

April 23, 2025

WHEREAS, on April 24, 2023, the City of Dallas ("City") entered into a five-year lease of restaurant space in the terminal building at Dallas Executive Airport with Creative Bar Concepts, LLC ("CBC"), with two five-year renewal options, for approximately 2,533 square feet of restaurant space, 855 square feet of outdoor dining area space, and 860 square feet of loading area space, as authorized by Resolution No. 23-0438, adopted April 12, 2023; and

WHEREAS, the City and CBC now desire to terminate the lease by entering into a mutual lease termination agreement; and

WHEREAS, pursuant to the lease, the City agreed to reimburse CBC up to \$200,000.00 for the initial purchase and installation of furniture and equipment for the restaurant space, and to date, the City has reimbursed CBC \$95,317.58 for purchase and installation; and

WHEREAS, the City will retain ownership of all furniture and equipment for which it reimbursed CBC, and no further reimbursements will be made; and

WHEREAS, as part of the early termination of the lease, the City will waive rent owed by CBC in the amount of \$3,125.00 for the period from December 1, 2024 (the date CBC vacated the premises), to April 23, 2025 (the intended effective date of the mutual lease termination); and

WHEREAS, as a result of the early termination of the lease, the City will additionally forego an estimated \$154,212.00 of future rent revenue from CBC.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to execute a mutual termination of lease agreement between the City of Dallas and Creative Bar Concepts, LLC, approved as to form by the City Attorney, to terminate the lease of restaurant space at Dallas Executive Airport, with an estimated revenue foregone of \$157,337.00.

SECTION 2. That the mutual termination of lease agreement is designated as Contract No. AVI-2025-00027513.

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.