

LEASE AGREEMENT WITH THOMPSON BREWING CO. LLC, FOR THE ARMORY AT FAIRMOUNT PARK

Parks, Recreation and Community Services Department

City Council

January 6, 2026

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COMMUNITY SUPPORT



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BACKGROUND

On February 14, 2025, the city received one proposal for the Adaptive Reuse & Long-term Leasing Opportunity at the Armory at Fairmount Park.

The proposed complex will feature

- Outdoor beer garden
- Indoor and outdoor event spaces for live music and art events
- Variety of food including take away and themed picnics



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CONCEPTS



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OVERALL CONCEPT



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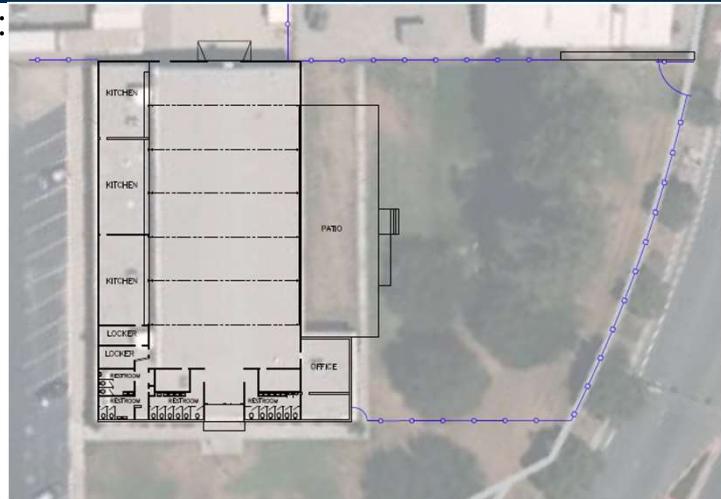
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CITY WILL COMPLETE BUILDING IMPROVEMENTS

With a \$2.5 million Federal Grant:

- Abatement
- Fire Sprinkler System
- Electrical upgrades
- HVAC upgrades
- Replace windows and doors
- Rough in kitchen
- New restrooms
- Repair floors, walls, and roof
- Patio with roll up doors
- ADA accessibility



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Tenant Improvements

Design, permitting, and installation of:

- Kitchen and brewery fixtures and equipment
- Electrical, plumbing, and other utilities
- Signage
- Decorating and furnishing for interior and exterior
- FF&E
- Security system



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RECOMMENDATIONS

That the City Council:

1. Approve the Lease Agreement with Thompson Brewing Co. LLC, for a five-year term with the option to extend for four additional five-year terms; and
2. Authorize the City Manager, or designee, to execute necessary documents for the Lease Agreement and future amendments with the Lessee, including making minor, non-substantive changes.



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