



Staff Report

TO: City Council

FROM: Kirk Pelsler, Economic Development Director
Joseph Cale, Management Analyst

DATE: October 21, 2025

SUBJECT: Consideration of an Exclusive Right to Negotiate Agreement with Landmark Coffee Roasters & Slice Society Pizza + Wine Bar for the Redevelopment of 105 West 6th Street

Description: Presentation of an executed non-binding Exclusive Right to Negotiate Agreement (ERN) between the City of Beaumont and Landmark Coffee Roasters & Slice Society Pizza + Wine Bar for the proposed rehabilitation and lease of the City-owned property located at 105 West 6th Street, in support of downtown revitalization, small business expansion, and the City's placemaking goals.

Background and Analysis:

The City of Beaumont owns a 1,281 square foot building, which was constructed in 1946 and is located on approximately 6,100 square feet of land at 105 West 6th Street. The building formerly operated as a dry cleaner and has remained vacant in recent years. As part of the City's broader downtown revitalization and economic development goals, this site was identified for activation through adaptive reuse.

In September 2025, the City received a proposal from Landmark Coffee Roasters, an existing Redlands-based coffee roastery, to expand its concept with a new dual-purpose venue — **Landmark Coffee Roasters & Slice Society Pizza + Wine Bar**. The concept envisions a hybrid use: a specialty coffeehouse during the day and a pizza and wine bar in the evening, with additional community programming such as live music, wine tastings, and workshops. The business plan proposes the redevelopment of 105 West 6th Street into a unique dining and cultural destination that complements the City's downtown placemaking efforts.

To formalize the negotiation process, the City, through its legal counsel and consultant, has prepared a non-binding Exclusive Right to Negotiate Agreement with Landmark Coffee Roasters & Slice Society Pizza + Wine Bar (Attachment A). This agreement grants the company exclusive rights through June 30, 2026, to work with the City toward a mutually acceptable lease for the site.

Key components of the ERN include:

Exclusive Negotiation Period

- Establishes a defined timeline and exclusive rights for Landmark Coffee Roasters & Slice Society Pizza + Wine Bar to negotiate lease terms with the City.

Schedule of Performance

- The City has completed a Facility Condition Assessment (FCA) to determine needed repairs and upgrades.
- Landmark Coffee Roasters & Slice Society Pizza + Wine Bar will provide Tenant Improvement Plans and final financing details.
- Lease terms will be negotiated in good faith, with final agreement subject to City Council approval.

Scope and Intent

- The goal is to establish a lease not to exceed fifteen (15) years, structured to comply with Surplus Land Act exemptions and avoid triggering prevailing wage obligations on private improvements.

City Support

- The City may provide building improvements necessary for code compliance and habitability. Any financial participation by the City will be brought back to Council for separate review and approval, if applicable.

The execution of this ERN is a non-binding step that provides a framework for further due diligence, community benefit evaluation, and detailed lease negotiation.

Fiscal Impact:

There is no immediate fiscal impact resulting from the approval of the Exclusive Right to Negotiate Agreement. Any future City investment in building rehabilitation or tenant-related improvements will be evaluated as part of a future staff recommendation during the lease approval process. Staff will return to the City Council with the completed Facility Condition Assessment findings and any proposed funding recommendations prior to execution of a final lease.

The estimated cost to prepare this report is \$550, which includes legal review.

Recommended Action:

Authorize the City Manager to execute the Exclusive Right to Negotiate Agreement between the City of Beaumont and Landmark Coffee Roasters & Slice Society Pizza + Wine Bar for 105 West 6th Street and provide any additional direction as necessary.

Attachments:

- A. Business Plan Concept
- B. ERN