



Roll Call Number

16-1821

Agenda Item Number

24



Date October 24, 2016

SETTING DATE OF HEARING ON CONCESSION AGREEMENT FOR THE BIRDLAND MARINA CONCESSION WITH LESS THAN TRINITY, LLC, D/B/A CAPTAIN ROYS

WHEREAS, the City is the owner of Birdland Marina, which includes a concession building, surrounding space, boat ramp, and adjacent parking lot all adjacent to the Neal Smith Multi-Use Recreational Trail at 2100 Saylor Road, Des Moines (Concession Area); and

WHEREAS, the City, for the convenience of the public patronizing Birdland Marina and the Neal Smith Multi-Use Recreational Trail, desires to contract for the operation of the concessions for the sale of beverages, food, and items helpful and ancillary to biking, such as bike tires, helmets, equipment and prepackaged snacks at the concession building, within the concession building and on the adjacent land, and boat fuel service to be offered near the north dock on the Des Moines River west of the concession building at the Birdland Marina; and

WHEREAS, on May 18, 2016 a Request for Proposals V16-085 for Birdland Marina Concession Service was issued by the City of Des Moines; and

WHEREAS, Less Than Trinity, LLC, d/b/a Captain Roys (Less Than Trinity), submitted a proposal providing for the construction of improvements to the Concession Area, at Less Than Trinity's sole cost, including structural repairs to the concession building, adding restroom facilities, construction of an adjacent patio deck and seating dock, stage, and installation of additional electrical and plumbing, and, sanitary and water service lines at an estimated cost as described in Less Than Trinity's Proposal at an estimated cost of \$180,465 and the exclusive right to offer live entertainment events; and

WHEREAS, Park and Recreation Department staff have negotiated a Concession Agreement with an initial term from November 7, 2016 to November 1, 2026, with two 5 year renewal options upon mutual consent, for the consideration of 1% revenue on all annual gross revenues for sales of food, beverages and alcoholic beverages, excluding catering for third parties, and rental fees for use of the Concession Area with annual percentages increasing by 1% increments on November 1 of 2017, 2019, 2021, 2023, 2025 and capping at 7% in 2030, plus 25% of the use fees for rentals of the Concession Area, and \$.25 per gallon of fuel sold by Less Than Trinity.



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NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that:

1. The City Council of the City of Des Moines shall consider a Concession Agreement for Food, Beverage, and Fuel Concession at Birdland Marina between the City of Des Moines, Iowa, and Less Than Trinity, LLC, d/b/a Captain Roy's, to operate the concession for food, beverages, the sale of items helpful and ancillary to biking, live entertainment events, and boat fuel service at the Birdland Marina Concession Area, 2100 Saylor Road, Des Moines, for an initial term from November 7, 2016 until November 1, 2026, with two 5 year renewal options upon mutual consent of the parties, for the consideration of 1% revenue on all annual gross revenues for sales of food, beverages and alcoholic beverages, excluding catering for third parties, with annual percentages increasing by 1% increments on November 1 of 2017, 2019, 2021, 2023, 2025 and capping at 7% in 2030, plus 25% of the use fees for rentals of the Concession Area, and \$.25 per gallon of boat fuel sold at the fuel station. In addition, Less Than Trinity, LLC will construct improvements in and adjacent to the concession building at its sole cost.
2. A public hearing shall be held on November 7, 2016 at 5:00 pm in the City Council Chamber, Richard A. Clark Municipal Service Center, 1551 E. Martin Luther King, Jr. Parkway, Des Moines, Iowa.
3. The City Clerk is authorized and directed to publish notice of the proposal and hearing in the form hereto attached not less than four or more than twenty days from the date of the hearing.

(Council Communication 16- 599)

Moved by Coleman to adopt.

APPROVED AS TO FORM:

Ann DiDonato, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MOORE	✓			
WESTERGAARD	✓			
TOTAL	7			

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

T. M. Franklin Council Mayor

Diane Rauh City Clerk