

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Marichelle Samples, Director of Economic Development & Tourism

DATE: May 18, 2026

SUBJECT: **Approval of the Economic Development Agreement Between the City of Lewisville and Nevermore Properties, LLC; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.**

BACKGROUND

Nevermore Properties, LLC (“Company”) owns property located at 170 W. Main Street in Old Town and proposes to renovate the first floor of the building to operate Nevermore Tavern, an immersive Edgar Allan Poe-themed bar and tavern. The project includes interior and exterior improvements, façade enhancements, and installation of a mural. The Company will also lease 16 parking spaces to the City for public parking.

ANALYSIS

As part of their proposed renovations and operations, the Company is seeking the following economic development incentives for the project:

- A grant equal to a percentage of mixed beverage taxes and sales taxes collected by the City for the project over ten years, specifically 75% for years 1-5 and 50% for years 6-10;
- A grant of up to 50% of the mural installation costs, not to exceed \$10,000;
- A grant of up to 50% of the façade improvement costs, not to exceed \$40,000; and
- A waiver equal to 100% of fees paid to the City at the time of applying for a building permit for the improvements.

As part of the agreement, the Company and the City will enter into a lease for 16 parking spaces for public use. The lease will provide for payment to the Company in the amount of \$7,520 per year (\$39.17 per month or \$470 per year per space). These spaces will be accessible seven days a week, 365 days a year, unless otherwise mutually agreed by the parties. The lease will be signed within 60 days following execution of the economic development agreement.

This project will activate Old Town by introducing a unique destination that enhances the area’s character and supports small business growth. It is expected to attract both residents and visitors, increasing foot traffic and activity and building on Old Town’s continued success as a place to

Subject: Approval of the Economic Development Agreement Between the City of Lewisville and Nevermore Properties LLC.
May 18, 2026
Page 2

live, work, and play. The proposed project aligns with the “Big Move” of Old Town and Economic Vitality as outlined in the Lewisville 2025 Vision Plan and supports the City Council’s mission to promote economic development and reinvestment in Old Town. The addition of public parking spaces will help meet existing demand and support the increased activity generated by the project.

Their goal is to be open prior to Halloween day.

CITY STAFF’S RECOMMENDATION

That the City Council approve the agreement and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption above.