

Department of Parks, Recreation
& Conservation

52003

May 10, 2016

TO: Board of Acquisition and Contract

FROM: Kathleen M. O'Connor
Commissioner, Department of Parks, Recreation and Conservation

RE: Authority to exercise the option to extend the license agreement with Homestyle at Dunwoodie, Inc., and correct the name of the corporation to Homestyle Dunwoodie, Inc., 1 Wasylenko Lane, Yonkers, New York 10701 for the operation of the food, refreshment and catering concession at Dunwoodie Golf Course, Yonkers, New York for the period of January 1, 2017 through December 31, 2021

On March 31, 2012, the Board of Acquisition and Contract approved a resolution granting authority for the County of Westchester to enter into a license agreement with Homestyle at Dunwoodie, Inc., ("Homestyle,") 1 Wasylenko Lane, Yonkers, New York 10701 for the operation of the food, refreshment and catering concession at Dunwoodie Golf Course, Yonkers, New York for the period of March 1, 2012 through December 31, 2016 with the sole option of the County to extend the license for a period of five years.

Authority is now requested to exercise the option to extend the License Agreement with Homestyle and correct the name of the corporation to Homestyle Dunwoodie, Inc. for the period of January 1, 2017 through December 31, 2021.

For the privilege of operating the food, refreshment and catering concession, Homestyle shall pay to the County, during each year of the agreement, an annual license fee consisting of a fixed fee of \$130,000 and 7% of gross sales, less sales tax, in excess of \$500,000.

In addition to the license fees above, Homestyle shall undertake the following capital improvements:

<u>Improvement</u>	<u>Estimated Cost</u>
Furnish and install 3 Mitsubishi MSZ units (1 in bar, 2 in oak room)	\$ 15,000.00
Renovate handicapped bathroom with tiles, lighting and paint	\$ 17,000.00
Create coat check room from upstairs office, doors and paint	\$ 3,800.00
Paint bar, ballroom, oak room and hallways	\$ 11,000.00
Total Estimated Cost	\$ 46,800.00

The public purpose of this agreement is to provide food and refreshment service to golfers at Dunwoodie Golf Course. The goal of this agreement is to provide revenue to the County and provide an important amenity in support of the park facility.

The objective of this agreement will be tracked and monitored by observations and interactions with staff and site visits.

This agreement is exempt from the Westchester County procurement policy pursuant to Section 3(b), thereof.

Accordingly, approval of the attached resolution by your Honorable Board is most respectfully requested.

APPROVED BOARD OF ACQUISITION & CONTRACT - 06/09/2016 - LISA MARIJAL SECRETARY

RESOLUTION

Upon a communication from the Commissioner of Parks, Recreation and Conservation, be it hereby

RESOLVED, that the County of Westchester is hereby authorized to exercise its option to extend the license agreement with Homestyle at Dunwoodie, Inc., and correct the name of the corporation to Homestyle Dunwoodie, Inc. ("Homestyle") 1 Wasylenko Lane, Yonkers, New York 10701 for the operation of the food, refreshment and catering concession at Dunwoodie Golf Course, Yonkers, New York for the period of January 1, 2017 through December 31, 2021; and be it further

RESOLVED, that for the privilege of operating the food, refreshment and catering concession, Homestyle shall pay to the County during each year of the agreement, an annual license fee consisting of a fixed fee of \$130,000 and 7% of gross sales, less sales tax, in excess of \$500,000; and be it further

RESOLVED, that in addition to the above license fees, Homestyle shall undertake the following capital improvements:

<u>Improvement</u>	<u>Estimated Cost</u>
Furnish and install 3 Mitsubishi MSZ units (1 in bar, 2 oak room)	\$ 15,000.00
Renovate handicapped bathroom with tiles, lighting and paint	\$ 17,000.00
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Total Estimated Cost	\$ 46,800.00; and be it further

RESOLVED, that the County Executive or his authorized designee is hereby authorized to execute all instruments necessary to implement this Resolution.

Original Agreement \$ 619,833
 First Amendment \$
This Amendment **\$ 650,000**
 TOTAL \$1,269,833

Agreement #

Account to be
 Charged/Credited

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub- Object	Trust Account	Dollars	
165	42	3050	9246		130,000*	2017
165	42	3050	9246		130,000*	2018
165	42	3050	9246		130,000*	2019
165	42	3050	9246		130,000*	2020
165	42	3050	9246		130,000*	2021

Budget Funding Year(s) 2017-2021 Start Date 1-1-17 End Date 12-31-21
 (must match resolution)

Funding Source Tax Dollars _____

State Aid _____

\$650,000* Federal Aid _____

(must match resolution)

Other Revenue _____

*Estimated