

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	Executive Contact/Phone:
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** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

a. Legislation Title:

b. AN ORDINANCE relating to the Department of Parks and Recreation; authorizing the Superintendent of Parks and Recreation to execute for and on behalf of the City a Concession Agreement granting Miri’s Seattle LLC the right to exclusive use and occupancy of the Golden Gardens Bathhouse Concession Premises for the purpose of providing food and concessions for park patrons at Golden Gardens Park.

c. Summary and background of the Legislation:

The proposed legislation authorizes the Department of Parks and Recreation (DPR) to enter a five-year concession agreement with Miri’s Seattle LLC to manage and operate the food concession area located at Golden Gardens Bathhouse. The proposed agreement includes two five-year options to extend.

The annual rent for the Bathhouse will be \$7,500 or 12.6% of adjusted gross sales, whichever is greater. Beginning with Commencement Date the concessionaire fee shall be 12.6% of adjusted Gross Sales or \$250 per month for November to April whichever is greater or \$1,000 per month for May through October or 12.6% whichever is greater. The table below illustrates the payment schedule.

Month	Percentage	Monthly Min
January	12.6%	\$250.00
February	12.6%	\$250.00
March	12.6%	\$250.00
April	12.6%	\$250.00
May	12.6%	\$1000.00
June	12.6%	\$1000.00
July	12.6%	\$1000.00
August	12.6%	\$1000.00
September	12.6%	\$1000.00
October	12.6%	\$1000.00
November	12.6%	\$250.00
December	12.6%	\$250.00
Minimum needed Annually	\$7500.00	\$7500.00

Background:

The original Golden Gardens Bathhouse, constructed in 1930, housed a changing room, storage facility, and a lifeguard station. The Bathhouse was renovated in 2004 with Pro Parks Levy funds to include a separate area for food concessions.

After the 2004 renovation to the Bathhouse, Sunrise Foods was the first concessionaire to have a long-term agreement with DPR. That agreement was executed in August 2006. During the term of the agreement, Sunrise Food completed capital improvements which included installing a fire suppression ventilation system and connecting the site to propane fuel. The initial agreement was extended twice: one additional five-year term (2010), and an additional one-year term (2016) to allow DPR to run a Request for Proposal (RFP) process while maintaining continuous occupancy at the site with a trusted vendor.

In 2016, the Department ran an RFP process as the agreement with Sunrise Food was set to expire on September 30, 2017. The RFP was released on August 17, 2016 with proposals due on October 14, 2016. Nine proposals were received and seven of them met minimum qualifications and were reviewed by a diverse panel of three DPR employees and two community representatives. The top three proposals from the panel review was Miri's Seattle LLC, Tango Restaurant, and Sunrise Food. All three finalists were invited to an interview. Miri's Seattle (Miri's) was the top proposal in both the panel review and interviews.

Miri's is a local food business owned and managed by Miri Plowman and Gabriel Skoda. Miri's is an established business owner that operates a food truck, catering company and snack shack. They have over 20 years of combined experience in the food industry. Miri's supports local grown food producers and offers a diverse menu with healthy food options. They embrace many of DPR's values of creating warm and welcoming spaces, creating community, and providing jobs and training opportunities for youth. They will seek ways to support DPR's mission and goals beyond the revenue DPR would receive from the percentage of gross sales required for rent. Miri's is a registered W/MBE business listed on the City of Seattle registry. DPR is committed to striving for equity through contracting for services with a W/MBE business. In October 2017, DPR issued a one-year agreement to Miri's while a long-term agreement was proposed to City Council to be signed by the Mayor.

2. CAPITAL IMPROVEMENT PROGRAM

- a. Does this legislation create, fund, or amend a CIP Project? ___ Yes X No

3. SUMMARY OF FINANCIAL IMPLICATIONS

- a. Does this legislation amend the Adopted Budget? ___ Yes X No
- b. Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?
No

- c. Is there financial cost or other impacts of *not* implementing the legislation?**
Seattle Parks and Recreation would forgo at least \$37,500 in revenue over the five years of the lease. Golden Garden Bathhouse is managed offsite by DPR in which having a concessionaire on site year-round helps to activate the park positively, enhances park visitors experience by providing healthy food options and provides an eye on the park on a more continuous basis. If the legislation is not implemented, DPR does not have funding to activate the park.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?**
No
- b. Is a public hearing required for this legislation?**
No
- c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?**
No
- d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
No
- e. Does this legislation affect a piece of property?**
Yes, Map attached to the Agreement.
- f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**
The Golden Gardens Bathhouse RFP process was publicly advertised in the following publications to create an equitable opportunity for diverse applicants to submit proposals: the Daily Journal of Commerce, Capitol Hill Times, City Living, El Mundo (Spanish), International Examiner, Madison Park Times, Queen Anne/Magnolia News, The Skanner (Seattle & Internet), Seattle Chinese Times (Chinese) and Seattle Facts. Miri's Seattle is a W/MBE owned and operated business that is relatively new to owning and managing a food industry business.
- g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).**
N/A
- h. Other Issues:**
None.

List attachments/exhibits below:

Summary Exhibit A – Golden Gardens Park Map and Bathhouse Floor