

Department of Parks, Recreation
& Conservation

ID 78012

July 22, 2020

TO: Board of Acquisition and Contract

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

RE: Authority to enter into a license agreement with TJM Golf Corp. d/b/a Maple Moor Golf Shop, 290 East Grassy Sprain Road, Yonkers, New York 10710 for the operation of the golf professional concession at Maple Moor Golf Course, White Plains, New York for the period of January 1, 2021 through December 31, 2025 with the sole option of the County to extend the agreement for an additional five-year term.

Authority is requested to enter into a license agreement with TJM Golf Corp. d/b/a Maple Moor Golf Shop ("TJM"), 290 East Grassy Sprain Road, Yonkers, New York 10710 for the operation of the golf professional concession at Maple Moor Golf Course for the period of January 1, 2021 through December 31, 2025 with the County having the sole option to extend the agreement for an additional five-year term, from January 1, 2026 through December 31, 2030.

The golf professional manages the golf cart operation, provides lessons and rents hand-pulled carts. In addition, the golf professional collects all golfer fees, including greens fees and golf cart fees and deposit them into a County account. For the privilege of operating the golf professional shop, TJM will pay to the County the following annual license fees:

<u>Year</u>	<u>License Fee</u>
2021	\$15,000
2022	\$15,000
2023	\$16,000
2024	\$16,000
2025	\$17,000

The County will pay TJM a portion of all motorized golf cart rental fees for the first 25,000 motorized golf rounds as follows:

<u>Year</u>	<u>Fee/Player Rental 18-hole</u>	<u>Fee/Player Rental 9-hole</u>
2021	\$9.00	\$6.00
2022	\$9.00	\$6.00
2023	\$9.00	\$6.00
2024	\$9.00	\$6.00
2025	\$10.00	\$7.00.

The remaining portion of the golf cart revenue shall be retained by the County as a license fee. Golf cart rental rates are set by the County each season and are currently \$20.00 per player for 18 holes and \$16.00 per player for 9 holes. In addition, pursuant to the terms of the license, TJM, shall keep all revenue derived from retail sales in the pro shop, golf lessons and the rental of hand-pulled carts.

If, at its sole option, the County decides to extend the agreement from January 1, 2026 through December 31, 2030, TJM shall pay to the County the following annual license fees:

<u>Year</u>	<u>License Fee</u>
2026	\$17,000
2027	\$17,000
2028	\$19,000
2029	\$19,000
2030	\$20,000

If, at its sole option, the County decides to extend the agreement from January 1, 2026 through December 31, 2030, the County will pay TJM a portion of all motorized golf cart rental fees for the first 25,000 motorized golf rounds as follows:

<u>Year</u>	<u>Fee/Player Rental 18-hole</u>	<u>Fee/Player Rental 9-hole</u>
2026	\$10.00	\$7.00
2027	\$10.00	\$7.00
2028	\$11.00	\$8.00
2029	\$11.00	\$8.00
2030	\$11.00	\$8.00.

The remaining portion of the golf cart revenue shall be retained by the County as a license fee.

The goal of this agreement is to provide revenue for the County and provide important services for golfers. 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 (“the County”) is hereby authorized to enter into a license agreement with TJM Golf Corp. d/b/a Maple Moor Golf Shop, 290 East Grassy Sprain Road, Yonkers, New York 10710 for the operation of the golf professional concession at Maple Moor Golf Course, White Plains, New York, for the period of January 1, 2021 through December 31, 2025; and be it further

RESOLVED, that the County may, at its sole option, extend the license for the period of January 1, 2026 through December 31, 2030; and be it further

RESOLVED, that for the privilege of operating the golf professional shop, TJM will pay to the County the following annual license fees:

<u>Year</u>	<u>License Fee</u>
2021	\$15,000
2022	\$15,000
2023	\$16,000
2024	\$16,000
2025	\$17,000; and be it further

RESOLVED, that the County will pay TJM a portion of all motorized golf cart rental fees for the first 25,000 motorized golf rounds as follows:

<u>Year</u>	<u>Fee/Player Rental 18-hole</u>	<u>Fee/Player Rental 9-hole</u>
2021	\$9.00	\$6.00
2022	\$9.00	\$6.00
2023	\$9.00	\$6.00
2024	\$9.00	\$6.00
2025	\$10.00	\$7.00; and be it further

RESOLVED, that if, at its sole option, the County extends the license agreement from January 1, 2026 through December 31, 2030, TJM will pay to the County the following annual license fees:

<u>Year</u>	<u>License Fee</u>
2026	\$17,000
2027	\$17,000
2028	\$19,000
2029	\$19,000
2030	\$20,000; and be it further

RESOLVED, that if, at its sole option, the County decides to extend the agreement from January 1, 2026 through December 31, 2030, the County will pay TJM a portion of all motorized golf cart rental fees for the first 25,000 motorized golf rounds as follows:

<u>Year</u>	<u>Fee/Player Rental 18-hole</u>	<u>Fee/Player Rental 9-hole</u>
2026	\$10.00	\$7.00
2027	\$10.00	\$7.00
2028	\$11.00	\$8.00
2029	\$11.00	\$8.00
2030	\$11.00	\$8.00; and be it further

RESOLVED, that the remaining portion of the golf cart revenue shall be retained by the County as a license fee; and be it further

RESOLVED, that the golf professional shall keep all revenue derived from retail sales in the pro shop, golf lessons and the rental of hand-pulled carts; 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.

APPROVED BOARD OF ACQUISITION & CONTRACTS

08/13/2020 - ISA MRIJAJ, SECRETARY

Original Agreement \$ *1,360,000
 First Amendment \$
This Amendment \$
 TOTAL \$ ***1,360,000**

Agreement #

Account to be
 Charged/Credited

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub- Object	Trust Account	Dollars	
165	42	3100	9240		261,000*	
165	42	3100	9246		\$ 15,000	2021
165	42	3100	9240		261,000*	
165	42	3100	9246		\$ 15,000	2022
165	42	3100	9240		261,000*	
165	42	3100	9246		\$ 16,000	2023
165	42	3100	9240		261,000*	
165	42	3100	9246		\$ 16,000	2024
165	42	3100	9240		237,000*	
165	42	3100	9246		\$ 17,000	2025

Budget Funding Year(s) 2021-2025 Start Date 1-1-21 End Date 12-31-25
 (must match resolution)

Funding Source Tax Dollars _____
 State Aid _____
 \$ *1,360,000 Federal Aid _____
 (must match resolution)
 Other Revenue _____

*Estimated