

EXHIBIT B

PX-3289

Index No. 452564/2022 (AFE)

CONCESSION AGREEMENT PRE-SOLICITATION REVIEW MEMORANDUM COVER SHEET

(Complete and attach a CPSR Memorandum only if the selection procedure will be other than Competitive Sealed Bids)

AGENCY: NYC Department of Parks & Recreation, 830 5 th Avenue, Room 407, New York, NY 10065	CONCESSION TITLE/DESCRIPTION <u>The operation and maintenance of an 18-hole Jack Nicklaus Signature golf course and, possibly, the design, construction, operation and maintenance of a clubhouse/restaurant, which may include a banquet facility, and ancillary facilities at Ferry Point Park in the Bronx</u>
# VOTES required for proposed action = 4 <input type="checkbox"/> N/A	CONCESSION IDENTIFICATION # X126-GC
SELECTION PROCEDURE (* City Chief Procurement Officer approval of CPSR required)	
<input type="checkbox"/> Competitive Sealed Bids (CSB) <input type="checkbox"/> Competitive Sealed Proposals (CSP)*	
<input checked="" type="checkbox"/> Different Procedure * (<input type="checkbox"/> Sole Source Agreement <input checked="" type="checkbox"/> Other)	
<p><u>Parks is seeking Franchise and Concession Review Committee (FCRC) approval to negotiate a concession agreement with potential concessionaires for the operation and maintenance of an 18-hole Jack Nicklaus Signature golf course and, possibly, the design, construction, operation and maintenance of a clubhouse/restaurant, which may include a banquet facility, and ancillary facilities at Ferry Point Park in the Bronx. The exact term of the concession will be determined during negotiations; however, the term will not be more than ten (10) years. The different procedure will involve contacting firms that have previously expressed interest in operating this golf course, publicly advertising to obtain further competition, and then negotiating with the highly qualified proposer(s).</u></p>	
<input type="checkbox"/> Negotiated Acquisition*	
Recommended Concessionaire _____ <input type="checkbox"/> EIN <input type="checkbox"/> SSN # _____ Attach Memo(s)*	
CONCESSION AGREEMENT TERM Initial Term: From <u>Notice to Proceed</u> To <u>Up to ten (10) years from Notice to Proceed</u> Renewal Option(s) Term: From <u> </u> To <u> </u> From <u> </u> To <u> </u> Total Potential Term: <u>Ten (10) Years</u>	ESTIMATED REVENUE/ANTICIPATED BUSINESS TERMS (Check all that apply) <input type="checkbox"/> Additional description attached <input type="checkbox"/> Annual Minimum Fee(s) \$ _____ <input type="checkbox"/> % Gross Receipts _____ % <input type="checkbox"/> The Greater of Annual Minimum Fee(s) of \$ _____ v. _____ % of Gross Receipts <input checked="" type="checkbox"/> Other formula <u>See attached</u>
LOCATION OF CONCESSION SITE(S)* <input type="checkbox"/> N/A <u>Address Site bounded by Westchester Creek, the East River, Schley Avenue, Emerson Avenue and abuts the Whitestone Bridge</u> <u>Borough Bronx C.B. 10</u> <u>Block # 5622 Lot #'s 1, 2, and 70</u> <small>*Attach additional sheet</small>	
CONCESSION TYPE (Check all that apply)	
> Significant Concession: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Basis: <input checked="" type="checkbox"/> Total potential term =>10 years <input checked="" type="checkbox"/> Projected annual income/value to City >\$100,000 <input checked="" type="checkbox"/> Major Concession	
> Major Concession: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES - <u>At its inception, this concession was determined to be a major concession as defined in Chapter 7 of the Rules of the City Planning Commission and was reviewed and approved through the City's Uniform Land Use Review Procedure ("ULURP"). Parks will only consider plans that are consistent with the prior determination for this project under ULURP and that do not otherwise trigger additional ULURP review.</u>	
NOTIFICATION REQUIREMENTS	
Subject concession will be awarded by CSB or CSP. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If YES, check the applicable box(es) below: <input type="checkbox"/> The subject concession is a Significant Concession and the Agency has/will complete its consultations with each affected CB/BP regarding the scope of the solicitation at least 30 days prior to its issuance. <input type="checkbox"/> The subject concession is a Significant Concession and the Agency provided notification of such determination to each affected CB/BP by inclusion of this concession in the Agency's Plan pursuant to §1-	

10 of the Concession Rules.

- The subject concession has been determined not to be a Major Concession and the Agency has sent/will send written notification of such determination to each affected CB/BP at least 40 days prior to issuance of the solicitation.
- The subject concession has been determined not to be a Major Concession and the Agency provided notification of such determination to each affected CB/BP by inclusion of this concession in the Agency's Plan pursuant to §1-10 of the Concession Rules.

If NO, check the applicable box below:

- The Agency certifies that each affected CB/BP has received/will receive written notice at least 40 days in advance of the FCRC meeting at which the agency will seek approval to use a different selection procedure.
- The Agency certifies that based on exigent circumstances it has requested/will request unanimous approval of the FCRC to waive advance written notice to each affected CB/BP.
- The Agency certifies that each affected CB/BP will receive written notice that the concession was determined to be non-major along with a summary of the terms and conditions of the proposed concession upon publication of a Notice of Intent to Enter into Negotiations. The agency further certifies that it will send a copy of this notice to the members of the Committee within five days of the notice to each affected CB/BP.

AUTHORIZED AGENCY STAFF


This is to certify that the information presented herein is accurate.

Name Elizabeth W. Smith Title Assistant Commissioner Revenue & Marketing

Signature  Date 1/13/10

CITY CHIEF PROCUREMENT OFFICER

This is to certify that the agency's plan presented herein will comply with the prescribed procedural requisites for the award of the subject concession.

Signature  Date 1/13/09
City Chief Procurement Officer

CONCESSION AGREEMENT PRE-SOLICITATION REVIEW MEMORANDUM COVER SHEET
ATTACHMENT FOR SOLICITATION No. X126-GC (FERRY POINT GOLF COURSE)

ESTIMATED REVENUE/ANTICIPATED BUSINESS TERMS

Although the anticipated revenue figures listed below are based on a 10-year term, the actual term and compensation to the City will be determined during negotiations should Parks receive FCRC authorization to proceed.

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
\$735,000	\$910,000	\$1,118,000	\$1,226,000	\$1,360,000	\$1,451,000	\$1,495,000	\$1,540,000

Year 9	Year 10
\$1,588,000	\$1,633,000