

ID 113821

June 1, 2026

TO: Board of Acquisition and Contract

FROM: Kathleen M. O'Connor
Commissioner, Department of Parks, Recreation and Conservation

RE: **Authority to amend a license agreement with Beach Front BBQ Inc. to operate the food concession at Willson's Woods Park from April 1, 2021 through December 31, 2025, in order for the County to extend the license term for an additional five-year period from January 1, 2026 through December 31, 2030**

Whereas, on April 1, 2021 ("2021 Resolution"), your Honorable Board approved a resolution authorizing the County of Westchester ("County"), acting by and through its Department of Parks, Recreation and Conservation ("Department"), to, amongst other things, enter into a license agreement with Beach Front BBQ Inc. for the operation of a food and refreshment concession at Willson's Woods Park, Mount Vernon, New York, for the period from January 1, 2021 through December 31, 2025, with the County having the sole option to extend the term of the agreement for an additional five-year period from January 1, 2026 through December 31, 2030 ("Extended Term"). The agreement was subsequently executed.

Pursuant to the 2021 Resolution, Beach Front BBQ Inc. was to pay the following annual license fees during the Extended Term:

<u>Period</u>	<u>License Fee</u>
January 1, 2026 to December 31, 2026	\$22,500
January 1, 2027 to December 31, 2027	\$22,500
January 1, 2028 to December 31, 2028	\$23,500
January 1, 2029 to December 31, 2029	\$24,500
January 1, 2030 to December 31, 2030	\$25,500.

It has come to the Department's attention that Beach Front BBQ Inc. suffered significant losses due to low park visitors during the Covid 19 pandemic, and the Department desires to compensate Beachfront BBQ Inc. for its business losses by reducing the annual license fee for the first year of the Extended Term by \$10,000.

Accordingly, authority is now requested from your Honorable Board to amend the agreement in order for the County to exercise its sole option to extend the term thereof for the Extended Term.

For the privilege of operating, the food and refreshment concession at Willson's Woods Park, Beach Front BBQ Inc. shall pay to the County an annual license fee during each year of the Extended Term, as follows:

<u>Period</u>	<u>License Fee</u>
January 1, 2026 to December 31, 2026	\$10,500
January 1, 2027 to December 31, 2027	\$22,500
January 1, 2028 to December 31, 2028	\$23,500
January 1, 2029 to December 31, 2029	\$24,500
January 1, 2030 to December 31, 2030	\$25,500

Except as otherwise specifically amended hereby, all other terms and conditions of the agreement will remain in full force and effect.

The goal of this agreement, as amended, is to provide revenue for the County and food and beverage service for patrons at Willson's Woods Park.

The objectives of this agreement, as amended, will be monitored through revenue reports and site visits from Department of Parks, Recreation and Conservation staff.

This agreement, as amended, is exempt from the Westchester County procurement policy pursuant to Section 3(b), thereof.

A resolution is attached for your favorable consideration.

APPROVED BOARD OF ACQUISITION & CONTRACT - 06/11/2026 - RAYMOND SCULKY, SECRETARY

RESOLUTION

Upon a communication from the Commissioner of Parks, Recreation and Conservation,

RESOLVED, that the County of Westchester is hereby authorized to amend a license agreement with Beach Front BBQ Inc., 399 Bronxville Road, Bronxville, New York 10708, for food and refreshment concession at Willson's Woods Park, Mount Vernon, New York, for the period from April 1, 2021 through December 31, 2025, with the County having the sole option to extend the term for an additional five-year period, in order for the County to exercise its option to extend the term thereof for such additional five-year period, commencing retroactively on January 1, 2026 and expiring on December 31, 2030 ("Extended Term"); and be it further

RESOLVED, the privilege of operating, the food and refreshment concession at Willson's Woods Park, Beach Front BBQ Inc. shall pay to the County an annual license fee during each year of the Extended Term, as follows:

<u>Period</u>	<u>License Fee</u>
January 1, 2026 to December 31, 2026	\$10,500
January 1, 2027 to December 31, 2027	\$22,500
January 1, 2028 to December 31, 2028	\$23,500
January 1, 2029 to December 31, 2029	\$24,500
January 1, 2030 to December 31, 2030	\$25,500

and be it further,

RESOLVED, that the County Executive or his authorized designee is hereby authorized to execute all instruments necessary to implement this Resolution.

APPROVED BOARD OF ACQUISITION & CONTRACT - 06/11/2025 - RAYMOND SCULLY, SECRETARY

Agreement # PRC-1522
 Account to be
 Charged/Credited

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub- Object	Trust Account	Dollars	
165	42	4450	9246		\$10,500	2026
165	42	4450	9246		\$22,500	2027
165	42	4450	9246		\$23,500	2028
165	42	4450	9246		\$24,500	2029
165	42	4450	9246		\$25,500	2030

Budget Funding Year(s) 2026-2030 Start Date 01/1/2026 End Date 12/31/2030
 (must match resolution)

Funding Source Tax Dollars _____
 State Aid _____
\$106,500 Federal Aid _____
 (must match resolution) Other Revenue _____

APPROVED BOARD OF ACQUISITION & CONTRACT - 06/11/2026 - RAYMOND SCULKY, SECRETARY