

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A LEASE AGREEMENT WITH 3-NATIONS BREWING, LLC. FOR THE USE OF CITY OWNED REAL PROPERTY AT 1003 WEST MAIN STREET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Carrollton, Texas (“City Council”), has directed staff to pursue a tenant for 1003 West Main Street in the City of Carrollton, Texas (“City”); and

WHEREAS, the lease of the approximately 1,000 square feet suite for corporate administrative office use is beneficial to the City and the economic development of Downtown Carrollton; and

WHEREAS, the City has agreed to a 24-month, triple-net lease term with 3-Nations Brewing, LLC. (“Company”); and

WHEREAS, the Company has agreed to pay a lease rent rate for the two (2) years and to pay the lease rate of \$300.00 per month; and

WHEREAS, the Company has agreed to pay for all the interior remodeling and repairs to the lease space; and

WHEREAS, on March 19, 2020, the City Council’s Transit-Oriented Development Committee reviewed terms of the lease agreement between Company and the City and found them to be of benefit to the City; and

WHEREAS, upon full review and consideration of the terms of the lease, and all matters attendant and related thereto, the City Council is of the opinion that the terms and conditions thereof should be approved, and that the City Manager shall be authorized to execute an agreement with Company on behalf of the City of Carrollton;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CARROLLTON, TEXAS, THAT:

Section 1

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Resolution as if copied in their entirety.

Section 2

The City Manager is hereby authorized to negotiate and execute a lease agreement and all other documents in connection therewith on behalf of the City of Carrollton, substantially according to the terms and conditions set forth in this Resolution.

Section 3

This Resolution shall take effect upon passage.

PASSED AND APPROVED ON APRIL 21, 2020.

CITY OF CARROLLTON, TEXAS

Kevin W. Falconer, Mayor

ATTEST:

Laurie Wilson, City Secretary

APPROVED AS TO FORM:

Meredith A. Ladd
City Attorney

APPROVED AS TO CONTENT:

Ravi Shah
Director of Development Services