

**Department of Parks, Recreation
& Conservation**

113547

Date: April 22, 2026

TO: Board of Acquisition and Contract

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

RE: Authority for the County of Westchester to exercise its option to extend a license agreement with TSMMJ, LLC d/b/a North Street Tavern and Wood Fired Pizza, for the food and refreshment concession at Maple Moor Golf Course for the option period from January 1, 2026 through December 31, 2030 and to amend the terms of said license agreement.

On April 23, 2020, the Board of Acquisition and Contract approved a resolution granting authority for the County of Westchester ("County") to enter into a license agreement ("License Agreement") with TSMMJ, LLC., d/b/a North Street Tavern and Wood Fired Pizza ("TSMMJ"), 1128 North Street, White Plains, New York 10605, for the operation of the food and refreshment concession at Maple Moor Golf Course, White Plains, New York, for the period from January 1, 2021 to December 31, 2025 with the County having the sole option to extend the agreement from January 1, 2026 through December 31, 2030.

Authority is now requested to exercise the option to extend the License Agreement for the period of January 1, 2026 through December 31, 2030 as well as to amend the terms of the License Agreement to reduce the previously agreed-upon license fee in exchange for certain improvements TSMMJ will complete. As consideration for the privilege of the license agreement, TSMMJ will complete certain capital improvements totaling approximately \$150,000, which are anticipated to include construction of a new larger upper deck, renovation of the lower patio, an addition to the halfway house, installation of new flooring throughout the restaurant and a new walk in-boxes refrigerator and walk-in freezer. All Improvements are to be completed by the end of the 2026 golf season.

In addition, TSMMJ shall pay the following annual license fees:

| <u>Period</u> | <u>Amended License Fees</u> |
|--------------------------------------|-----------------------------|
| January 1, 2026 to December 31, 2026 | \$80,000 |
| January 1, 2027 to December 31, 2027 | \$82,000 |
| January 1, 2028 to December 31, 2028 | \$84,000 |
| January 1, 2029 to December 31, 2029 | \$86,000 |
| January 1, 2030 to December 31, 2030 | \$88,000. |

The Amended License Fees represent a \$30,000 reduction per year, totaling a \$150,000 aggregate reduction.

The goal of this amendment is to provide revenue to the County and provide food and beverages to golf course patrons and visitors. The objective of this agreement will be tracked and monitored by observations and interactions with staff and site visits.

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

Accordingly, approval of the attached resolution by your Honorable Board is most respectfully requested.

APPROVED BOARD OF ACQUISITION & CONTRACT - 04/30/2026 - RAYMOND SCULKY, SECRETARY

RESOLUTION

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

RESOLVED, that the County of Westchester is hereby authorized to exercise its option to extend its license agreement (“License Agreement”) with TSMMJ, LLC., d/b/a North Street Tavern and Wood Fired Pizza (“TSMMJ”), 1128 North Street, White Plains, New York 10605, for the operation of the food and refreshment concession at Maple Moor Golf Course, White Plains, New York, for the period from January 1, 2021 to December 31, 2025 for the renewal term for the period of January 1, 2026 through December 31, 2030; and be it further

RESOLVED, that the County is hereby authorized to amend the terms of the License Agreement to reduce the license fee by \$30,000 per year, for a \$150,000 total aggregate reduction, in exchange for improvements to be completed by TSMMJ at TSMMJ’s sole cost and expense. Said improvements are anticipated to cost approximately \$150,000, and are anticipated to include construction of a new larger upper deck, renovation of the lower patio, an addition to the halfway house, installation of new flooring throughout the restaurant and a new walk in-boxes refrigerator and walk-in freezer. All Improvements are to be completed by the end of the 2026 golf season; and be it further

RESOLVED, that TSMMJ shall pay the following annual license fees:

| <u>Period</u> | <u>Amended License Fees</u> |
|--------------------------------------|-----------------------------|
| January 1, 2026 to December 31, 2026 | \$80,000 |
| January 1, 2027 to December 31, 2027 | \$82,000 |
| January 1, 2028 to December 31, 2028 | \$84,000 |
| January 1, 2029 to December 31, 2029 | \$86,000 |
| January 1, 2030 to December 31, 2030 | \$88,000. |

; and be it further

RESOLVED, that all other provisions of the License Agreement shall remain in full force and effect; 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.

