

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE WITH FARMERS BRANCH COMMUNITY THEATRE, INC. D/B/A FIREHOUSE THEATRE FOR THE USE OF CITY-OWNED PROPERTY LOCATED AT 1003 WEST MAIN STREET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Carrollton, Texas (“City”) owns the property located at 1003 West Main Street in the City of Carrollton, Texas (“Property”), and as further described in Exhibit “A,” attached hereto by reference for all purposes; and

WHEREAS, the City made significant investments in the Property to make one suite a suitable private office and restroom facility space; the other suite of the Property is currently vacant, and the City has actively marketed the Property; and

WHEREAS, City desires to enter into a lease with Farmers Branch Community Theatre, Inc. (“Tenant”) for approximately 2,550 square feet of the Property (“Lease”) to operate as a Firehouse Theatre; and

WHEREAS, the City and Tenant are agreeable to the following terms: a lease rate of \$16.52/sq ft, an initial three (3) year term with one three (3) year extension at seventy five percent (75%) of the prevailing market rate, no Tenant Improvement (“TI”) allowance, at least \$3,510.50 in prepaid rent due at lease execution, operating expenses provided by City in the form of electricity, water, and trash expenses, City will provide improvements to the vacant suite including HVAC system, paint, electrical, basic lighting, one (1) man door with keypad lock and assistance with the cost of neon nostalgic exterior signage; and

WHEREAS, the Tenant will provide a leaseback to the City to use the current restrooms facilities, as further described in Exhibit “B,” attached hereto by reference for all purposes, at no cost for up to twelve (12) special events every year, where the City would provide a staff or volunteer to monitor the facilities during each event and janitorial services at the conclusion of each event; and

WHEREAS, the Tenant plans to make significant investments in the building, which will stay with the building in perpetuity; and

WHEREAS, Tenant may terminate the Lease at any time without penalty, if and only if the Tenant relocates their entire operations 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 Tenant 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 execute a Lease 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 JULY 2, 2024.

CITY OF CARROLLTON, TEXAS

Steve Babick, Mayor

ATTEST:

Chloe Sawatzky, City Secretary

APPROVED AS TO FORM:

Meredith A. Ladd
City Attorney

APPROVED AS TO CONTENT:

Josh Giles
Development Program Manager

Ravi Shah
Director of Development Services

Exhibit A

Location Map

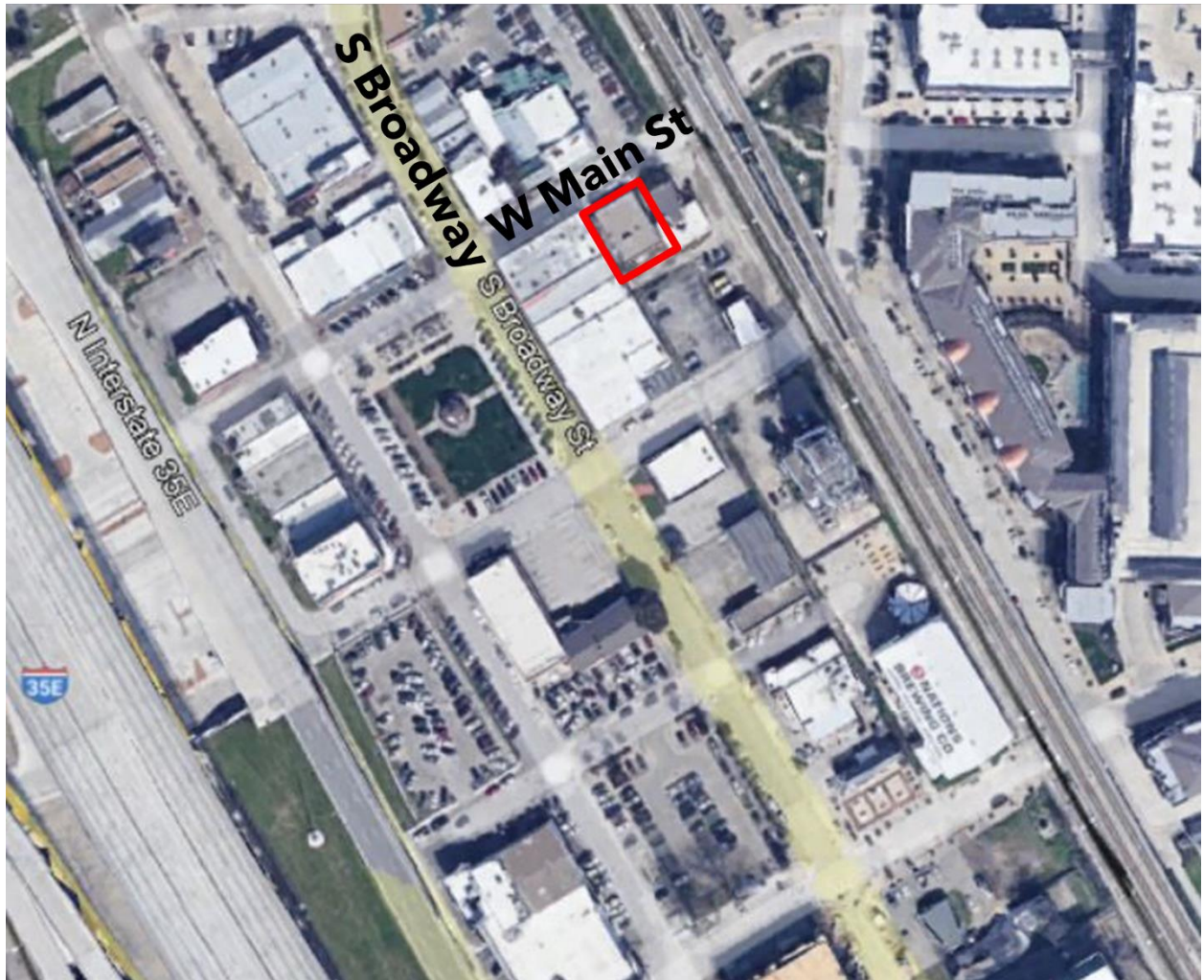


Exhibit B

Restroom Facilities

