

MINUTES
DECEMBER 8, 2014 – WORKSHOP – 7:30 PM

A workshop meeting of the Board of Commissioners was held on the above date with Mayor McLaughlin presiding and Commissioners Bolan and McLoughlin answering the roll call. Also in attendance were the Borough Clerk and Borough Attorney.

The meeting was called to order at 7:30 P.M. with a salute to the flag.

Mayor McLaughlin announced that the notice requirements of R.S. 10:4-18 had been satisfied by delivering the required notice to the Coaster, posting the notice on the board in Borough Hall and filing a copy of said notice with the Borough Clerk.

INTERVIEW REGARDING RFP FOR ABC RESTAURANT LEASE

The Board of Commissioners received two proposals for lease of the Allenhurst Beach Club Restaurant.

Karen Marzulli & Santo Perotto were present for an interview in connection with their proposal.

Ms. Marzulli stated that they have been loyal to the Borough and its residents. They know their patrons. They have shown their ability to get a liquor license. They are on-site every day. Their proposal is not for a bar or a tavern, but for a family restaurant. They have had no problems with the police.

Mayor Laughlin stated that with this process, they have to score the proposals. A part of that score is the interview. Comm. Bolan asked if the scoring had to be done in the presence of those who sent proposals. Dave Laughlin, Borough Attorney, stated it did not, nor would he recommend doing so.

Comm. Bolan stated the innuendo is that Karen and Chic will get the restaurant as they have had it before. He tells everyone, not necessarily. The Borough Attorney has found their proposal to be compliant. There are no material defects. He thanked them for submitting a proposal. He thinks they have done a good job. He is glad they are interested in doing this again. They never had any problems until Sandy. He asked if they were comfortable, even though they were still working out some issues with Sandy.

Ms. Marzulli stated that she thought the Board had always been fair to them. Mr. Perotto added that they are doing this because they want to. Ms. Marzulli stated they had other options, but they chose to come back here.

Mr. Perotto stated that the Garden Club has held events at Mister C's and he has always donated the money back to them. When the Borough held the kids dance, he supplied the refreshments. He held the Clerk's dinner and did not make a penny. For the fire Department's Casino Night, he donated the food. They paid for t-shirts for the dyeing of the ocean. They tried to do everything they could. The main thing is that they are hands-on.

Ms. Marzulli stated they showed up this summer and last summer to work with the Borough. Mr. Perotto added that they have excellent credit. There is none better.

Mayor McLaughlin stated the inside of the building is not finished. Allenhurst likes nostalgia. The interior of the old restaurant was campy. He asked what their plans were for the inside of the restaurant.

Mr. Perotto stated the bar would be spectacular. Ms. Marzulli stated she was thinking about light and dark wood. She showed the Commissioners a picture of a restaurant in Florida that she liked and stated she was thinking something similar for this restaurant. It will be clean and beachy. Mr. Perotto added that it would be first class.

Mayor McLaughlin spoke about the menu and asked if they would be open to a sub-committee of residents who could make suggestions maybe once or twice a year. Ms. Marzulli

stated she would listen. Mr. Perotto stated that it would not work with a lot of people making a lot of different suggestions.

Ms. Marzulli stated they would consider themselves a moderately-priced restaurant.

Mayor McLaughlin stated that was the feedback he had gotten regarding a sub-committee. Ms. Marzulli stated they are always open to new ideas.

Comm. McLoughlin asked if they intended to keep Chic's Place in Deal. Mr. Perotto answered, no. Comm. McLoughlin asked who the chef would be and Mr. Perotto stated that the chef he has now is the best chef he has ever had.

Mayor McLaughlin asked about a time frame, stating they would love to be open by July. Ms. Marzulli stated they would love to be open in May. She already has plans for the kitchen and bar. They will open when they are given the okay. Before they are ready to close the walls, they will have their design.

Comm. McLoughlin stated that is why they want to make an award sooner rather than later.

Mayor McLaughlin asked if they would be open to valet parking and Ms. Marzulli stated they are all in. They would love valet parking.

There was a discussion over moving the outside bar back from the ocean. Mr. Perotto stated that 90% of what they take in at the outside bar is from the members. He did not think it was a good decision to move the bar back. Comm. Bolan stated this is something they can address after the contract is awarded. Their advisements will be taken seriously.

There was a short discussion on parking.

The Board thanked Mr. Perotto and Ms. Marzulli and stated they would let them know as soon as possible what the outcome would be. Mr. Perotto and Ms. Marzulli thanked the Commissioners for their time and left the meeting.

The Board discussed whether or not the second bid must be rejected and the Borough Attorney stated that the bidder did not complete the required Non-Collusion Affidavit. It was signed, but not filled out or notarized. Additionally, the Statement of Stockholders did not include the corporate seal. It is a fine line as to whether these bids must be rejected.

Comm. Bolan stated it is not clear who the managing partner is. It is not unusual for a group to have an LLC for each restaurant or liquor license; however, there should be a managing entity.

After some consideration, the Board decided to proceed with the Interview of for Asbury Pub, LLC and the Business Administrator was instructed to contact them to see if they would be available at the Borough's regular meeting the next day for their interview.

The Board then scored the two proposals, (with the exception of the Interview for the Asbury Pub, LLC) as follows:

1. Amount of Lease (20 points)
 - a. Mister C's 20
 - b. Asbury Pub, LLC 15

This score was based on the proposal from Mister C's of \$300,000 and Asbury Pub, LLC of \$225,000 for a five-year term.

2. Experience and Qualifications (20 points)
 - a. Mister C's 18
 - b. Asbury Pub, LLC 13

This score was based on the number of years in the restaurant business. The Board felt that Mister C's would draw a more adult crowd.

3. Familiarity with Monmouth County (10 points)
 - a. Mister C's 10
 - b. Asbury Pub, LLC 10

The Board felt that both applicants knew Monmouth County well as both have had multiple restaurants based in Monmouth County.

4. Interview with Prospective Tenants (20 points)
 - a. Mister C's 18
 - b. Asbury Pub, LLC

There being no further business, Comm. McLoughlin moved, seconded by Comm. Bolan that the meeting be adjourned at 8:47 PM. Motion carried.

Lori L. Osborn, RMC
Clerk-Administrator