



**INDIAN RIVER COUNTY, FLORIDA**  
**AGENDA ITEM**  
**Assistant County Administrator /**  
**Department of General Services**

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**Date:** February 21, 2020  
**To:** The Honorable Board of County Commissioners  
**Thru:** Jason E. Brown, County Administrator  
**Thru:** Michael C. Zito, Assistant County Administrator  
**From:** Bela Nagy, Golf Professional  
**Subject:** Renewal of Agreement for Food Concession Services and Lease at Sandridge Golf Club

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**BACKGROUND & ANALYSIS:**

On February 10, 2015, in response to an RFP, a selection committee came to an agreement with Di'Michelli's Catering Inc. to operate and manage the snack bar operation at the Sandridge Golf Club. On March 10, 2015, the Board approved the recommendation and the Chairman signed a Lease Agreement for sixty (60) months commencing on April 1, 2015 and terminating on March 31, 2020. The original Lease calls for successive 1 year renewal periods not to exceed an aggregate lease term of 10 years. The Agreement may be terminated for cause, or upon the expiration of the 1 year term, and may only be renewed under mutually acceptable terms. The monthly rent is calculated based on the sales including 10% of all food and non-alcoholic beverage gross income and 15% of alcoholic beverage gross income.

The rent income the first full fiscal year of business revenue totaled \$23,180.42 in the fiscal year 2015-16 and has increased to \$27,079.93 in fiscal year 2018-19. For the current budget year, sales are currently 14.2% above last year through the end of February. Di'Michelli's has made a number of improvements to the restaurant as per the lease including new tables, chairs, cabinetry and equipment and has fulfilled all of their obligations as per the lease for the initial term.

**FUNDING:**

The rental revenue to be received shall continue at the rate of 10% of all food and non-alcoholic beverage gross income and 15% of alcoholic beverage gross income per month payable on the first day of each month.

**RECOMMENDATION:**

Staff respectfully requests that the Board accept the first renewal term under the existing lease and authorize the Chair to execute the document.

**ATTACHMENTS:**

- Agreement For Food Concession Services and Lease Between Indian River County and Di'Michelli's Catering, Inc.
- Assumption and Joinder to Agreement for Food Concession Services and Lease between Indian River County and Di'Michelli's Catering, Inc. (BCC 12/12/2017)
- Agreement for Food Concession Services and Lease between Indian River County and Di'Michelli's Catering, Inc. (BCC 03-10-2015)

**APPROVED AGENDA ITEM FOR MARCH 03, 2020**