

Department of Parks, Recreation
& Conservation

52511

August 3, 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 AAO Enterprises Inc., 642 Peekskill Hollow Road, Putnam Valley, NY for the operation of the food and refreshment concession at Mohansic Golf Course, Yorktown Heights, New York for the period of January 1, 2017 through December 31, 2021

On January 26, 2012, the Board of Acquisition and Contract approved a resolution granting authority for the County of Westchester to enter into a license agreement with AAO Enterprises Inc. ("AAO"), 642 Peekskill Hollow Road, Putnam Valley, New York 10579 for the operation of the food and refreshment concession at Mohansic Golf Course, Yorktown Heights, New York for the period of January 20, 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 AAO for the period of January 1, 2017 through December 31, 2021.

As consideration for the privilege of operating this License, AAO shall pay the following annual license fees:

<u>Period</u>	<u>License Fee</u>
January 1, 2017 through December 31, 2017	\$27,100
January 1, 2018 through December 31, 2018	\$27,100
January 1, 2019 through December 31, 2019	\$29,000
January 1, 2020 through December 31, 2020	\$31,000
January 1, 2021 through December 31, 2021	\$32,000.

In addition to the license fees above, AAO shall undertake the following capital improvements which shall be completed by March 31, 2017:

<u>Improvement</u>	<u>Estimated Cost</u>
Continue the patio slate to cover the floor under the entire canopy	\$ 7,500
Paint the exterior of the building in the BBQ area	\$ 1,000
Paint the interior of the kitchen, hall and storage area	\$ 1,000
Paint the interior of the halfway house	\$ 500
Refinish the old slate	\$ 2,500
Install new awning at halfway house	<u>\$ 3,500</u>
Total Estimated Cost	\$16,000

AAO shall also replace the existing ice machine with a new one, at an estimated cost of \$2,000, by March 31, 2017. This will improve efficiency and the ice machine shall remain the property of AAO.

The public purpose of this agreement is to provide food and refreshment service to golfers at Mohansic 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.

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 AAO Enterprises Inc. ("AAO"), 642 Peekskill Hollow Road, Putnam Valley, New York for the operation of the food and refreshment concession at Mohansic Golf Course, Yorktown Heights, New York for the period of January 1, 2017 through December 31, 2021; and be it further

RESOLVED, that for the privilege of operating this License, AAO shall pay the following annual license fees:

<u>Period</u>	<u>License Fee</u>
January 1, 2017 through December 31, 2017	\$27,100
January 1, 2018 through December 31, 2018	\$27,100
January 1, 2019 through December 31, 2019	\$29,000
January 1, 2020 through December 31, 2020	\$31,000
January 1, 2021 through December 31, 2021	\$32,000; and be it further

RESOLVED, that in addition to the above license fees, AAO shall undertake the following capital improvements which shall be completed by March 31, 2017:

<u>Improvement</u>	<u>Estimated Cost</u>
Continue the patio slate to cover the floor under the entire canopy	\$ 7,500
Paint the exterior of the building in the BBQ area	\$ 1,000
Paint the interior of the kitchen, hall and storage area	\$ 1,000
Paint the interior of the halfway house	\$ 500
Refinish the old slate	\$ 2,500
Install new awning at halfway house	\$ 3,500
Total Estimated Cost	\$16,000;

and be it further

RESOLVED, that AAO shall furnish and install a new ice machine to replace the existing machine at an estimated cost of \$2,000 which shall remain the property of AAO, no later than March 31, 2017; 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 \$125,500
 First Amendment \$
This Amendment \$146,200
 TOTAL \$271,700

Agreement #

Account to be
 Charged/Credited

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub- Object	Trust Account	Dollars	
165	42	3150	9246		27,100	2017
165	42	3150	9246		27,100	2018
165	42	3150	9246		29,000	2019
165	42	3150	9246		31,000	2020
165	42	3150	9246		32,000	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 _____

\$146,200 Federal Aid _____

(must match resolution)

Other Revenue _____

APPROVED BOARD OF ACQUISITION & CONTRACT - 08/25/2016 - USA MRIJAJ, SECRETARY