

AN ORDINANCE 58813

AMENDING A LEASE AGREEMENT WITH DAVID EDMUNDS FOR USE OF CITY-OWNED PROPERTY IN LA VILLITA.

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

SECTION 1. That lease agreement between the City of San Antonio and David Edmunds for use of building space in La Villita as authorized by Ordinance 55326, May 13, 1982, is hereby amended as follows:

a. Introduction section: Change to read:

"This lease, made this 14th day of May, 1982, by and between the CITY OF SAN ANTONIO (hereinafter called "City"), acting by and through its City Manager pursuant to Ordinance 55326, dated May 13, 1982, and David Edmunds and Cleo Edmunds, (hereinafter called "Tenant"), WITNESSETH:"

b. Paragraph 1.1:

- 1. Change 115 King Phillip to read "108 King Phillip"
2. Change 2757 square feet to read "3132 square feet"

c. Paragraph 2.1: Add the following words to the sentence which describes uses of the leased premises:

"... of a "Starving Artist" Gallery and Tea Room featuring non-alcoholic beverages."

d. Paragraph 5.1: Change to read as follows:

"In consideration of this lease, Tenant agrees to pay the City at the Office of the Manager of La Villita as monthly rental the sum of \$1,104.62, said sum being based on the following:

- A) Building 13 (Church) - \$100 per month
B) Building 12, Second Floor - \$374.40 (1,497.6 square feet at \$.25/foot)
C) Building 12 - \$250.30 (the east 1,001.2 square feet of the First Floor at \$.25/foot)
D. Building 12 - \$379.92 (the west 633.2 square feet of the First Floor at \$.60/foot)

e. Paragraph 5.2:

- 1. Change \$513.55 to read "\$569.80"
2. Change \$275.70 to read "\$313.20"
3. Change \$28.38 to read "\$25.32"

SECTION 2. All other terms and conditions of hereinbefore cited leased agreement remain unchanged and in full force and effect.

PASSED and APPROVED this 31st day of May, 1984.

Henry Cisneros
MAYOR

ATTEST: Norma S. Rodriguez
City Clerk

APPROVED AS TO FORM:
City Attorney

84-24

ACCEPTED and AGREED to in all things this day of 1984.
David Edmunds
Cleo Edmunds

AVIATION	
BUDGET & RESEARCH	1
BUILDING INSPECTIONS	
BUILDING INSPECTIONS-HOUSE NUMBERING	
CITY WATER BOARD	
COMMERCIAL RECORDER	
CONVENTION & VISITORS BUREAU	
CONVENTION FACILITIES	
ECONOMIC & EMPLOYMENT DEVELOPMENT	
EQUAL EMPLOYMENT OPPORTUNITY	
FINANCE DIRECTOR	
ASSESSOR	
CONTROLLER	1
TREASURY DIVISION	1
GRANTS SECTION	
INTERNAL AUDIT	
RISK MANAGEMENT	1
FIRE CHIEF	
HEMISFAIR PLAZA	
HUMAN RESOURCES & SERVICES	
INFORMATION RESOURCES	
LEGAL-CITY ATTORNEY	
LIBRARY DIRECTOR	
MARKET SQUARE	
METROPOLITAN HEALTH DISTRICT	
MUNICIPAL COURTS	
PARKS & RECREATION	1
PERSONNEL DIRECTOR	
PLANNING	
POLICE CHIEF	
PUBLIC UTILITIES	
PUBLIC WORKS DIRECTOR	
ENGINEERING DIVISION	
ENGINEERING DIVISION-CENTRAL MAPPING	
WASTEWATER ENGINEERING	
REAL ESTATE DIVISION	1
TRAFFIC ENGINEERING DIVISION	
PURCHASING	
ZONING ADMINISTRATION	

ITEM NO. 17
 DATE: MAY 31 1984

MEETING OF THE CITY COUNCIL
 MOTION BY: _____ SECONDED BY: _____
 ORD. NO. 58813 ZONING CASE _____
 RESOL. _____ PETITION _____

	ROLL CALL	AYES	NAYS
MARIA A. BERRIOZABAL PLACE 1			
JOE WEBB PLACE 2			
HELEN DUTMER PLACE 3			
FRANK D. WING PLACE 4			
BERNARDO EURESTE PLACE 5			
BOB THOMPSON PLACE 6			
JOE ALDERETE, JR. PLACE 7			
G.E. "ED" HARRINGTON PLACE 8			
VAN ARCHER PLACE 9			
JAMES C. HASSLOCHER PLACE 10			
HENRY G. CISNEROS PLACE 11 (MAYOR)			

AMENDS ORD. NO. 55326
(5-13-82)

84-24

(LA VIVITA FILES)

COMMITTEE AGENDA

Interdepartment Correspondence Sheet

26-01-01
303255

AGENDA ITEM NO. 17

TO: City Council

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

COPIES TO: File

SUBJECT: AMENDMENTS TO LITTLE CHURCH OF LA VILLITA LEASE AGREEMENT

Date May 18, 1984

SUMMARY AND RECOMMENDATION:

This ordinance amends the Little Church of La Villita lease (originally authorized by Ordinance 55326, May 13, 1982) as follows: (1) Cleo Edmunds is added as Co-Lessee. Original agreement was in Rev. Edmunds' name only; (2) corrects location address; (3) amends premises use by adding sale of non-alcoholic beverages; (4) makes corrections to amount of square footage of space leased and corrects rental payments accordingly; (5) adjusts the amounts reserved for utilities, interior maintenance and promotion to be consistent with the amended rent payments; and (6) adjusts interior improvements buy-back allowance to be consistent with the corrected square footage leased.

Amendment No. (1) is made at Lessee's request. Amendments (2) through (6) reflect adjustments to the amount of leased space which came to light subsequent to original approval of the lease. Said adjustments are made with the complete concurrence of the Lessees.

I recommend approval of this ordinance.

POLICY ANALYSIS:

Above cited amendments do not change the substance or the basic terms and conditions of the basic lease. That basic lease is consistent with Ordinance 54853, January 28, 1982, which established La Villita building rent policy and rates and which directed special negotiation of rental rates for the Little Church of La Villita.

May 18, 1984

FISCAL DATA:

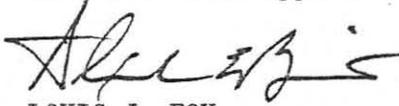
Prior to these amendments, Lessee's monthly rent was \$1,037.50 (\$100/month for the Church, all of which is dedicated for utilities; \$.60/foot/month for Starving Artist Gallery space; and \$.25/foot/month for space used for services to the poor). From the \$1,037.50 a buy-back allowance of \$197.11/month for interior improvements was dedicated for a net monthly rent of \$840.39. New rent will be \$1,104 per month less buy-back allowance of \$175.88 for net monthly rent of \$928.72.

Of this \$928.72 monthly rent, \$569.80 is dedicated for utilities; \$313.20 for exterior maintenance; and \$25.32 for promotion. (Promotion reserve applies only to rent paid on the "Starving Artist" gallery.)

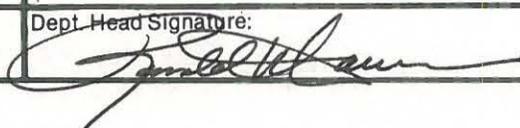


RONALD R. DARNER, Director
Department of Parks and Recreation

Recommendation Approved:

for 
LOUIS J. FOX
City Manager

DO NOT TYPE IN THIS SPACE		CITY OF SAN ANTONIO Request For Ordinance/Resolution	For CMO use only		
Approval			RECEIVED CITY MANAGER'S OFFICE '84 MAY 21 9:57	Date Considered	Individual <input type="checkbox"/>
Finance	Budget			Consent	
Legal	Coordinator			Item No.	
		Ord. No.			

Date: May 18, 1984	Department: Parks and Recreation	Contact Person/Phone # Ed Baca 8480
Date Council Consideration Requested: May 31, 1984	Deadline for Action: Lease needs to be updated	Dept. Head Signature: 

SUMMARY OF ORDINANCE

This ordinance amends the Little Church of La Villita lease (originally authorized by Ordinance 55326, May 13, 1982) as follows: (1) Cleo Edmunds is added as Co-Lessee. Original agreement was in Rev. Edmunds' name only; (2) corrects location address; (3) amends premises use by adding sale of non-alcoholic beverages; (4) makes corrections to amount of square footage of space leased and corrects rental payments accordingly; (5) adjusts the amounts reserved for utilities, interior maintenance and promotion to be consistent with the amended rent payments; and (6) adjusts interior improvements buy-back allowance to be consistent with the corrected square footage leased.

Amendment No. (1) is made at Lessee's request. Amendments (2) through (6) reflect adjustments to the amount of leased space which came to light subsequent to original approval of the lease. Said adjustments are made with the complete concurrence of the Lessees.

I recommend approval of this ordinance.

Council Memorandum Must Be Attached To Original

Other Depts., Boards, Committees Involved (please specify):

None

Contract signed by other party

Yes No

FISCAL DATA (If Applicable)

Fund No. _____ Amt. Expended _____

Activity No. _____ SID No. _____

Index Code _____ Project No. _____

Object Code _____

Comments: Prior to these amendments, Lessee was paying \$1,037.50 per month rent less \$197.11 buy-back allowance for net of \$840.39/month. New rent will be \$1,104.60 less \$175.88 buy-back for net of \$928.72; of this latter figure, \$908.32 is dedicated as follows: \$569.80 for utilities; \$313.20 for exterior maintenance; and \$25.32 promotion.

Budgetary Implications

Non-applicable

Funds/Staffing Budgeted Yes No

Positions Currently Authorized

Impact on future O & M _____

If positions added, specify class and no.

Coordinator — White
 Legal — Green
 Budget — Canary
 Finance — Pink
 Originator — Gold