

PUBLIC HEARING

FRANCHISE AND CONCESSION REVIEW COMMITTEE

MONDAY, JANUARY 7, 2019 @ 2:30 P.M.

2 LAFAYETTE STREET, NEW YORK, NY

NOTE: This location is accessible to individuals using wheelchairs or other mobility devices. For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact the Mayor's Office of Contract Services (MOCS) via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at (212) 788-0010. Any person requiring reasonable accommodation for the public hearing should contact MOCS at least three (3) business days in advance of the hearing to ensure availability. ☒

*Franchise and Concession Review Committee Joint Public Hearing
Monday, January 7, 2019 @ 2:30 P.M.*

NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION

No. 1: IN THE MATTER of intent to award as a concession for the development, operation and maintenance of a food service facility, and the operation of two (2) mobile food units, at McCarren Park, Brooklyn, New York, for a twenty (20) year term, to McCarren Park House LLC ("Licensee"). Compensation to the City will be as follows: for each Operating year of the License Agreement, Licensee shall pay the City a fee consisting of the higher of a guaranteed minimum annual fee versus a percentage of Gross Receipts, as follows (Year 1: \$50,000 vs 10% of Gross Receipts; Year 2: \$51,500 vs 10% of Gross Receipts; Year 3: \$53,045 vs 10% of Gross Receipts; Year 4: \$54,636 vs 10% of Gross Receipts; Year 5: \$56,275 vs 10% of Gross Receipts; Year 6: \$57,963 vs 10% of Gross Receipts; Year 7: \$59,702 vs 10% of Gross Receipts; Year 8: \$61,493 vs 10% of Gross Receipts; Year 9: \$63,338 vs 10% of Gross Receipts; Year 10: \$65,238 vs 10% of Gross Receipts; Year 11: \$67,195 vs 10% of Gross Receipts; Year 12: \$69,211 vs 10% of Gross Receipts; Year 13: \$71,288 vs 10% of Gross Receipts; Year 14: \$73,426 vs 10% of Gross Receipts; Year 15: \$75,629 vs 10% of Gross Receipts; Year 16: \$77,898 vs 10% of Gross Receipts; Year 17: \$80,235 vs 10% of Gross Receipts; Year 18: \$82,642 vs 10% of Gross Receipts; Year 19: \$85,121 vs 10% of Gross Receipts; Year 20: \$87,675 vs 10% of Gross Receipts).

NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION

No. 2: IN THE MATTER of the intent to award as a concession for Development, Operation, and Maintenance of a year-round tennis or sports facility at Willowbrook Park, Staten Island, for a twenty (20) year term, to McCarren Tennis Center Partners, LLC. Compensation to the City will be as follows: for each year of the License Agreement, McCarren Tennis Center Partners, LLC. shall pay the City a fee consisting of consisting of the higher of the minimum annual fee or the percentage of annual Gross Receipts derived from the operation of the Licensed Premises according to the following schedule:

<u>OPERATING YEAR</u>	<u>MINIMUM ANNUAL FEE</u>	vs.	<u>PERCENTAGE OF GROSS RECEIPTS</u>
Year 1	\$18,000		2%
Year 2	\$21,000		4%
Year 3	\$24,000		6%
Year 4	\$27,000		8%
Year 5	\$30,000		10%
Year 6	\$36,000		11%
Year 7	\$39,000		12%
Year 8	\$42,000		12%
Year 9	\$42,000		12%
Year 10	\$45,000		13%
Year 11	\$45,000		13%
Year 12	\$45,000		13%
Year 13	\$48,000		14%
Year 14	\$48,000		14%
Year 15	\$48,000		14%
Year 16	\$52,000		15%
Year 17	\$52,000		15%
Year 18	\$52,000		15%
Year 19	\$55,000		15%
Year 20	\$55,000		15%

NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION

No. 3: **IN THE MATTER** of the intent to award as a concession for the renovation, operation and maintenance of a snack bar at the Heckscher Ballfields in Central Park, Manhattan, New York, for a nine (9) year term with a six (6) month renewal option exercisable at Parks’ sole discretion, to Panda Bubble Tea CP LLC. Compensation to the City will be as follows: for each operating year of the license, Panda Bubble Tea CP LLC shall pay the City a fee consisting of the higher of a guaranteed minimum annual fee versus a percentage of Gross Receipts, as follows (Year 1: \$85,000 vs 14% of Gross Receipts; Year 2: \$89,200 vs 14% of Gross Receipts; Year 3: \$93,700 vs 14% of Gross Receipts; Year 4: \$98,400 vs 14.5% of Gross Receipts; Year 5: \$103,300 vs 14.5% of Gross Receipts; Year 6: \$108,500 vs 14.5% of Gross Receipts; Year 7: \$113,900 vs 15% of Gross Receipts; Year 8: \$119,600 vs 15% of Gross Receipts; Year 9: \$125,600 vs 15% of Gross Receipts; Year 10 (6 months only, if option exercised by Parks): \$66,000 vs 15% of Gross Receipts).