

RESOLUTION 2025-39

**APPROVING A LEASE BETWEEN THE CITY OF NEEDLES AND 19TH 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**

WHEREAS, the City operates a municipal golf course known as the River's Edge Golf Course located at 144 Marina Drive, Needles, California, hereinafter referred to as the "Golf Course".

WHEREAS, the City owns the building and land that the restaurant/bar business at said Golf Course referred to as the "19th Hole" that is currently operated by Kristin Hoebel (née Baran) and Scott Baran (collectively "Barans") under that certain RIVER'S EDGE SNACK BAR CONCESSION/LEASE dated September 17, 2014, as amended and assigned to the Barans ("Existing Lease");

WHEREAS, the 19th Hole operates from a modular building that also includes the separately owned and operated pro shop ("Pro Shop");

WHEREAS, the City Council at its regular meeting on August 12, 2025, did authorize and direct the City Manager to negotiate the terms of this Lease with Lessee which shall supersede and replace the Existing Lease;

WHEREAS, the Barans comprise all of the members of the Lessee. Upon the issuance of the certificate of occupancy by the City for the New Improvements as provided in 2025 River's Edge Restaurant/Bar Lease Agreement, the Existing Lease shall automatically terminate;

WHEREAS, the Lessee in the 2025 River's Edge Restaurant/Bar Lease will be between the City of Needles and 19th Hole Bar & Grill, LLC (an LLC formed by Kristin Hoebel (née Baran));

WHEREAS, the Lessee through the 19th Hole Bar & Grill, LLC with Kristin Hoebel (née Baran) as the operator of the 19th Hole Bar & Grill, LLC has the recognized ability and capacity to furnish restaurant services to the patrons of the 19th Hole, which would be of value to the City in the operation of the Golf Course.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City of Needles hereby approves the Lease Agreement between the City of Needles and the 19th Hole Bar & Grill, LLC.
2. The City of Needles authorizes the City Manager to make minor, non-substantial modifications to the Lease Agreement as appropriate and necessary.
3. The City of Needles authorizes the City Manager to sign/execute the Lease Agreement on behalf of the City of Needles.

PASSED, APPROVED, AND ADOPTED, at the regular meeting of the City Council this 9th day of September, 2025.

AYES:
NOES:
ABSENT:
ABSTAIN:

Janet Jernigan, Mayor

ATTEST:

Candace Clark, City Clerk

APPROVED AS TO FORM:

Lena Wade, Deputy City Attorney