



Rye Town Park
222 Grace Church St.
Port Chester, NY 10573
914 967-0965

Bruce Bernacchia
President
Fort Pond Bay Company
Post Office Box 188
Hastings on Hudson, NY 10706
bbernacchia@harvest2000.com

Dear Bruce,

Thank you for your interest in licensing the Rye Town Park Restaurant. Here are the answers to your questions submitted on July 11.

Best regards,

Debbie Reisner
Secretary to the Rye Town Park Commission

Q1: What is the current rent structure?

A: The following outlines the Licensing Fee Schedule for the 2016 Season :

The License Fee will be \$100,793.75 for the 2016 season. This includes a 3% increase from 2015.

10% Due by May 1 st , 2016 –	\$10,079.38
30% Due by June 1 st , 2016 –	\$30,238.13
40% Due by July 1 st , 2016 –	\$40,317.50
Bal. Due by August 1 st , 2016 –	<u>\$20,158.75</u>
Total Payments -	\$100,793.75

Additional charges:

14 weeks “exclusive right to sell merchandise” at \$400.00 per week for a total of \$5,600.00.

Trash Removal, not exceed \$3,000.00 for the season, payable in October, 2016.

Pavilion Rentals on Weekends (Sat, Sun, and Holidays) will be \$500.00 per 4 hour party.

Pavilion Rentals on Weekdays (Mon thru Friday) will be \$400.00 per 4 hour party.

Additional hours will be at \$100.00 per hour, weekdays, and \$125.00 per hour on weekends and Holidays. All charges are based on a per Pavilion basis.

Rye Town Park staff will set up the tables and chairs required. Restaurant staff arranges tables and chairs as per each party's needs. These payments should be made on a monthly basis coupled with calendar backup for events.

Parking subsidy:

- Customers will pay parking at the full rate in effect at time of their arrival.
- Seaside Johnnies credits any parking fees over \$5.00 to the customer on their dining check.
- Seaside Johnnies submits to Rye Town Park matched up copies of Parking and Dining receipts on a monthly basis.
- Rye Town Park refunds Seaside Johnnies any excess credits over \$5.00, to a maximum of \$5.00 per parking check submitted.
- Multiple parking receipts for the same dining check will be similarly refunded to Seaside Johnnies.
- Rye Town Park will issue a check to Seaside Johnnies at the end of the season, after auditing the receipts provided.

Q2: Can you provide financial statements for the past 5 years including income statements, cash flow, balance sheets, etc?

A: Under the current arrangement, Seaside Johnnie's financial results are not shared with the commission.

Q3: Can you provide a full set of architectural drawings including kitchen layout and equipment?

A: Please see attached Appendix A which are on file with the City of Rye Building Department

Q4: Upon the walkthrough, we noticed a structure adjacent to the grease trap, can you further elaborate on the purpose or use of this structure? (See Appendix B for photos)

A: According to the owners of Seaside Johnnies, it is called an injector pump, the function of which is to gather all the water and sewage from the restaurant and pump it into a pipe that attaches to the park's sewer line in the parking lot.

Q5: Can you elaborate on the structure of the existing board/commission as well as provide a channel of communication for our company to get in touch with the relevant parties in order to ensure that our proposal is in line with what they envision for this historic property?

A: Rye Town Park governed by the 6-person, Rye Town Park Commission ("Commission") whose members are appointed by 4 municipal jurisdictions:

- The Supervisor of the Town of Rye and his/her appointee (2 members)
- The Mayor of City of Rye and his/her appointee (2 members)
- The Mayor of the Village of Port Chester (1 member)
- The Mayor of the Village of Rye Brook (1 member)

The Park has historically been managed by the Town of Rye. Your primary contact will be:

Debbie Reisner, Secretary

Rye Town Park Commission

222 Grace Church Street, Suite 302

Port Chester, NY 10573

(914)939-3553 o

(917) 817-9796 m

APPENDIX B



Photo showing the full area in question



Photo showing a close-up of the structure addressed in the question