



Meeting Minutes

EDC and City Council Special Joint Workshop and Meeting

City of Clear Lake Shores City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 281-334-2799 or write to 1006 South Shore Drive, Clear Lake Shores, Texas 77565, at least 48 hours in advance of the meeting.

Tuesday, March 13, 2018

7:00 p.m.

Clubhouse - 931 Cedar

Present: Mayor Michael McNamara, Mayor Pro-Tem Amanda Fenwick, Councilman Bryan Hoerner, Councilwoman Jan Bailey, City Secretary Christy Stroup, Bldg. Official Kevin Harrell,

Absent: Councilwoman Christy Lyons

1. CALL TO ORDER & DETERMINATION OF QUORUM:

Mayor McNamara called meeting to order at 7:12 p.m.

2. Workshop:

Conduct a joint City Council and EDC workshop on a new lease agreement with Sidewalk Brands.

EDC President Ronnie Richards handed out a motion that included terms of a new lease agreement with Sidewalk Brands, LLC. (attached) Another handout has the drawings of the area and the estimated costs of the enhancements.

Further detail was reviewed with several members concerning the costs of the enhancements which includes electrical, refrigeration and landscape.

Councilman Hoerner spoke on the importance of having a kitchen that serves a few dishes and some of the downfalls of having only food trucks.

Charles Scoville, EDC Vice President, suggested on the \$1500.00 per month rental that we put in place a 7.5% percentage rent provision up to \$240,000.00 which means that the tenant would not pay any parentage rent until he reached \$240,000.00 and above that he would pay 7.5% of his savings.

Mr. Scoville also voiced that the establishment should serve beer and wine only because of the constraints with the TABC.

Mayor Pro-Tem Fenwick asked when does the public opinion come in to play with what happens on that Corner property? **Mayor McNamara** said that we need to move on this because it is not fair to the tenant to drag this out anymore.

The floor was opened to the residents:

Several different questions were asked by unidentified residents. Responses were given by some members (a lot of discussion at the same time – could not decipher wording).

Conclude Workshop: 8:37 pm

Opened into Joint meeting: 8:37 pm

cont'd 03/13/18 minutes

8. COUNCIL BUSINESS: Discussion and possible action may be taken on the following items:

a. Economics Development Corporation on new lease agreement with Sidewalk Brands

Vice President Charles Scoville made motion on lease agreement to stipulate a max building allowance of \$160,000.00 with inclusive \$60,000.00 devoted to immediate landscaping improvements and in addition to the \$1,500.00 per month base rent add a 7.5% percentage rent on a natural break point of \$240,000.00 per year which means the lessee pays no percentage rent up to \$240,000.00 the after that pays 7.5%.

Scott McDonald second the motion

MOTION PASSED

b. City Council on new lease agreement with Sidewalk Brands.

Councilman Hoerner made motion as stated by V.P. Charles Scoville with the EDC
Councilman Solmonsson second the motion

- 2 – yes – Councilman Hoerner and Councilman Solmonsson
- 2 – nays – Mayor Pro-Tem Fenwick and Councilwoman Bailey
- 1 – nay – Mayor McNamara

MOTION FAILED

7. ADJOURNMENT:

Mayor McNamara adjourned the meeting at 8:58 p.m.

3-20-18
Date Approved


Mayor Michael McNamara

Attest:


Christy Stroup, City Secretary

