

City of Palm Coast, Florida

Agenda Item

Agenda Date: January 16, 2024

Department PARKS AND RECREATION Division	Amount Account #
Subject: RESOLUTION 2024-XX APPROVING A CONCESSION LEASE AGREEMENT WITH REDEFINED FOOD CO., LLC FOR FOOD AND BEVERAGE CONCESSIONS AT THE SOUTHERN RECREATION CENTER	
Presenter: James Hirst, Director of Parks & Recreation	
Attachments: 1. Resolution 2. Redlined Updated Concession Lease Agreement	
Background: Council Priority: Pillar of Priorities – Strong Resilient Economy <u>UPDATED BACKGROUND FROM THE JANUARY 9, 2024, WORKSHOP MEETING:</u> This item was heard by City Council at their January 9, 2024, Workshop Meeting. Changes have been made to the agreement, per City Council's direction, and the changes are identified in an attached redlined agreement. Additional comments by City Council that have not been updated in the agreement are outlined below: ➤ The parties shall have the option to extend the term of this Agreement for three (3) extension periods of one (1) year, or portions thereof, upon mutual agreement in writing of Tenant and City" ➤ Due to the limit of weekend hours at the facility, the vendor would like to keep the language of section 3H as is. ➤ For delineation of the responsibility of HVAC, there is one system for the building. However, the tenant will be paying electric for the leased area with a separate meter. <u>ORIGINAL BACKGROUND FROM THE JANUARY 9, 2024, WORKSHOP MEETING:</u> In October 2023, the City issued RFP-PR-23-48 for a Concession Operation and Management of Food and Beverage Facilities at the Southern Recreation Center. Staff received two proposals considered complete, and a team made up of City staff independently evaluated and scored each proposal on certain criteria. The unanimous choice was Redefined Food Co., LLC. The Redefined Food Co., RFP and the Concession Lease Agreement is attached for City Council review. This Concession Lease Agreement is for five (5) years with one (1) 1-year extension available upon mutual agreement in writing. The rent starts at \$10,048 annually, equivalent to \$9.00 per square foot, and increases 3% annually.	

Electric, propane, phone, and internet are the sole responsibility of the tenant. Tenant will pay 100% of the water and sewer utilities for the leased premises only.

Recommended Action:

**ADOPT RESOLUTION 2024-XX APPROVING A CONCESSION LEASE AGREEMENT
WITH REDEFINED FOOD CO., LLC FOR FOOD AND BEVERAGE CONCESSIONS AT
THE SOUTHERN RECREATION CENTER**