



Meeting Minutes Plaza Ten 06 Corporation

Plaza Ten 06 Corporation meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 281-334-2799 or write to 1006 South Shore Drive, Clear Lake Shores, Texas 77565, at least 48 hours in advance of the meeting.

Wednesday, February 19, 2020

6:00 p.m.

Clubhouse - 931 Cedar

Present for Plaza Ten 06 Corporation: Kurt Otten, Christy Lyons, Angie Terrell and Jan Bailey, City Administrator Brent Spier, Building Official Kevin Harrell and City Secretary Christy Stroup

Absent: Amanda Fenwick

1. CALL TO ORDER & DETERMINATION OF QUORUM:

Kurt Otten called meeting to order at 6:01 am.

2. BOARD BUSINESS – Discussion and possible action on the following items:

3. NEW BUSINESS: Possible action and approval on the following items:

- a. **Review and approve in accordance with Section 7 and 24 of the Lease Agreement between the City of Clear Lake Shores Plaza Ten 06 Corporation and Sidewalk Brands, LLC the proposed construction and improvements of or on the Leased Premises.**

Billy Flanagan, Rob Scherer and Sean ? were present and described the changes that they were wanting to implement for the building and property now called Okie's Yardhouse. They presented descriptive reports and drawings (attached) for the Board to review.

The changes include expansion and/or changes to the kitchen, walk-in coolers, storage area for O2 generator, patio area, installation of fire pits, installation of stage, installation of gas lines and other minor improvements.

Kurt Otten stated that they are requesting an overall approval on the items mentioned but not that it will be voted on today. It will need to go through EDC and City Council as well.

Discussion between all parties pertaining to all aspects of the improvements were stated and went over in detail.

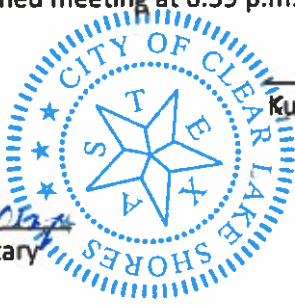
Kurt Otten made motion to accept all items as proposed by Sidewalk Brands, LLC and this package including the current items and future items to be approved to build out and at their costs and future items to be considered at future meetings and that the Plaza Ten will cover the costs of the primary CenterPoint gas service to the property.

Christy Lyons second the motion.

4. ADJOURNMENT:

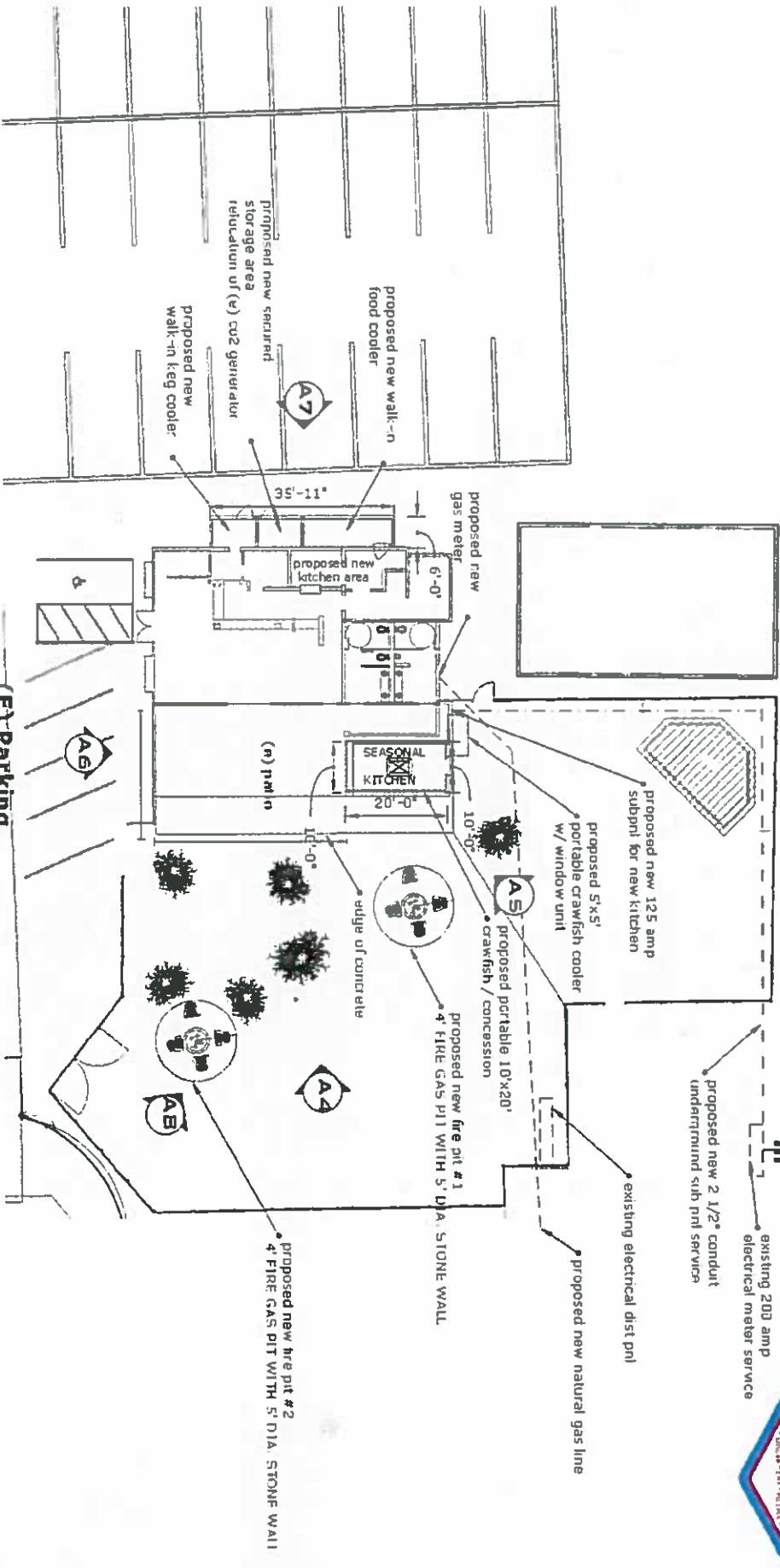
Kurt Otten adjourned meeting at 6:59 p.m.

5/5/20
Date Approved



Kurt Otten
Kurt Otten, President

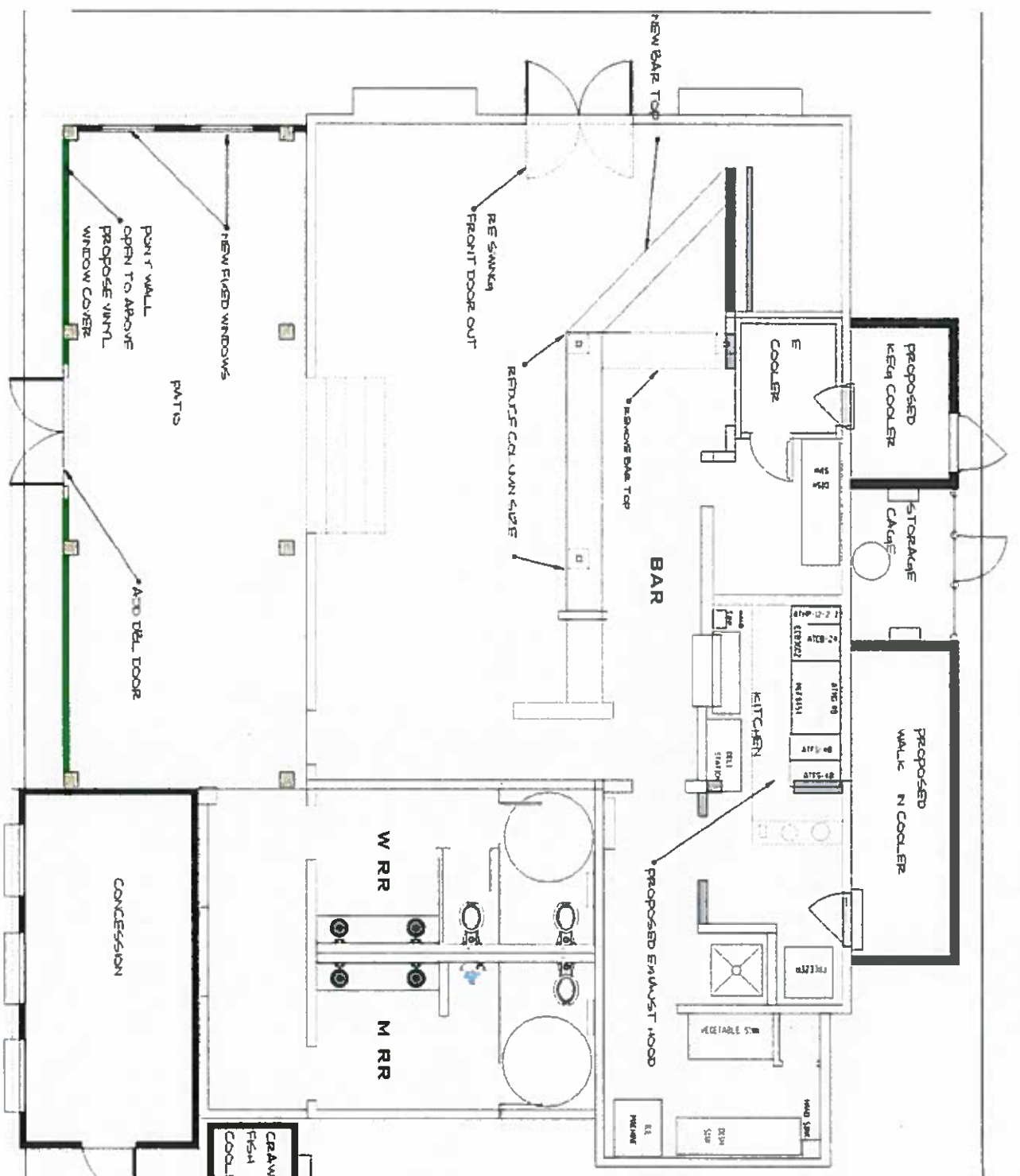
Attest:
Christy Stroup
Christy Stroup, City Secretary



FM 2094

COVER





- EXISTING WALLS
- NEW WALLS
- DEMO WALLS
- PONY WALL

NOTE: PROPOSED CONCESSION AND CRAWFISH COOLERS ARE 100% PORTABLE STRUCTURES NOT ATTACHED TO ANY EXISTING STRUCTURES

A2 PROPOSED OVERALL PLAN



- 7. PROPOSED NEW FIRE PITS WITH GAS LINE TRENCHING, MASONRY, FINISHES\$19,500 CAP IMPROVEMENT
- 8. ARTIFICIAL TURF INSTALLATION PROJECTED COST.....\$28,000 CAP IMPROVEMENT
- 9. EXTERIOR RE SIDING OF MAIN BUILDING DEMO VINYL AND REPLACE WITH HARDI OR EQUAL PAINT ENTIRE EXTERIOR\$34,500 CAP IMPROVEMENT

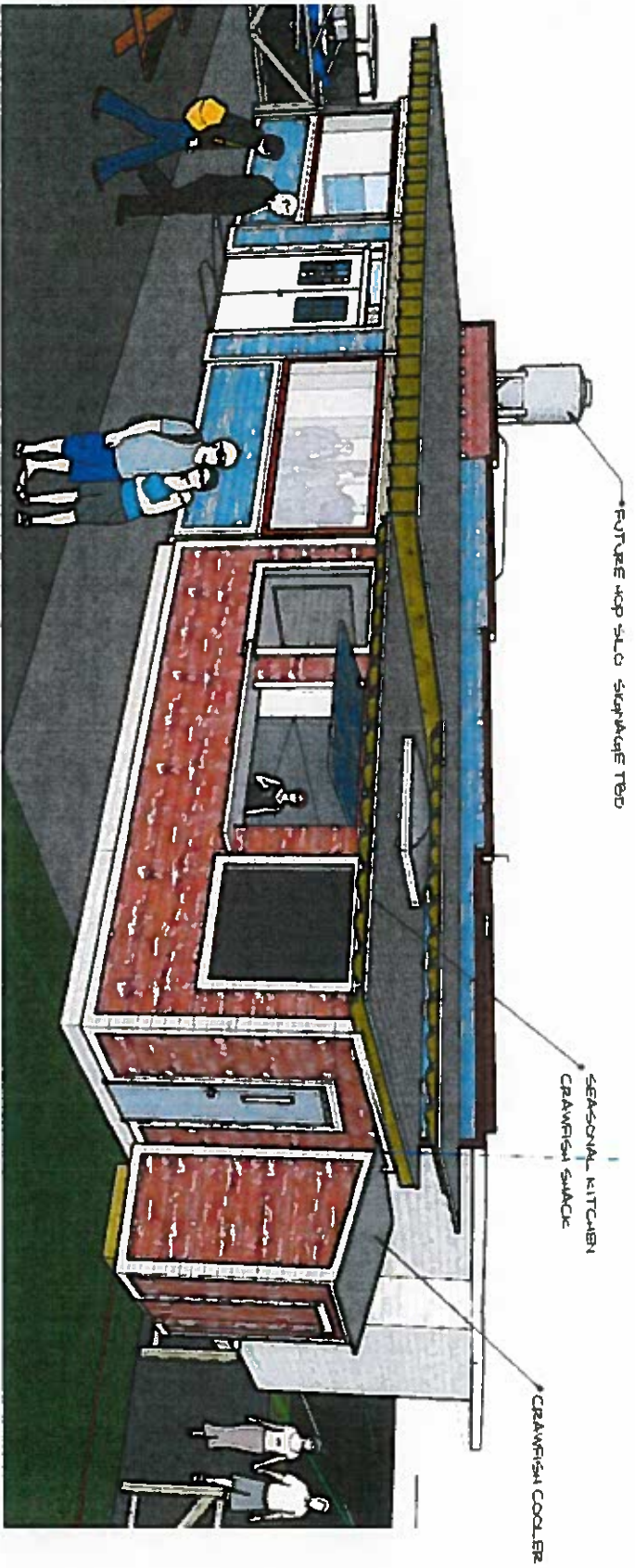
A3
 PROPOSED
 YARD PLAN
 W FIRE PITS



- 1. SEASONAL KITCHEN (OUT-BUILDING) AND CRAWFISH COOLER HUT
FULLY OUTFITTED COMMERCIAL KITCHEN AND EQUIPMENT
PROJECTED COST \$115,000
- 2. INCLUDE PATIO WITH WALLS AND VINYL WINDOW COVERINGS WITH
GAS HEATERS AND NEW SPLIT AC SYSTEM
PROJECTED COST..... \$34,500

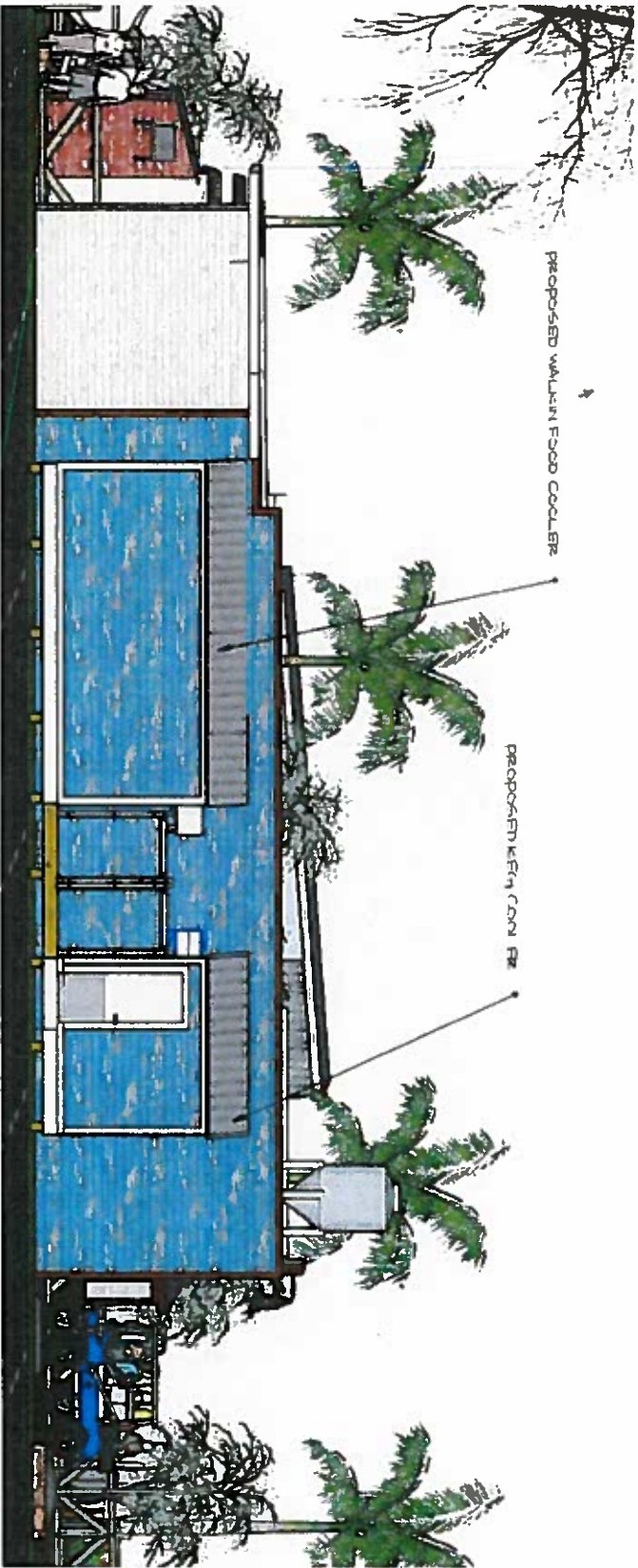
NON CAP IMPROVEMENTS
COVERED BY TENANT
\$ 149,500

A4
ENCLOSED PATIO
CONSTRUCTION





NEW PATIO WALL
SOME ENCLOSED
STREET FACINGS ONLY
TO HELP REDUCE TRAFFIC NOISE



- 3. SEASONAL AND FUTURE HOUSE KITCHEN WALKIN COOLERS
- & KEG STORAGE COOLERS / GATED STORAGE (ATTACHED STRUCTURE TO REAR)
- PROJECTED COST \$35,000

CAP IMPROVEMENT

A7

REAR COOLER VIEW



7. PROPOSED NEW FIRE PITS WITH GAS LINE TRENCHING, MASONRY, FINISHES \$19,500 CAP IMPROVEMENT



AB
PROPOSED
FIRE PITS



CURRENT ITEMS OF IMMEDIATE NEED TO INCORPORATE INTO THE OVERALL IMPROVEMENTS - FIRST PHASE

1. SEASONAL KITCHEN (OUT-BUILDING) AND CRAWFISH COOLER HUT FULLY OUTFITTED COMMERCIAL KITCHEN AND EQUIPMENT
PROJECTED COST \$115,000 NOT CAP IMPROVEMENT
2. INCLOSE PATIO WITH WALLS AND VINYL WINDOW COVERINGS WITH GAS HEATERS AND NEW SPLIT AC SYSTEM
PROJECTED COST..... \$34,500 NOT CAP IMPROVEMENT
3. SEASONAL AND FUTURE HOUSE KITCHEN WALKIN COOLERS & KEG STORAGE COOLERS / GATED STORAGE (ATTACHED STRUCTURE TO REAR)
PROJECTED COST \$35,000 CAP IMPROVEMENT
4. NEW KITCHEN BUILD OUT INCLUDES DEMO AND CONSTRUCTION TO INCLUDE 12' HOOD AND ANBUL SYSTEM PLUMBING, ELECTRICAL, MEP
PROJECTED COST \$85,000 CAP IMPROVEMENT
5. CENTERPOINT GAS METER SERVICE AND INSTAL
PROJECTED COST..... \$3,000 CAP IMPROVEMENT
6. RE ROUTE ELECTRICAL SERVICE TO MAIN BUILDING FROM YARD METER
PROJECTED COST \$7,400 CAP IMPROVEMENT

FUTURE ITEMS SEEKING APPROVAL: TIME LINE TRD

7. PROPOSED NEW FIRE FITS WITH GAS LINE TRENCHING, MASONRY, FINISHES\$19,500 CAP IMPROVEMENT
8. ARTIFICIAL TURF INSTALLATION
PROJECTED COST.....\$28,000 CAP IMPROVEMENT
9. EXTERIOR RE SIDING OF MAIN BUILDING DEMO VINYL AND REPLACE WITH HARDI OR EQUAL PAINT ENTIRE EXTERIOR
PROJECTED COST\$34,500 CAP IMPROVEMENT
10. AUDIO / VISUAL: ADDITION OF 12 FLAT SCREENS 7 EA OUTSIDE AREA AND 4 INSIDE BAR AREA. WITH NEW AMP AND SPEAKER SYSTEM
PROJECTED COST.....\$12,000 NOT CAP IMPROVEMENT
11. PROPOSED KITCHEN EQUIPMENT FOR HOUSE (INTERIOR) KITCHEN
PROJECTED COST.....\$30,000 NOT CAP IMPROVEMENT

SUMMARY IMMEDIATE NEED FIRST PHASE:

TOTAL NON CAP EXPENSES COVERED BY TENANT
\$149,000.00

TOTAL PROJECTED CAP IMPROVEMENTS TO LANDLORD PHASE 1
\$130,400.00

SUMMARY OF ITEMS TBD SEEKING APPROVAL:

TOTAL NON CAP EXPENSES COVERED BY TENANT
\$42,000.00

TOTAL PROJECTED CAP IMPROVEMENTS (LANDLORD)
\$82,000.00

A9 ESTIMATED COSTS