achieve this element of La Villita's goal the following steps shall be taken:

- a. Expressions of international interest related to cultural and artistic exchanges and offers of assistance with construction materials and/or craftsmanship shall be actively pursued.
- b. A flexible facilities use plan shall be developed to establish the most desirable mix of arts, crafts, retail operations, educational activities and people-service facilities to be recruited as tenants.
- c. Expert real estate marketing advice will be retained to aid management in establishing economically current rental rates for building and shop space and to aid in determining economically feasible lease contract terms. Rates and lease terms shall consider the capital investment prospective tenants must make, length of leases, recommended payments to the City, whether a flat rate or percentage of gross sales or a combination thereof, and other considerations related to sound business practices.
- d. Concurrent with above stated market value assistance an intensive recruiting effort shall be initiated to encourage high quality, recognized artists, artisans, craftsmen and other activities as prospective tenants. Assistance in this regard shall be solicited from any and all agencies, organizations and individuals who may be able to help.

Proposals identical to those required of current tenants as outlined in VIII. below shall be obtained from prospective tenants and decisions related to leases shall be guided by the same procedures prescribed for current tenants.

VIII. POLICY FOR CURRENT TENANTS:

- a. General: All current tenants leases shall be terminated as soon as required by impending construction but not later than October 1, 1981. Notice of termination shall be given not less than 60 days prior to the effective date or earlier if so provided by applicable lease agreement(s).
- b. Current tenants who wish to occupy space in La Villita when such space is available following construction shall be required to submit detailed proposals outlining their intentions, their qualifications and their commitment to providing quality arts, crafts, service and merchandise. Proposals shall also include the amount of capital investment for interior improvements the tenant is prepared to make and the timeframe thereof.

Current tenants whose proposals indicate an ability and a commitment consistent with the goals outlined in Section VI shall be given space occupancy priority. Their renewed leases shall include commitments made in their proposal and the terms of such leases shall be consistent with the guidelines outlined in VII 2.b. above.

All proposals and proposed lease agreements shall be reviewed by the Director, Department of Parks and Recreation, and appropriate recommendations presented for consideration to City Council through the City Manager.

- c. Current tenants whose proposals indicate an inability or lack of commitment consistent with the goals outlined in Section VI shall not be awarded a lease.

IX. FISCAL POLICY: Overall fiscal policy shall be to make La Villita self supporting from an operations and maintenance standpoint within five years from the date of completion of the impending restoration project.

It is realized that to attract and retain quality tenants a degree of subsidy in the form of favorable rental rates will be necessary until tenants become established and their prospects for amortizing their capital investment are reasonable.

It is further realized that individual rental rates and contract terms may differ depending upon the amount of capital investment committed by a prospective tenant and his or her particular service or product.

All contracts shall contain a periodic rental rate review requirement to insure that such rental subsidy, if any, is adjusted or deleted as tenants achieve sound financial stability.

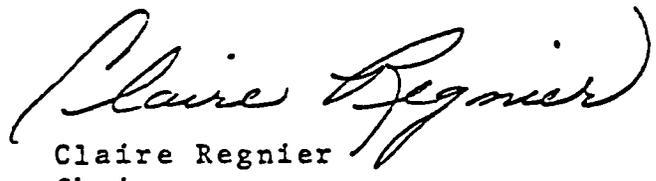
Open space rental rates for activities discussed in VII. 1. shall be established to insure a fair and reasonable return to the City. Such rates shall be reviewed annually to insure consistency with current economic conditions.

To: La Villita Tenants' Association:

We the undersigned commit ourselves to the following and are to be held accountable for the items spoken to:

1. Bringing back all La Villita tenants who can or will agree to meet the "Villita Ordinance" of 1939. (See Attachment)
2. To involve the La Villita Tenants' Association in all aspects of planning and execution of processes involved in the restoration and future operation of La Villita.
3. Create a committee of La Villita tenants and others to establish criteria for the nature and type of arts and crafts to be brought, kept and marketed in La Villita.
4. To utilize multiple occupancy in available buildings in La Villita during the construction period.
5. To assist the Villita tenants where possible to relocate.
6. To provide information and or assistance to soften the impact of relocation, termination of employees and loss of revenue.
7. To promote the cancellation of contracts held in La Villita which are counter-productive to the success and promotability and maximum utilization of space in La Villita.


Ronald R. Darner
Director
Parks and Recreation


Claire Regnier
Chairperson
Centro 21 Task Force


Severo Rodriguez
President
La Villita Tenants' Association


Anne C. Brown
Executive Director
Centro 21 Task Force

APPENDIX 1

TO

EXHIBIT A

MEMORANDUM OF UNDERSTANDING

To: La Villita Tenants

PREFACE: We the undersigned, not being members of the La Villita Tenants' Association, wish to express ourselves regarding the seven points outlined in the memorandum of commitment identified as Appendix 1 to La Villita Policy Statement.

We request that this memorandum of understanding also be an appendix to the Policy Statement. Each point of the memorandum of commitment (Appendix 1 to the Policy Statement) is addressed as follows:

Point 1: We are in accord on this point.

Point 2: We understand that non members of the La Villita Tenants' Association shall also be involved on an equal level in all aspects of planning and execution of processes involved in the restoration and future operation of La Villita.

Point 3: We understand that the committee envisioned in this point will be composed of a broad based representation of professionals in the business and arts communities and will not be disproportionately weighted with current tenants whether members or non members of the Association. We further understand that this Committee's functions will be advisory and that the criteria and guidelines developed by it related to the nature, type of arts and crafts to be brought, kept and marketed in La Villita will be furnished to each tenant without regard to membership or non membership in the Tenants' Association.

Points 4 and 5: We understand that all tenants without regard for membership or non membership in the Tenants' Association will be given the opportunity to volunteer their suggestions for sharing/multiple occupancy of available buildings in La Villita during the construction period. We further understand that the use of the term "relocate" as used in Point 5 is meant as an extension of the term "multiple occupancy" as used in Point 4 and is not an implied cancellation of leases.

Point 6: We understand that this statement is designed to assure all possible assistance by the City to all tenants, whether members or non members of the Association, during the construction period in such matters as directional signage to temporary locations, notices in visitor-oriented publications, suggestions for financial assistance, coordination with Centro 21 and other types of actions that could help soften the impact of a potential business decline during construction.

Point 7: We understand this statement to be directed toward supporting management in its effort to insure that all tenants current and future, whether members or non members of the Tenants' Association comply with contract terms and the spirit and intent of the La Villita theme. We further understand that contract cancellation and contract renewals are functions of City Council.

[Handwritten signatures]
Cross Patch Antiques
The River Art Group
Margaret Putnam
Palisado Art Gallery and Studio

[Handwritten signatures]
Ronald E. Smith
The Little Studio
Rev. David W. Edmunds
The Little Church of La Villita
New Cole's
COUNTRY VILLA
NEVA ELLIS
Walt Glass Pottery

To: La Villita Tenants

I concur with the understandings outlined above.

[Handwritten signature]
RONALD R. DARNER, Director
Department of Parks and Recreation

SOUTHWEST CRAFT CENTER
[Handwritten note]

APPENDIX 2
TO
EXHIBIT A

AN ORDINANCE 01-355

"LA VILLITA" is hereby officially re-created, and by this ordinance reorganized as a project of the Corporation of San Antonio, and a part of the life of its people.

* * * * *

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

The OBJECTIVES, PURPOSES, AND AIMS OF "LA VILLITA" are ORDAINED and DECLARED as follows:

I.

PRESERVE ACCOMPLISHMENTS OF PAST

BUILD FOR TODAY AND TOMORROW

The present objective is to obtain possession, complete titles and physically clean " La Villita " and to restore and develop it into a comprehensive community center for the "life, liberty, and happiness" of the local citizenry. It shall be for the old and young alike; for the preservation of worthwhile things of the past, but always aiming to meet the needs of TODAY and TOMORROW. Planning shall be flexible enough to be adapted to the needs of generation after generation.

II.

DESCRIPTION OF LA VILLITA AND SURROUNDINGS

The physical outlines of "La Villita" are as follows:

a. "LA VILLITA", usually understood as that property in the neighborhood of Presa, Villita, Alamo and Nueva Streets, but for the purpose of this ordinance it shall consist of the lands, houses, gardens, wells, cisterns and little plaza bounded by Nacional, Presa, Villita and King Philip V., streets;

b. "THE COS HOUSE," on Villita Street across from "La Villita". This property takes its name after General Martin Perfecto Cos, the brother-in-law of Santa Anna, who lived there a number of years and in December, 1835, at this place signed Articles of Capitulation to the Colonial Troops of Texas after the Battle of San Antonio.

c. THE RIVER BANK THEATRE, with its seats and structures behind the Cos House, now being completed as a part of the River Beautification Project. Here people can congregate and produce their own historical pageants and contemporary plays, with folk songs of the Southwest, or with choral singing of all nations; where also, facilities can eventually be offered to meet the mechanical, lighting, and technical requirements of modern stage productions in what may become the New Theatre of America.

d. VILLITA ART GALLERY, also across the street from "La Villita", one of the newer structures, having been built in 1849. This building, with its already developed and developing art life, shall be continued in its present nature, a community workshop gallery.

III.

PLANNING, ARCHITECTURE, RESTORATION

The contemplated ideas and work plans of "La Villita", bounded by Nacional, Presa, Villita, and King Philip V. Streets and described in Section II, (a), shall be shown in more detail in this Section.

In this block are seven original homes. They are to be restored. On the vacant land a plaza is planned, as well as an interior street, a building for a museum-library-forum-restaurant, and various minor structures. The whole property shall be properly landscaped with Texas trees, shrubs and flowers; and especially shall there be vegetable as well as flower gardens; there shall be proper drainage, with streets, sewers, and other public improvements.

Indeed, there shall be a definite plan - both as to physical lay - out - and structures, and of future activities and purposes. These plans are hereby adopted by the City Commission, and made a part of the law and policies of the Corporation of San Antonio. The purpose of this Commission shall theretofore be to carry out the plans here contemplated, but it must be borne in mind that blind adherence to a fixed plan when not found feasible is stupid; therefore, the plans should be sufficiently flexible to meet mistakes in planning when recognized and as there are changes in social, political, and economic conditions not now contemplated.

Restored Villita will be a living example of indigenous Texas architecture, in itself an expression of our pioneer forefathers' reactions to the hardships and necessities of the times. Settled by the Spanish, "La Villita" was never-the-less on the far frontier and therefore original and independent in its conceptions. As time rolled on there came other influences, French, Anglo-Colonial, German-American, and Climatic, which latter had relation to the indigenous character of the architecture.

The restoration shall not be theatrical; nor will it be a mere lifeless copy, a sterile, strangulated art form. And although restoration shall be faithful, convenience shall not be sacrificed. All houses and buildings shall have modern conveniences, sanitation, shower-baths and tubs, electricity, heat, light, air and air-conditioning if possible. There is no sense in being uncomfortable and unhealthy in order to be "authentic", to say the least, modern plumbing is as necessary as the preservation of the past.

IV.

NAMES OF PLACES: JUAREZ, BOLIVAR BUILDING, AND HIDALGO:

The Plaza shall be called Plaza Juarez, in honor of the great Benito Juarez, patriot and president of our sister Republic of Mexico. Juarez, a simple Indian peasant, has sublime understanding of constitutional government and the freedom of the people. Indeed, he was a patriot of all the

Americas, for it was Juarez who deposed and shot Emperor Maximilian, the European interloper; he it was who saved constitutional government in Mexico, and by this act constitutional government for the American continents as well. It is the purpose of this Commission eventually to place a statue of Juarez on this plaza.

The museum-library-forum-community building shall be known as the Edificio Bolivar (pronounced Beau-lee'vahr) or Bolivar Building, after the great patriot of South America, Simon Bolivar. From youth to the grave he fought with his blood for the independence of South American countries, and its exploited Indian populations, notwithstanding he was of noble Spanish family and one of the wealthiest men of all Latin-America. His life was marked in early marriage by the tragic death of his, followed by spectacular, tenacious bitter fighting for independence through all the years. He died without a centavo, his enormous estates having been sacrificed for his patriotic ideals and love for his people.

He, like Juarez, is a patriot of all the Americas, and his name is thus especially honored in order to assure South America and Central American republics of the sincere friendship of the North American people for those of Central and South America.

The single interior street shall be known as Calle Hidalgo, after the Washington of Mexico, Father Miguel Hidalgo y Costilla, who proclaimed the Independence of Mexico on the 16th of September, 1810. He was a brave and honest man. This great patriot was degraded as a priest and was shot as a rebel in 1811, but the blood he spilled on the soil of the American continent meant liberty for a great nation, and an example of sacrifice, Christian life, and patriotism to all the world.

V.

DECLARED A PUBLIC UTILITY

For the purpose of this ordinance, the property set out as "La Villita" in Section II (a), and more fully described as to planning in Section III and IV of this ordinance shall be known as a public utility, a community center, to be used, operated and governed by the City for public purposes, upon rules and regulations set up by the Mayor, and such other ordinances as shall appear necessary. It is the function and duty of this Commission to complete titles to the property, at reasonable prices and as soon as practicable, and upon the rights and powers of this municipality in eminent domain if necessary.

VI.

A PURPOSE: PROMOTION OF WORLD PEACE

Among the high and most important purposes of "La Villita" is the promotion of peace, friendship and justice between the United States of America and all other nations of the Western Hemisphere, as well as of nations of the world. In special dedication of Peace and Good Will, and Pan-American understanding is the Bolivar Building, Plaza Juarez, and Hidalgo Street.

VII.

ANOTHER PURPOSE: PRESERVATION OF EARLY TEXAS AND SPANISH CULTURE: ARTS & CRAFTS.

The heritage of Early Texas, of great value must be preserved. Likewise, San Antonio has a population of 90,000 Spanish-Mexican-Americans, many of whose ancestors have lived here over two hundred years; it is desired to preserve their culture and traditions, and to always accord them the prestige and dignity to which they are justly entitled.

To this end of a living Community Center, "La Villita" shall have, maintain and operate, in several of the restored buildings, Arts and Crafts Shops in which under-privileged youth through the facilities of the NYA, the City of San Antonio and their successors, will be given work experience in the designing and making of ceramics, glass, tile pottery, sculpture; Wood-work - furniture, wood carving, puppets; the making of authentic reproductions of early Texan objects, furniture, etc.; Weaving-rugs, serapes, blankets, basketry; Leather work - bookbinding, saddlery; Metal work - wrought iron, decorative tin, jewelry; Fine Prints - woodcuts, etching, block prints, lithography.

All this will help in establishing a standard of fine design and workmanship both for the worker and the buyer, and to open the way to financial independence of those who pre-apprentice and produce here.

It is reasonable and proper to note, however, in this ordinance and resolution that the recent revival, or attempts at revival of arts and crafts have often proved failures in this country. This is because we Americans have refused to admit that we are in an age of machine mass production. Conscientious and romantic-minded ladies have rushed to the mountains of Tennessee to teach a handful of nill-billies how to spin and weave; graduates of Columbia, dressed in shorts and wearing Basque caps, have invaded Santa Fe to teach the Indian his tribal customs and just exactly how to sing, dance, and hammer silver as a happy Ex-Warrior should in all good conscience do.

Through it all the nill-billy and the Indian and the poor citizen wanted a regular job, and automobile, a home, medical care, electricity, clothing, education, groceries and the convenience of mass production. Such people have not been satisfied by the low living standard gained by production of "Arts and Crafts in which they had little interest, and which articles, often ugly perversions, useless, and of poor quality, and panned off on credulous and gaping tourists.

Therefore "Villita" shall not be amere center of wearers of quaint costumes who live detached lives, and do not understand the problems of the day. Indeed, modern life is on the other hand, production by machine, and on the other disposition of surplus time into study, re-creation, work one likes to do, and a way of life.

The objectives of "Villita" in this particular field shall therefore be two:

First: fostering the production of arts and crafts which are useful, true in design, of good quality and workmanship, and which can be sold at a profit; and

Second: the training of youth to fit into the modern complex life of a merciless machine age.

With such special objectives, "La Villita" may assist in solving the problem of mass production to meet ordinary utilitarian needs, and likewise that of a way of life, where there is beauty, happiness and culture.

VIII.

RENAISSANCE OF CULTURE OF THE GREAT SOUTHWEST

An important purpose shall be the study of the Great Southwest - roughly speaking, all of the land of the Republic of Texas, twice the size of the present state, - Oklahoma, Southern Colorado, New Mexico, Arizona, and Southern California. The history of the Southwest has been largely neglected; let there be a Renaissance of the culture of the Southwest with its center at "Villita". Indeed, historic "Villita" once restored will enable this and succeeding generations to visualize in their true setting the significant events and personages in early Texan and American history of the Southwest.

IX.

SOCIETIES' BUILDING - HISTORICAL LITERARY, SCIENTIFIC AND CONSERVATION

It is the purpose to establish in one of the restored houses a "Societies' Building." This building shall be for the convenience at reasonable rentals, of the various societies approved by the Mayor for all historical, literary, scientific and conservation purposes, being such organizations as the Villita Art Gallery, The Yanaguana Society, Conservation Society and others of a similar nature.

X.

BOLIVAR BUILDING - MUSEUM, LIBRARY FORUM, COMMUNITY CENTER

In the Bolivar Building, shall be established the Spanish-Mexican-Texan museum-library-forum-community center with hall, reading and study rooms, patio, pools, and gardens. It shall be the purpose of this place to aid in research, study - especially in visual education - for amusement and happiness, to the average citizen as well as the scholar. The City's Spanish archives shall be stored within, as well as any other Spanish writings; purpose being to preserve the early history of the City and Texas, and to have a repository of Spanish literature, old and new, both for its actual value and for the promotion of Inter-American Peace. There shall also be literature concerning Spain and Latin-America written in the English language. By the same token, included shall be the history and literature in English, of early Texas. These activities in the Bolivar Building shall also be:

a. An integral part of the Carnegie Library and a branch thereof, all in harmony with Section 66 of the Charter of the City of San Antonio and ordinances passed under this Section. This branch library being hereby blanketed in as a part of the Carnegie Library. The Library Board is hereby directed to include this objective in the annual budget, making preparation for occupancy and the management and selection of books and literature at once.

b. A branch of the Witte Museum, having such pieces and exhibits as are suitable to "La Villita". The governing board of the Witte Museum is also directed to take and include this objective in their annual budget and by making preparation for occupancy and management, and the selection of proper museum pieces and art works.

c. A Tourist Information Center, or Travel Bureau, or "House of Hospitality" with proper facilities for comfort and complete information needed by tourists and travelers. In the discretion of the Mayor, this Tourist Center may be placed in another part of "La Villita".

CONCLUSION

A WAY OF LIFE: HUMAN BETTERMENT

All the foregoing having been enacted and declared, it is well to repeat that the center shall not and must not be a restoration and reconstruction of the dead past, and a ghost village for the mincing walk and dusty ways of scholars, but likewise for the average living citizen. Even a jitter-bug has the same constitutional right of life and liberty as the scholar who is crammed with knowledge and will not disgorge it. Moreover, there are more jitter-bugs than scholars.

ABOVE ALL, THIS PROJECT WILL BE FOR HUMAN
GOOD, FOR LETTING PEOPLE LEARN HOW TO MAKE
A LIVING, TO HAVE A WAY OF LIFE: FOR CONSTI-
TUTIONAL DEMOCRACY, PEACE AND FREEDOM.

and further, that the physical scope of the area shall be increased as time goes on; that included also shall be expanding activities in human betterment, such as health education, social welfare, and the progress of the times.

By motion previously adopted, The Villita Committee, its members being the joint authors of this DECLARATION, RESOLUTION AND ORDINANCE, have been authorized by the City Commission to affix their names to this original document, as of special honor, and that in the future their names shall not be forgotten:

R. W. Mickler
Executive Director

Fenner Roth
N. Y. A. District Administrator

O'Neill Ford
Project Architect

Col. M. L. Crimmins
Research Agent

Hamilton Magruder
Manager for the City

J. Blanding Sloan
Arts & Crafts

Atlee B. Ayres
Consulting Architect

Dahl Dewees
Consulting Architect

George Johnson
N. Y. A. Architect

James T. Perry
N. Y. A. Structural Engineer

E. M. Todd
Project Supervisor

J. C. Norby
Project Supervisor

Thos. Coghill
City Engineer

Wm. B. Blanchet
Legal Advisor

Stewart King
Trees, Shrubs, Flowers, Vegetables

E. J. Altgelt
Land Agent
Mrs. Mildred Taylor Sloan
Journalist

Maury Maverick

Floyd McGown

Due to the high opinion the Commissioners, with the Mayor, have of this project, all officials, Mayor and Commissioners, hereunto attached their names, desiring also to share in the honor of establishing this great project.

PASSED AND APPROVED this 12th day of October, 1939, in the two hundred and seventeenth year of original "La Villita", and in the first year of its re-creation.

/s/ Maury Maverick
M A Y O R

/s/ C. Ray Davis
Commissioner of Taxation

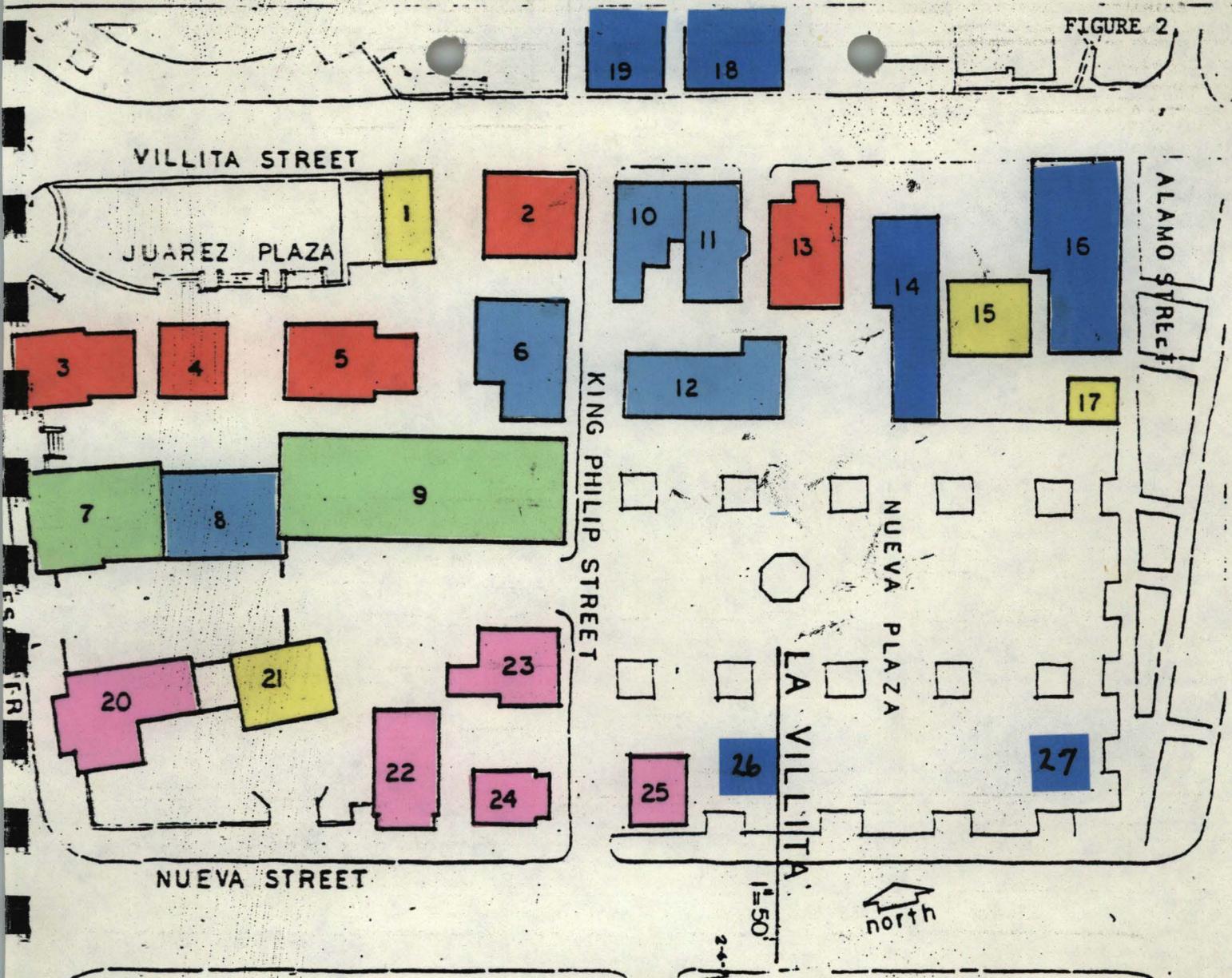
/s/ Henry F. Hein
Commissioner of Sanitation,
Parks, and Public Property

/s/ Louis W. Lipscomb
Commissioner of Fire and
Police

/s/ Paul E. Steffler
Commissioner of Streets
and Public Improvements

ATTEST/s/ J. J. Patterson
City Clerk

FIGURE 2



AVAILABILITY FOR LESSEE OCCUPANCY

- | | |
|---|--|
| Within 60 days - 0 mos. construction | January '82 - 3 mos. construction |
| October '81 - 3 mos. construction | February '82 - 4 mos. construction |
| | April '82 - 6 mos. construction |

- Building #1. Office
- Building #2. 420 Villita
- Building #3. Canada House
- Building #4. Caxias House
- Building #5. San Martin House
- Building #6. Kitchen
- Building #7. Guadalupe House
- Building #8. Weaving Building
- Building #9. Boliyar Hall
- Building #10. 502 Villita
- Building #11. 504 Villita
- Building #12. 506 Villita

- Building #13. La Villita Church
- Building #14. Florian House
- Building #15. La Casita
- Building #16. McAllister Building
- Building #17. Barber Shop
- Building #18. Cos House
- Building #19. Arneson Theatre
- Building #20. Victorian House
- Building #21. Brick Building
- Building #22. Frame Residence
- Building #23. 102 King Philip
- Building #24. 104 King Philip
- Building #25. Palisado House

To: La Villita Tenants' Association:

We the undersigned commit ourselves to the following and are to be held accountable for the items spoken to:

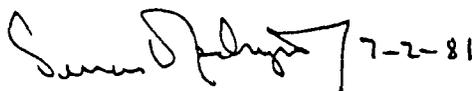
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Ronald R. Darner
Director
Parks and Recreation



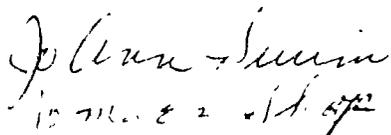
Claire Regnier
Chairperson
Centro 21 Task Force



Severo Rodriguez
President
La Villita Tenants' Association



Anne C. Brown
Executive Director
Centro 21 Task Force



Glenn Durbin
15 m. & 2 st. off

Mora Nelson

J.W. Hawthrey

Betty Fitzgerald

Alain Messing

Rebekah Jackson

James & Doris



Neva Ellis - C.W.

Jani Schering

Bill Schering

Lawrence Williams

Luann Cohen

LAVILLITA

39.

ITEM NO. _____

MEETING OF THE CITY COUNCIL

DATE: JUL 9 1981

MOTION BY: Thompson

SECONDED BY: Webb

ORD. NO. _____

ZONING CASE _____

RESOL. 81-37-66

PETITION _____

In Amended

COUNCIL MEMBER	ROLL CALL	AYE	NAY
MARIA A. BERRIOZABAL PLACE 1		✓	
JOE WEBB PLACE 2		absent	
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4		✓	
BERNARDO EURESTE PLACE 5		✓	
BOB THOMPSON PLACE 6		✓	
JOE ALDERETE, JR. PLACE 7		✓	
GENE CANAVAN PLACE 8		absent	
VAN ARCHER PLACE 9		✓	
JAMES C. HASSLOCHER PLACE 10		✓	
HENRY G. CISNEROS PLACE 11 (MAYOR)		absent	

La Villita Gen. Contracts

81-37

#1

AVIATION	
BUDGET & RESEARCH	1
BUILDING INSPECTIONS	
CITY WATER BOARD	
CITIZEN ACTION & PUBLIC INFORMATION	
COMMERCIAL RECORDER	
CONVENTION & VISITORS BUREAU	
CONVENTION FACILITIES	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	
CONTROLLER	
TREASURY DIVISION	
GRANT SECTION	
INTERNAL AUDIT	
RISK MANAGEMENT	
FIRE CHIEF	
HEMISFAIR PLAZA	
HUMAN RESOURCES & SERVICES	
LEGAL-CITY ATTORNEY	
LIBRARY DIRECTOR	
MARKET SQUARE	
METROPOLITAN HEALTH DISTRICT	
MUNICIPAL COURTS	
PARKS & RECREATION	1
PERSONNEL DIRECTOR	2
PLANNING	
POLICE CHIEF	
PUBLIC UTILITIES SUPERVISOR	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIVISION	
WASTEWATER ENGINEERING	
RIGHT-OF-WAY & LAND ACQUISITION	
TRAFFIC ENGINEERING DIVISION	
PURCHASING	
ZONING ADMINISTRATION	

AVIATION
 BUDGET & RESEARCH
 BUILDING INSPECTIONS
 CITY WATER BOARD
 CITIZEN ACTION & PUBLIC INFORMATION
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 ECONOMIC & EMPLOYMENT DEVELOPMENT
 EQUAL EMPLOYMENT OPPORTUNITY
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 ENGINEERING DIVISION
 WASTEWATER ENGINEERING
 RIGHT-OF-WAY & LAND ACQUISITION
 TRAFFIC ENGINEERING DIVISION
 PURCHASING
 ZONING ADMINISTRATION

Amendment

ITEM NO. 39.
 MEETING OF THE CITY COUNCIL DATE: 7-9-81
 MOTION BY: Berrizabal SECONDED BY: Alderete
 ORD. NO. _____ ZONING CASE _____
 RESOL. _____ PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
MARIA A. BERRIOZABAL PLACE 1		✓	
JOE WEBB PLACE 2		absent	
HELEN DUTMER PLACE 3		✓	
FRANK D. WING PLACE 4		✓	
BERNARDO EURESTE PLACE 5		✓	
BOB THOMPSON PLACE 6		✓	
JOE ALDERETE, JR. PLACE 7		✓	
GENE CANAVAN PLACE 8		absent	
VAN ARCHER PLACE 9		✓	
JAMES C. HASSLOCHER PLACE 10		✓	
HENRY G. CISNEROS PLACE 11 (MAYOR)		absent	

*On those motions where there are
 'agreements' - that consent agreements
 take precedence.*

CITY OF SAN ANTONIO

26-01-01
303255

Interdepartment Correspondence Sheet

AGENDA ITEM NO. 39

TO: City Council

FROM: Ronald R. Darner, Director, Department of Parks and Recreation

COPIES TO: _____

SUBJECT: La Villita Policy Statement and Memorandum of Commitment to Tenants' Association

Date July 7, 1981

SUMMARY: This resolution adopts guidelines for development and use of La Villita and expresses commitment to the principles outlined in a memorandum to La Villita Tenants' Association.

BACKGROUND INFORMATION: Pursuant to Council's direction expressed at "B" Session during the evening of July 2, 1981, this resolution formalizes La Villita development policy guidelines and endorses the principles included in a 7 point memorandum to La Villita Tenants' Association; said memo having been signed by the Director of Parks and Recreation, the Centro 21 Task Force Chairperson, the Centro 21 Task Force Executive Director and the President of the La Villita Tenants' Association (copy attached).

Implementation of the policy and related memo will begin immediately. I will personally meet with each tenant, discuss their individual situations and help in every way possible to mitigate the impact of upcoming construction.

Proposals from current tenants interested in remaining in La Villita will also be requested immediately. Multiple occupancy, reoccupancy of renovated buildings as they are completed and other help in readjusting will be provided.

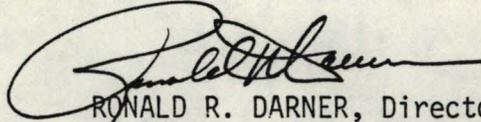
Tenants will be involved in all aspects of planning and operation and a committee will be formed in the immediate future to establish criteria for the nature and type of arts and crafts to be brought, kept and marketed in La Villita.

Inquiries are also underway to obtain proposals for a marketing/rent valuation study to determine proper rental rates and contract terms. Recommendations on this subject will be made to Council within the next two weeks.

La Villita Policy Statement and Memorandum of Commitment to Tenants' Association

July 2, 1981

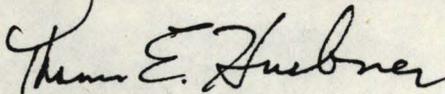
CONCLUSION AND RECOMMENDATION: The policy and the 7 point memo to the Association provide a framework for La Villita development and provide reasonable assurances to current tenants. We recommend their adoption.



RONALD R. DARNER, Director
Department of Parks and Recreation

RRD:dmd

Recommendation Approved:



THOMAS E. HUEBNER
City Manager