



**AGENDA ACTION FORM**

**Consideration of a Resolution to Approve a Lease Agreement with John Hendricks and to Allow the Mayor to Sign all Documents Necessary and Proper as they Pertain to the Lease**

To: Board of Mayor and Aldermen  
From: Chris McCartt, City Manager *CM*

Action Form No.: AF-182-2024  
Work Session: July 15, 2024  
First Reading: N/A  
Final Adoption: July 16, 2024  
Staff Work By: Steven Bower  
Presentation By: Steven Bower

**Recommendation:**  
Approve the Resolution.

**Executive Summary:**  
The property located at 2000 Stonebrook Place has remained vacant for a number of years. John Hendricks has purchased the property and plans to make significant improvements to the property. In addition to the purchase of 2000 Stonebrook Place, Mr. Hendricks is asking the city to consider a lease for the 13.6 adjacent to this property. The property was originally donated to the City for flood control and wetlands mitigation purposes. Over the years, the property has been leased by a few entities with the same type of use.

The prospective tenant is proposing to open a Top Tracer Driving Range with 15 bays of computerized golf with an initial investment of \$100,000 and will employ 5-10 individuals. Mr. Hendricks also plans to reopen the adjacent minigolf course and employ an additional 5-10 individuals.

The tenant would be responsible for maintaining the property and would pay a monthly fee of \$100 dollars, or \$1,200 dollars per year. The term of this lease shall be for twelve months with the option to renew for a one year term for a maximum of four renewals following the initial term of the lease.

**Attachments:**  
1. Resolution

	<u>Y</u>	<u>N</u>	<u>O</u>
Cooper	—	—	—
Duncan	—	—	—
George	—	—	—
Montgomery	—	—	—
Olterman	—	—	—
Phillips	—	—	—
Shull	—	—	—