

- 1.) What capital improvements are currently approved, funded and scheduled for the Community Center by the Town? How much input by the selected Business Partner is agreeable to the Commission?

Capital improvements that are in the current budget cycle, as best we know, include painting the exterior, replacing the air conditioner condensers, and repairs to the refrigerator.

- 2.) With the development of this Contract, is the Town open to more significant capital improvements to support the selected Business Partner's business model?

Based on the budget and the actual financial performance of the Community Center, we would expect the Commission to be open to recommendations from our Business Partner for additional capital improvements.

- 3.) Assuming the selected Business Partner's events contracted with non-residents do not conflict with standing, or historical blackout dates for civic groups, how many events during a season is the Town agreeable to? This question refers to the concern of the facility becoming a "wedding mill."

During the off-season, May – October, the business partner can certainly manage more events than during the season (November – April). It's difficult to put a specific number to this question. Ideally, the Town would like to achieve its financial objective with the least impact on the residents (parking, noise, traffic, crowds, etc.) Once the business partner is up and running smoothly from all perspectives, it is possible that the Town could be agreeable to allowing more events in the Community Center.

- 4.) Is the Town and are the residents open to modifying / simplifying the Resident Rental Fee Schedule?

We believe that the Town would be open to simplifying the Resident Rental Fee Schedule. With that said, remember that the Community Center was built for the "community", so the prices must stay at a preferred rate.

- 5.) Is the Town open to modifying / simplifying the fee structure and target net revenue expected between the Town and selected Business Partner?

The RFP was intentionally vague on the specifics of the structure of the financial arrangement with the Business Partner. We are very open to suggestions on how the business partner would propose it works. The overall financial objective of \$80K is the Town's goal.

- 6.) During events produced by the Business Partner, does the playground area remain open?

Yes, the playground is separate Community property.

7.) Being aware of the Noise Ordinance, is there a 'hard' end time for events inside (upstairs)?

The current event end time is midnight. There could be exceptions on an individual event basis.

8.) When utilizing the Beach under the Beach Rental Contract, is the boardwalk and tiki hut / bungalow reserved for the Rental? Is the boardwalk leading to the Beach reserved as well?

The boardwalk and Tiki Hut are not reserved or closed for private events. The beach is not closed to the residents for private events either.

9.) Is the Town open to modifying the Beach Permit for the selected Business Partner's nonresident clients and events?

We cannot comment on this without knowing what modifications would be contemplated. Any material modification during the Turtle season is not in our purview to change. With all of that said, the Town wants the new business relationship to work and work well for all parties involved (Town, business partner, and the residents). So there will always be open and forthright discussions on any matter as appropriate.

10.) In general terms, what time do the reoccurring weekday groups finish in the CC?

The events vary from morning to afternoon for Seaside events. POA events are usually in the evening.