

Vel R. Phillips Plaza Vendor



Vel R. Phillips Plaza Vendor



Vel R. Phillips Plaza Vendor



Vel R. Phillips Plaza Vendor



Vel R. Phillips Plaza Vendor



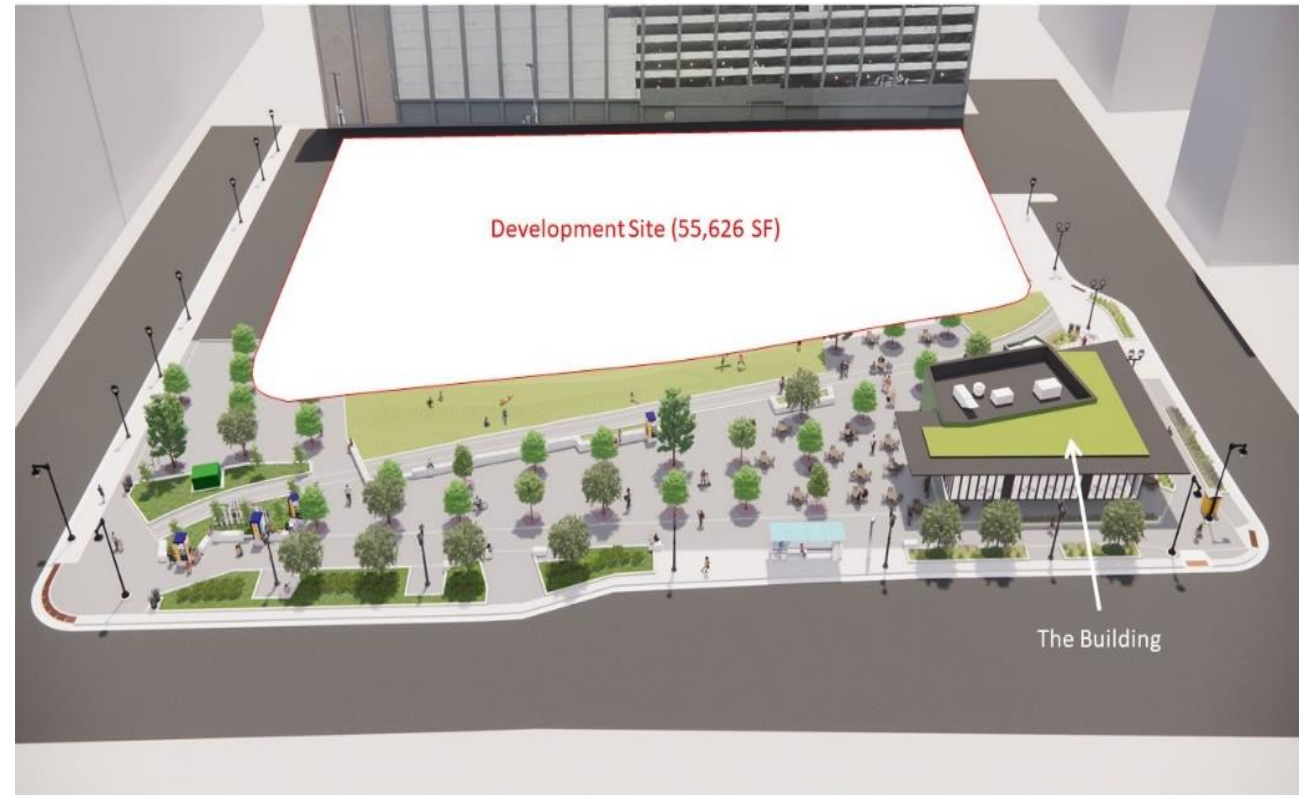
Vel R. Phillips Plaza Vendor



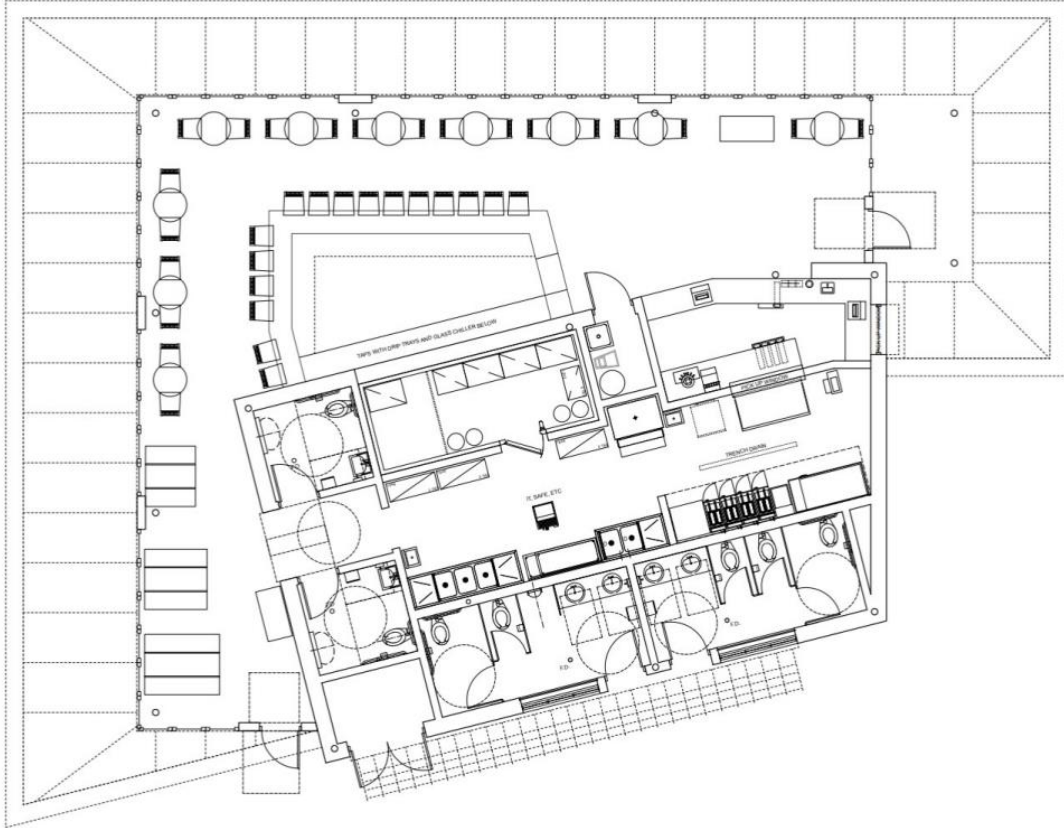
Request for Proposals
Vel R. Phillips Plaza
Food and Beverage Vendor

Issued: February 20, 2024

Due Date: March 20, 2024



Vel R. Phillips Plaza Vendor



Vel R. Phillips Plaza Vendor



Vel R. Phillips Plaza Vendor



Vel R. Phillips Plaza Vendor

Term: Initial term of 3 years, with potential for 2 renewal terms of 5 years each.

Rent: Initial rent of \$4,000/month, increased 2% annually. Rent will be paid to the RACM General Fund and will help fund the maintenance of the VRP. Tenant will provide a personal guaranty to RACM to ensure rent or other payments due are made.

Tenant Improvements: RACM will fund up to \$750,000 (from VRP budget using funds from Tax Incremental District No. 48) for final buildout of the Building and for tenant improvements.

Hours of Operation: Tenant will be open daily from at least 11am until at least 9pm.

Maintenance: Tenant will be responsible for all daily maintenance, such as cleaning, garbage pick-up, etc.

Vel R. Phillips Plaza Vendor

Restrooms: The public restrooms accessible from the exterior will be available to the Tenant to use during special events and times of high traffic, with Tenant responsible for cleaning during those times. RACM will have the ability to open those restrooms for special events and would be responsible for cleaning during those times. However, until a permanent manager of the exterior public restrooms is identified, they will generally be closed.

Utilities: Tenant will be responsible for all utilities at the Building.

Insurance: Tenant will be required to have proper insurance for their operation.

License: For temporary use in summer of 2024 before Building buildout is completed.