

November 9, 2021 – 1st Reading
December 2, 2021 – Presented for approval

1 **2021-48 (2nd READING): APPROVING THE EXECUTION AND DELIVERY BY**
2 **THE CITY OF MYRTLE BEACH, SOUTH CAROLINA, OF A LEASE BETWEEN**
3 **THE CITY, AS LESSOR, AND LE MANNA BREAD COMPANY, LLC, AS LESSEE,**
4 **WITH RESPECT TO BUILDING LOCATED AT 507 NINTH AVENUE NORTH IN**
5 **THE CITY OF MYRTLE BEACH.**

6 **Applicant/Purpose:** City of Myrtle Beach / to enter into a lease with Le Manna Bread Company
7 for 507 9th Ave., North

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9 **Brief:**

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- 11 • The City owns 507 9th Ave., North – a historic building
 - 12 • Le Manna Bread Company desires to lease the property
 - 13 • The tenant is leasing the property for a European style bakery and sandwich shop.
 - 14 • The tenant cannot sublease without the City's consent.
 - 15 • No changes since 1st reading.

16 **Issues:**

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- 18 • Prior to the Bakery occupying the building, the City shall:
 - 19 ○ Install HVAC duct work
 - 20 ○ Level existing floor
 - 21 ○ Run water lines to the restrooms
 - 22 ○ Install kitchen hood system, tenant will provide kitchen hood system
 - 23 ○ Install grease trap, tenant will provide grease trap

24 **Public Notification:** Normal meeting notification

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26 **Alternatives:** Deny the lease.

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28 **Financial Impact:**

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- 30 • The lease is for 5 yrs., (1.1.22 – 12.31.26)
 - 31 • Rental rates:
 - 32 ○ 3.22 – 5.22 = \$760/month
 - 33 ○ 6.22 – 12.22 = \$1,520/month
 - 34 ○ 1.23 – 12.23 = \$1,550/month
 - 35 ○ 1.24 - 12.24 = \$1,581/month
 - 36 ○ 1.25 – 12.25 = \$1,613/month
 - 37 ○ 1.26 – 12.26 = \$1,645/month

38 **Manager's Recommendation:**

- 39
- 40 • I recommend 1st reading (11/9/2021)
 - 41 • I recommend approval (12/2/2021)

42 **Attachment(s):** Proposed ordinance, lease agreement

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**CITY OF MYRTLE BEACH
COUNTY OF HORRY
STATE OF SOUTH CAROLINA**

APPROVING THE EXECUTION AND DELIVERY BY THE CITY OF MYRTLE BEACH, SOUTH CAROLINA, OF A LEASE BETWEEN THE CITY, AS LESSOR, AND LE MANNA BREAD COMPANY, LLC, AS LESSEE, WITH RESPECT TO BUILDING LOCATED AT 507 NINTH AVENUE NORTH IN THE CITY OF MYRTLE BEACH.

WHEREAS, the City of Myrtle Beach, South Carolina (the "City"), is an incorporated municipality located in Horry County, South Carolina, and has all powers granted to municipalities by the Constitution and general laws of this State; and

WHEREAS, Section 5-7-40 of the Code of Laws of South Carolina 1976, as amended, empowers all municipalities to own and possess real and personal property and such municipalities may lease any such property; and

WHEREAS, the City is the fee owner of certain historic buildings located on Ninth Avenue North including 507 Ninth Avenue, in the City of Myrtle Beach; and

WHEREAS, the City desires to enter into a Lease Agreement ("Lease") with LE MANNA BREAD COMPANY, LLC, for the purpose of leasing property located at 507 Ninth Avenue North; and

WHEREAS, it is in the best interest of the City to enter into the lease as it will further the City's program of downtown redevelopment as well as the goals of the Arts and Innovation District;

NOW, THEREFORE, IT IS ORDAINED that City Council does hereby approve the lease of 507 Ninth Avenue North to LE MANNA BREAD COMPANY, LLC pursuant to the Lease attached hereto as Exhibit A and incorporated herein by reference; and

The form, terms and provisions of the Lease, together with such changes as the officers of the City authorized to execute and deliver the Lease shall approve, are hereby approved. The City Manager and Assistant City Manager, or either one of them, acting alone, are hereby authorized and directed to execute, acknowledge and deliver, the Lease in the name of and on behalf of the City. The Lease is to be in substantially the form attached to this Ordinance as Exhibit A, with such changes as shall be approved by the City Manager or Assistant City Manager, or either one of them, acting alone, such person's or persons' execution and delivery thereof to constitute conclusive evidence of approval of any and all changes or revisions therein from the Lease now before this meeting.

The City Manager and the Assistant City Manager, for and on behalf of the City, are fully empowered and authorized to take such further action and to execute and deliver such additional documents as may be necessary to effect the execution and delivery of the Lease in accordance with the terms and conditions therein set forth, and the transactions contemplated hereby and thereby, and the action of such officers in executing and delivering any of such documents is

1 hereby fully authorized.
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3 The provisions of this Ordinance shall be effective upon its adoption.
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6 ENACTED by the City Council of the City of Myrtle Beach, South Carolina, this 2nd day of
7 December, 2021.
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10 BRENDA BETHUNE, MAYOR
11 ATTEST:
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14 JENNIFER ADKINS, CITY CLERK
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17 1st Reading: 11-9-2021
18 2nd Reading: 12-2-2021