

RESOLUTION NO: 25 - 2016

**RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION
TO AMEND
GARAGE PUB PARTNERS LEASE**

Comes now the City of Columbus Department of Redevelopment, more commonly known as the City of Columbus Redevelopment Commission, and for this Resolution, says as follows:

WHEREAS, Indiana Code §36-7-14-1 *et seq.* provides that a community may establish a Department of Redevelopment to be controlled by a Redevelopment Commission; and

WHEREAS, the City of Columbus, through its Common Council, did on August 19, 2003 create the City of Columbus Department of Redevelopment and the City of Columbus Redevelopment Commission (“Redevelopment Commission”) by way of Ordinance Number 25, 2003; and

WHEREAS, on June 6, 2011 Garage Pub Partners, LLC entered into a Sub-Lease Agreement with Columbus Downtown, Inc. for the parcel known as 308 4th Street, Columbus, Indiana; and

WHEREAS, on June 18, 2012 Columbus Downtown, Inc. assigned the SubLease to the City of Columbus Redevelopment Commission; and

WHEREAS, on March 21, 2014 the Redevelopment Commission and Garage Pub Partners, LLC entered into an *Amendment to Sublease Agreement* that changed the liability insurance limits for Garage Pub Partners, LLC; and

WHEREAS, on March 16, 2015 the Redevelopment Commission and Garage Pub Partners entered into an agreement entitled *Amendment II to Sublease Agreement*, this Amendment leased common area space to the Garage Pub upon which sat a walk-in freezer; and

WHEREAS, the Assignment and all Amendments were incorporated and made part of the 2011 lease; and

WHEREAS, the initial lease was a five (5) year term along with two (2) extensions of five (5) years each that contained an escalation of rent clause at five (5) percent of the prior terms monthly lease payments;

WHEREAS, the Garage Pub Partners have entered into their first lease extension as of June 6, 2016; and

WHEREAS, the management of the Garage Pub Partners needs to make certain repairs and changes to the equipment and operations and desires an additional extension period under the same terms and conditions as set forth in the June 2011 Sublease.

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Columbus Redevelopment Commission having heard a request from Garage Pub Partners, LLC now finds and concludes that:

- a. The Garage Pub & Grill Restaurant is a viable downtown business;**
- b. The Garage Pub & Grill is an anchor for the entertainment district;**
- c. It's owners and operators are actively engaged in the downtown activities and play a key role with other local businesses in developing, promoting and hosting downtown events and activities; and**
- d. The Garage Pub & Grill is and has been a good tenant of the Redevelopment Commission.**

2. That it is in the best interest of the City of Columbus, the downtown and the goals of the City, the Commons, and downtown entertainment to extend to Garage Pub Partners, LLC an extension to their lease of an additional five (5) year term commencing in June of 2026.

3. All terms and conditions of the original June 2011 SubLease Agreement, as amended, shall remain in full force and effect and said extension shall amend Section Nine of said lease.

4. The President of the Redevelopment Commission is authorized to execute Amendment III to Sublease Agreement by and between the Redevelopment Commission and Garage Pub Partners, LLC to add an extension of five (5) years to the June 2011 SubLease Agreement for an on behalf of the Commission.

Adopted this 19th day of September, 2016.

Sarah Cannon, President

John Dorenbusch, Vice-President

Donald Trapp, Secretary