

April 12, 2023

WHEREAS, the City of Dallas owns and operates an airport in the City of Dallas, Dallas County, Texas, known as Dallas Executive Airport (the "Airport"); and

WHEREAS, Creative Bar Concepts, LLC ("CBC") responded to a Solicitation for Lease of Restaurant Space at the Airport; and

WHEREAS, CBC's submittal for the lease of the restaurant space was determined to be in the best interest of the City; and

WHEREAS, the City now desires to enter a five-year lease with CBC to operate a full-service restaurant in the Airport terminal building and reimburse CBC for the initial costs associated with purchasing and installing equipment and furniture.

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 Lease of Restaurant Space and Facilities in the Terminal Building at Dallas Executive Airport ("Lease") between the City of Dallas and Creative Bar Concepts, LLC, approved as to form by the City Attorney.

SECTION 2. That the terms and conditions of the Lease shall contain the following:

- a. CBC shall pay a minimum annual rent of \$7,500.00, payable in monthly installments of \$625.00, plus additional monthly rental based on the following percentage of gross receipts:
 - 1st year – 10%
 - 2nd year – 10%
 - 3rd year – 12%
 - 4th year – 13%
 - 5th year – 14%
- b. The Lease shall be for a primary term of five years with two five-year renewal options.
- c. The City shall reimburse CBC the costs associated with the initial purchase and installation of equipment and furniture in an amount not to exceed \$200,000.00

SECTION 3. That the Chief Financial Officer is hereby authorized to deposit all revenues received under the Lease to: Aviation Operating Fund, Fund 0130, Department AVI, Unit 7731, Revenue Code 7709.

April 12, 2023

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds payable to Creative Bar Concepts LLC and charge same in an amount not to exceed \$200,000.00 to Aviation Operating Fund, Fund 0130, Unit 7731, Object 3899, Vendor VC19558.

SECTION 5. That the Lease is designated as Contract No. AVI-2023-00021794.

SECTION 6. 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.