

## **RESOLUTION NO. 2414**

### **A RESOLUTION APPROVING AND AUTHORIZING THE CITY MANAGER TO SIGN THE LEASE AGREEMENT WITH LARCH LLC FOR THE PROPERTY AT 1208 E. HISTORIC COLUMBIA RIVER HIGHWAY**

#### **THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:**

1. Larch LLC, and its owners Emily Cafazzo and Ryan Domingo, have extensive experience in operating a catering business and retail food sales. They wish to lease the City's property at 1208 E. Historic Columbia River Hwy. to move their existing catering business from Portland, and add sales of food and drink for on-site consumption, and "drive-in" options for food.
2. Because of the extensive clean up and repair that Larch will have to do to bring that building up to useful condition, the lease amount is \$600 per month, with limited increases yearly after the first two years, is reasonable. The first term of the lease is for five (5) years, and then one (1) year options for the Lessor up to a maximum of ten (10) years, total. The City will have the option after five (5) years to terminate the lease.
3. The property is zoned "Community Commercial" and has never been technically part of Glenn Otto Park. Since 1938 the property has primarily, when in use, been a commercial business open for retail sales of food, snacks, gasoline, etc.

#### **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE:**

Section 1. The Lease Agreement, in substantial conformity with Exhibit A of the Staff Report, is hereby approved.

Section 2. The City Manager is authorized to sign the Lease Agreement.

Section 3. This Resolution shall take effect upon adoption.

**YEA: 7**  
**NAYS: 0**  
**ABSTAINED: 0**

*Casey E Ryan*

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**Casey Ryan, Mayor**  
**Date: May 10, 2018**

*Sarah Skroch*

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**Sarah Skroch, City Recorder**  
**Adopted: May 8, 2018**