

Request for Proposals
for
Lakefront Restaurant and Event Space

Overview

The City of Mentor and the Lake County Ohio Port and Economic Development Authority are seeking a qualified operator to redevelop the enclosed pavilion at Mentor Beach Park as a sit-down restaurant with event space. The redevelopment should be of a character that establishes the restaurant as a lakefront destination.

Location

The park and pavilion are located at 7779 Lake Shore Boulevard, Mentor-on-the-Lake, OH 44060. While the park is located in the City of Mentor-on-the-Lake, it is owned by the City of Mentor. The main floor of the pavilion is 7,200 square feet. There is a basement below the main floor that is approximately 4,800 square feet with a subbasement underneath. The City and Port Authority ideally envision the main floor being converted to a sit-down restaurant while the basement would be converted into an event space, but both parties are open to suggestions from responders. The building is built into the lakefront bluff such that the southern entrance to the main floor is at ground level, but the subbasement is at ground level on the north side. This makes it possible to construct outdoor decks on both the main level and basement that would have lakefront vistas. Proposals that maximize the use of space on all three levels will be favored.

Economic Development Assistance

The Port Authority will work with the selected candidate to ensure necessary public infrastructure, such as additional parking or adequate utilities, are in place. Tax abatement is available through Mentor-on-the-Lake's Community Reinvestment Area Tax Exemption Program. Mentor's Economic Development Grant program can also be applied to the project. Depending on the ultimate scope of the project, other economic development assistance may be available.

Site Visits

Tours of the building and grounds may be arranged by contacting Kevin Malecek, Director of Economic Development and International Trade for the City of Mentor using the contact information provided below.

Submissions

Proposals must include, at minimum, the following items:

- i. Resume of previous experience identifying not less than five (5) years of experience directly related to restaurant management or development.
- ii. A detailed description of the concept or theme and how the building will be used to accomplish the goals of this project as stated in the Overview of this Request.
- iii. Time periods for commencing and completing construction, and installation of equipment.
- iv. Estimated build out and/or improvements cost, and proof of financial capability.
- v. A floor plan and rendering of the interior finish of the building for any anticipated improvements or modifications.
- vi. A primary contact name with phone and email information.

1. Evaluation

Proposals will be evaluated on the following criteria:

- Alignment with Coastal Development Plan and Landside Communities Plan of Lake County and demonstration of ability to develop a destination location
- Responder's previous experience with similar projects
- Thoroughness of submission and level of detail in the submission
- Financial capability of the responder

Proposals that are deemed of interest by the City of Mentor will result in further discussions on commercially reasonable available terms.

2. Required Form of Submission and Conditions for Submission

Interested parties should submit proposals electronically in PDF form to malecek@cityofmentor.com by close of business on April 10, 2019.

3. Reservations

The City and the Port Authority reserve the right to:

- i. Modify, waive, or otherwise vary the terms and conditions of this Request at any time, including but not limited to, the submission date and submission requirements.
- ii. Waive irregularities in the proposals.
- iii. Reject or refuse any or all proposals.
- iv. Cancel and withdraw this Request at any time.
- v. Negotiate with any or all Responders in order to obtain terms most beneficial to the City and the Port Authority.
- vi. Accept the proposal which, in their sole and absolute discretion, best serves the interests of the City and the Port Authority.

4. Questions Regarding the Request and Submissions

Please direct all questions to:

Kevin D. Malecek, Director

Economic Development and International Trade

City of Mentor, Ohio

malecek@cityofmentor.com

440-974-5736

Schedule of Exhibits

Exhibit A – Area Map.....	Page 4
Exhibit B – Site Map.....	Page 5
Exhibit C – Exterior Photos.....	Page 6
Exhibit D – Interior Photos.....	Page 8
Exhibit E – Demographic data within a 10-minute drive time.....	Page 10
Exhibit F – Demographic data within a 30-minute drive time.....	Page 12

Exhibit A

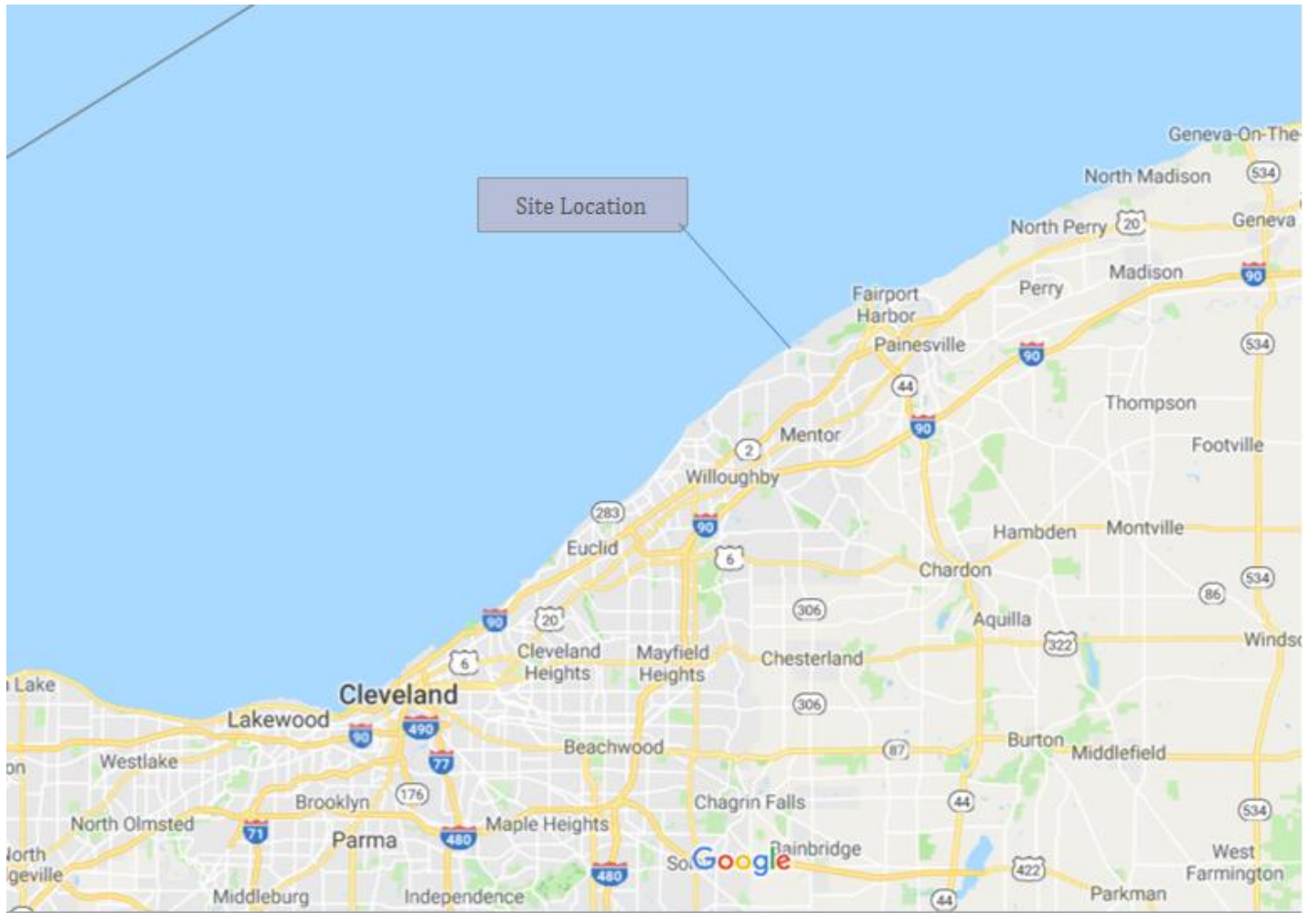


Exhibit B

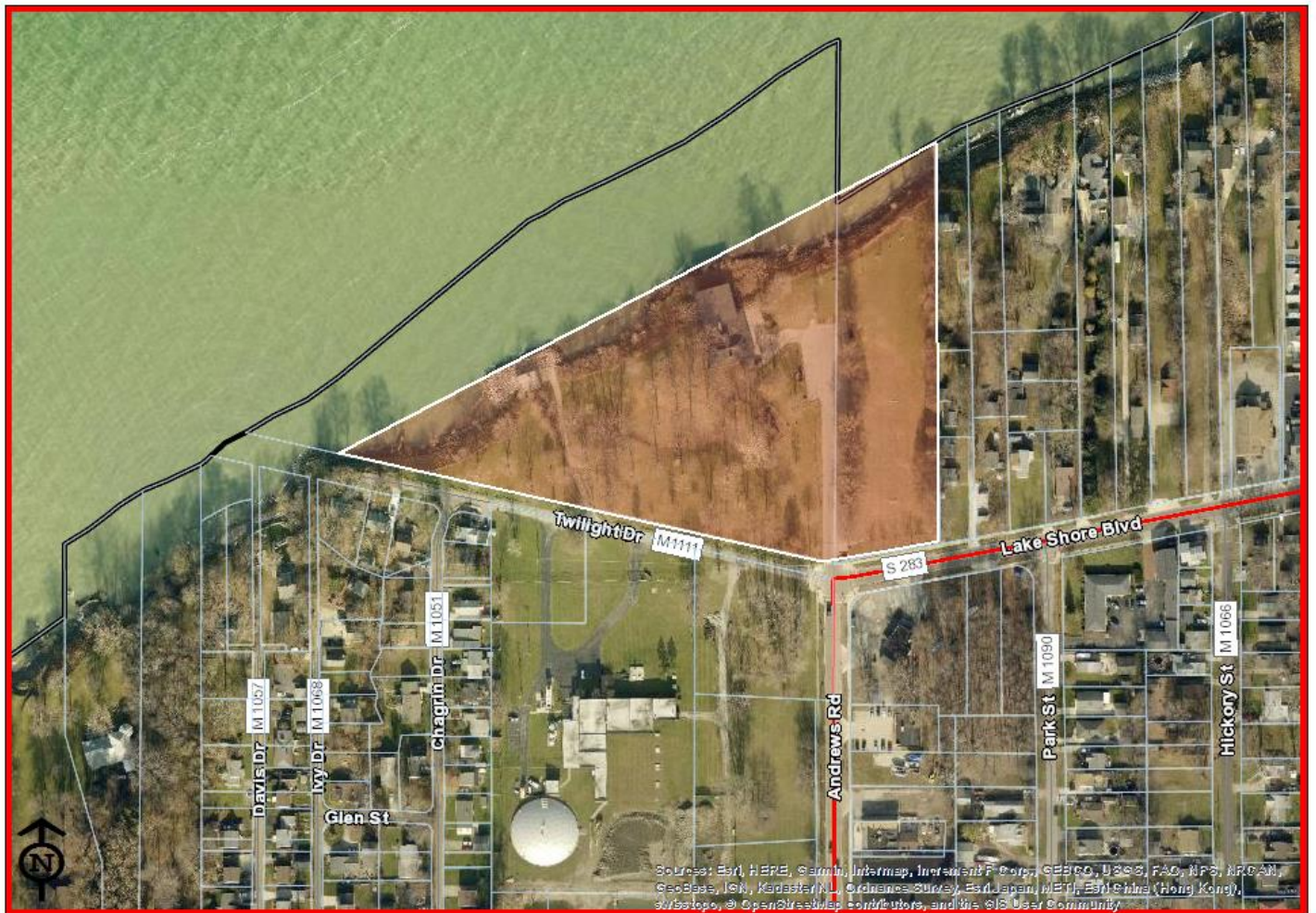


Exhibit C





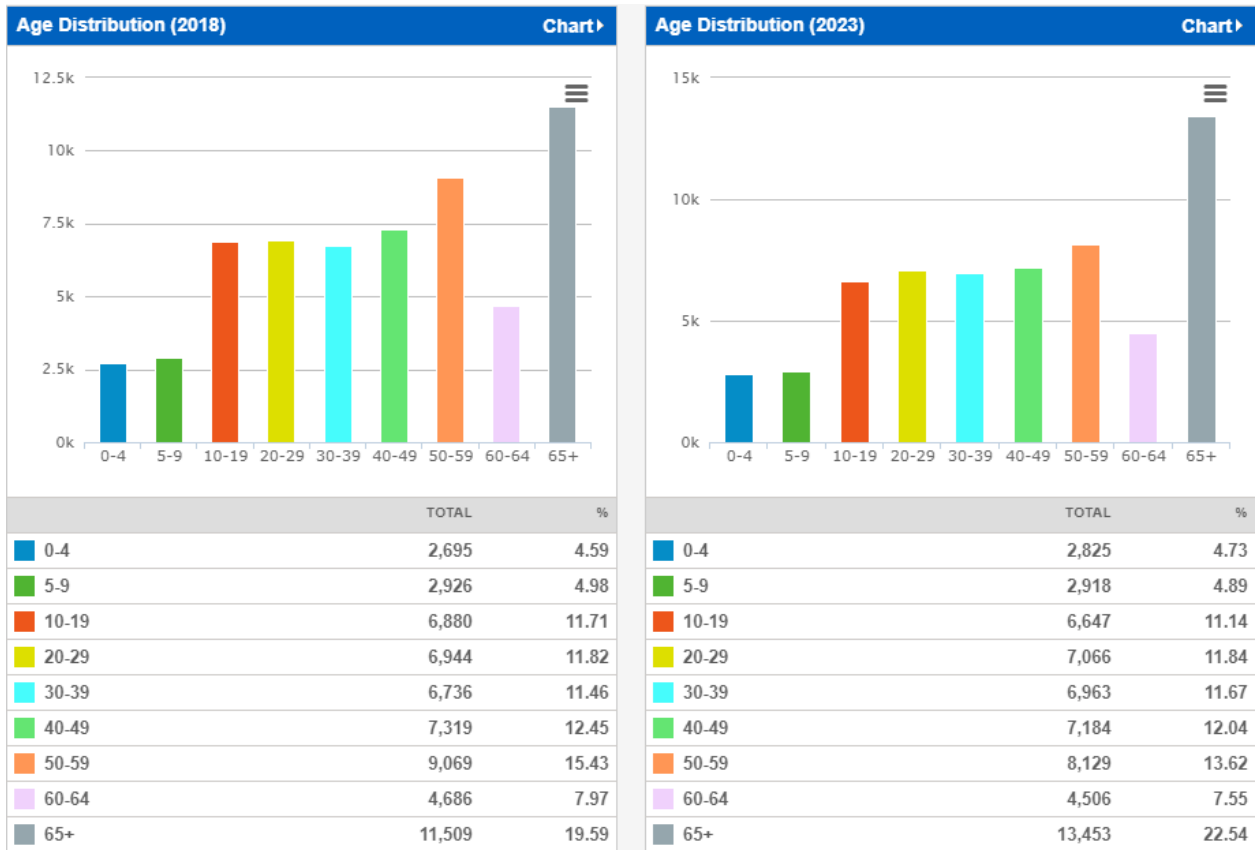
Exhibit D





Exhibit E

Population (2018)	Population (2023)
TOTAL	TOTAL
58,764	59,691



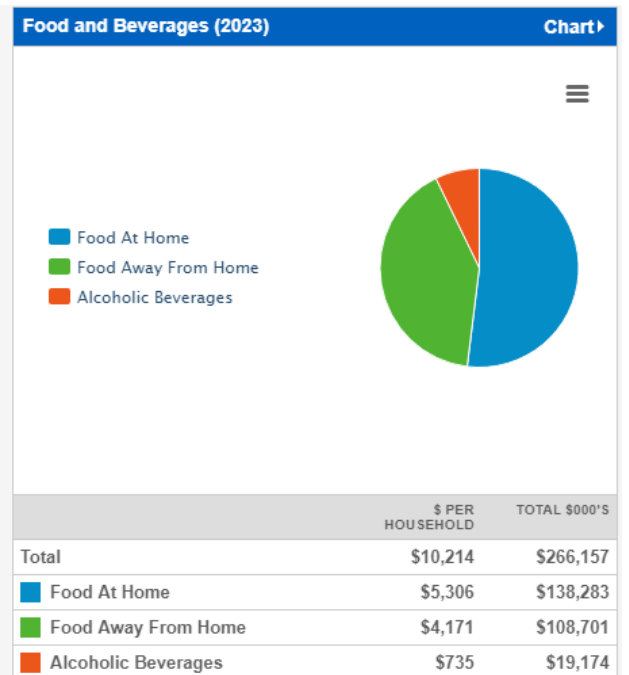
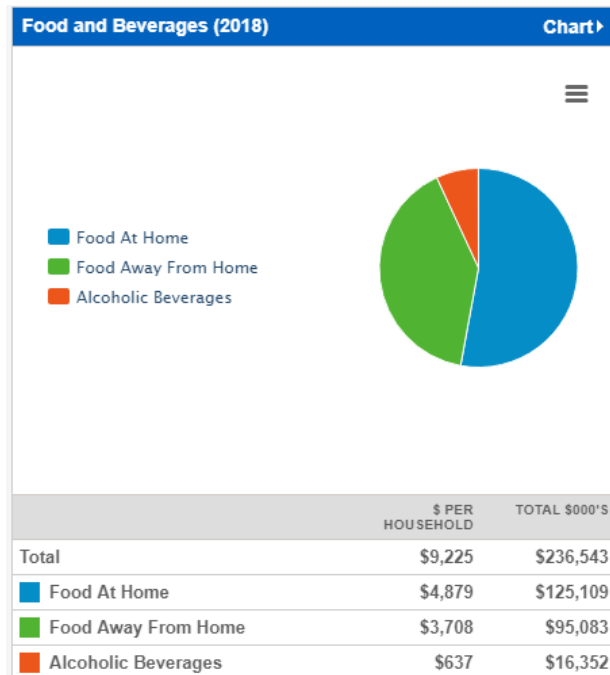
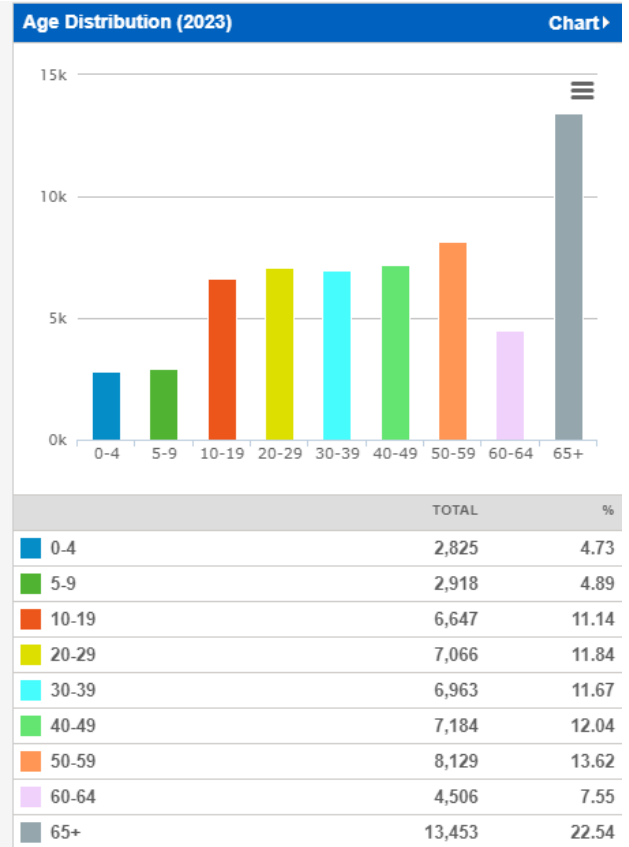
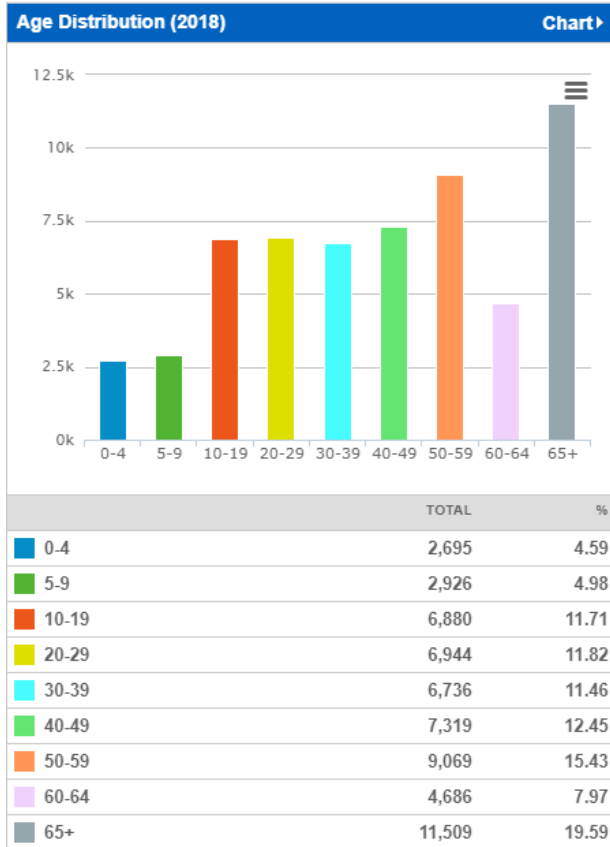


Exhibit F

Population (2018)	
	TOTAL
	1,004,453

Population (2023)	
	TOTAL
	1,007,197

