



## City of Needles, California Request for City Council Action

☒ CITY COUNCIL ☐ NPUA

☒ Regular ☐ Special

**Meeting Date:** September 9, 2025

**Title:** Resolution 2025-39 of the City Council of the City of Needles Approving a Lease between the City of Needles and 19<sup>th</sup> Hole Bar & Grill, LLC to Operate A Full-Service Restaurant in a City-Owned Facility at River's Edge Golf Course and Authorizing the City Manager to Sign Documents on Behalf of the City of Needles

**Background:** The City of Needles owns the River's Edge Golf Course, located at 144 Marina Drive. The golf course has a building/superstructure whereby a golf "pro" shop operates as well as a restaurant (with a license to sell alcohol). Since approximately 2020, Kristin Hoebel (née Baran) and her family have operated the restaurant facility under a lease they assumed from a previous operator (and with City of Needles consent).

In the five (5) years she has operated the restaurant, the menu/offerings have expanded and golfers, residents and visitors to the community and region have enjoyed having access to a full-service restaurant. While subject of a separate staff report and item on the City Council Agenda, staff is recommending substantial improvements to the kitchen/restaurant facility to comply with the County of San Bernardino Health Department. City staff have been working with Kristin Hoebel to structure a new lease agreement that provides the opportunity for the restaurant to operate into the future and justify the investment the City of Needles will be making (subject to City Council approval) into the facility.

Before the City Council is a new lease agreement between the City of Needles and 19<sup>th</sup> Hole Bar & Grill, LLC (a newly formed limited liability corporation (LLC) with Kristin Hoebel as the managing member). The lease would replace the current lease agreement that expires in early 2026. The new lease has the following basic deal points:

1. 10-Year Lease with a 5-Year (Lessee Option)
2. Years 1-5: Lease Amount: \$3,150 per month
3. Years 6-10: Lease Amount: \$3,500 per month
4. Years 11-15: Lease Amount: \$3,850 per month

The lessee is responsible for 70% of electric bills and 60% of water bills. Note that the facility is a shared facility with the golf course operations as well as bathrooms that are available to both golfers and patrons to the restaurant. The lessee will also be responsible for the cleaning of the restroom facilities attached to the building. The City of Needles would have to take action to approve any changes to the lease including amendments or assignment.

**Fiscal Impact:** The City of Needles would receive revenue from the lease amount(s) in the lease as previously described as well as payment of appropriate amounts from utility billings.

**Environmental Impact:** The building superstructure is already existing and therefore is exempt from any action or predetermined action under the California Environmental Quality Act (CEQA)

**Recommendation:** Adopt Resolution 2025-39 Approving the lease between the City of Needles and 19<sup>th</sup> Hole Bar & Grill, LLC and authorize the City Manager to sign documents associated with the lease on behalf of the City.

**Submitted By:** Patrick Martinez, City Manager

**City Manager Approval:** Patrick J. Martinez

**Date:** 9/4/2025

**Other Department Approval (when required):** \_\_\_\_\_

**Date:** \_\_\_\_\_