



CITY OF ALLENTOWN

No. 31158

RESOLUTION

R165 - 2025

Introduced by the Administration on November 5, 2025

Authorizes lease agreement with Danfrank Enterprise, LLC, d/b/a Jack's Slice for the restaurant and bar at Allentown Municipal Golf Course, 3400 Tilghman Street, Allentown, PA 18104

Resolved by the Council of the City of Allentown, That

WHEREAS, the City of Allentown is desirous of leasing 3400 Tilghman Street, Allentown, PA 18104, to Danfrank Enterprise, LLC for the period of January 2026, through December 2035, with the option to renew for two (2) additional five (5) year terms.

WHEREAS, Article IV Financial Procedures, Chapter 5 Administration of Government, Section 5-28 Sale/Leasing of City Land, requires City Council approval for leasing City-owned real estate for a term in excess of five years.

WHEREAS, Danfrank Enterprise, LLC has been a tenant of 3400 Tilghman Street, Allentown, PA 18104, for over 10 years. Danfrank Enterprise, LLC has proven to be a good tenant. He has taken care of the property and made rent payments in a timely fashion.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Allentown Pennsylvania, hereby designates the Mayor as the official to execute all documents and agreements between the City of Allentown and Danfrank Enterprise, LLC to execute the requested lease agreement.

	Yea	Nay
Candida Affa	X	
Ce-Ce Gerlach	X	
Cynthia Y. Mota	X	
Santo Napoli	X	
Natalie Santos	X	
Ed Zucal	X	
Daryl Hendricks, President	X	
TOTAL	7	0

THIS IS TO CERTIFY, That the above copy of Resolution No. 31158 was adopted by the City Council of Allentown on the 5th day of November, 2025, and is on file in the City Clerk's Office.



Michael P. Hu
City Clerk

- **What Department or bureau is Bill originating from?**

The lease agreement originates from the Parks Department director. This office is responsible for managing this lease agreement with Jack's Slice. The terms of this agreement were developed in consultation with the Solicitor's Office and Finance Office.

- **Summary and Facts of the Bill**

The Resolution is required to proceed with execution of the lease agreement between the City and Danfrank Enterprise, LLC for the rental of 3400 Tilghman Street, Allentown, PA 18104.

- **Purpose – Please include the following in your explanation:**

- **What does the Bill do – what are the specific goals/tasks the bill seek to accomplish**
- **What are the Benefits of doing this/Down-side of doing this**
- **How does this Bill related to the City's Vision/Mission/Priorities**

The Resolution allows for the lease agreement to be fully executed once signed by all parties.

- **Financial Impact – Please include the following in your explanation:**

- **Cost (Initial and ongoing)**
- **Benefits (initial and ongoing)**

The terms of the rent are for an initial term of ten years, with two additional five-year renewal terms. The rent increases annually by 3% and is as follows:

Initial Term:

- Year One (1/1/26-12/31/26) - \$6,000/mo. or \$60,000 total
- Year Two (1/1/27-12/31/27) - \$6,180/mo. or \$61,800 total
- Year Three (1/1/28-12/31/28) - \$6,365.40/mo. or \$63,654.00 total
- Year Four (1/1/29-12/31/29) - \$6,556.36/mo. or \$65,563.62 total
- Year Five (1/1/30-12/31/30) - \$6,753.05/mo. or \$67,530.53 total
- Year Six (1/1/31-12/31/31) - \$6,955.64/mo. or \$69,556.44 total
- Year Seven (1/1/32-12/31/32) - \$7,164.31/mo. or \$71,643.14 total
- Year Eight (1/1/33-12/31/33) - \$7,379.24/mo. or \$73,792.43 total
- Year Nine (1/1/34-12/31/34) - \$7,600.62/mo. or \$76,006.20 total
- Year Ten (1/1/35-12/31/35) - \$7,828.64/mo. or \$78,286.39 total

1st Renewal Term:

- Year One (1/1/36-12/31/36) - \$8,063.50/mo. or \$80,634.98 total
- Year Two (1/1/37-12/31/37) - \$8,305.40/mo. or \$83,054.03 total
- Year Three (1/1/38-12/31/38) - \$8,554.57/mo. or \$85,545.65 total
- Year Four (1/1/39-12/31/39) - \$8,811.20/mo. or \$88,112.02 total
- Year Five (1/1/40-12/31/40) - \$9,075.54/mo. or \$90,755.38 total

2nd Renewal Term:

- Year One (1/1/41-12/31/41) - \$9,347.80/mo. or \$93,478.04 total
- Year Two (1/1/42-12/31/42) - \$9,628.24/mo. or \$96,282.39 total
- Year Three (1/1/43-12/31/43) - \$9,917.09/mo. or \$99,170.86 total
- Year Four (1/1/44-12/31/44) - \$10,214.60/mo. or \$102,145.98 total
- Year Five (1/1/45-12/31/45) - \$10,521.04/mo. or \$105,210.36 total

- **Funding Sources** – Please include the following in your explanation:
 - If transferring funds, please make sure bill gives specific accounts; if appropriating funds from a grant list the agency awarding the grant.

No funding is needed.

- **Priority status/Deadlines, if any**

The previous lease agreement between Jack's Slice for this property ends on December 31st, 2025.

- **Why should Council unanimously support this bill?**

Danfrank Enterprise, LLC has been a good tenant of the City's for over 10 years. The terms of this lease are in line with market value. The City still requires Danfrank Enterprise, LLC to complete some capital work.