

CHICKEN N PICKLE.

107 E 18th Ave
N Kansas City, MO 64116
816-585-3216
garretts@chickenpickle.com

July 20, 2023

Ms. Briann Harms
21618 St. Andrews Blvd
Boca Raton, Florida 33486

Dear Ms. Briann Harms,

Chicken N Pickle is a family oriented pickleball entertainment complex that provides an atmosphere of comradery that fosters fun while making a community impact. Chicken N Pickle has the earnest desire to work with the Greater Boca Raton Beach and Park District in developing the six acres at the southeast corner of the 212-acre property formerly known as the Ocean Breeze Golf Course in Boca Raton, Florida.

Chicken N Pickle currently has eight facilities open and seven more under construction (St. Louis, Las Vegas, two in Denver, Fishers, Allen, Houston). We have also signed LOI's on six other stores. All of Chicken N Pickle's properties are profitable and provide an immediate impact to the local community through an array of charitable events and job opportunities, while providing a substantial increase in visitors to the surrounding areas. Chicken N Pickle's partnership with Boca Raton will allow Chicken N Pickle to expand its reach while providing an economic boost to the District and area. Chicken N Pickle Founder Dave Johnson and Director of Real Estate Expansion Garrett Stutz have been assigned to complete and negotiate this deal. Garrett will be the contact for Chicken N Pickle.

Sincerely,

Garrett Stutz

Director of Real Estate and Expansion, Chicken N Pickle LLC

Garrett Stutz

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Firm Information, Experience and References

Our Team

David Johnson CPA – Founder and Chairman of Chicken N Pickle

Mr. Johnson, age 67, is a 1978 graduate of the University of Missouri-Columbia. Upon graduation, Mr. Johnson joined the international accounting firm of Arthur Andersen where he was promoted to Tax Manager in 1982. At Arthur Andersen, Mr. Johnson specialized in structuring real estate transactions for clients and was on the National Real Estate Team. In 1988, Mr. Johnson left Arthur Andersen to pursue a career in the acquisition and management of commercial and multi-family real estate projects. Mr. Johnson is a licensed real estate broker and a certified public accountant in the State of Missouri.

Mr. Johnson has served as a Trustee, President and Chief Executive Officer of Maxus Realty Trust since May 11, 2004. Maxus manages multiple residential and commercial properties, including approximately 12,500 apartment units and approximately 1,200,000 square feet of retail and commercial properties. He has served as Chairman of Maxus since its inception in 1988.

David founded Chicken N Pickle in 2016 in North Kansas City and it was recently named Champions of Business and inducted into the Kansas City Business Journal Hall of Champions. Chicken N Pickle has 8 stores open and 5 more announced.

David also won the Mr. K Award, awarded by the Kansas City Chamber of Commerce in 2022.

David Johnson, is involved in numerous local organizations – including former Chairman of the Crime Commission, former Chairman of University of Missouri’s Trulaske Business School Dean's Advisory Board, and is currently on the board of Verimore Bank, KC Crime Commission, MU Dean’s Board and Kansas City Chamber of Commerce

Garrett Stutz – Director of Real Estate Expansion

Garrett Stutz has served as Senior Advisor of Logistics & Expansion at Chicken N Pickle since 2021. In this role, Stutz utilizes his background in financial analysis to oversee the company’s expansion process, including market analysis, research, planning and the implementation. His primary responsibilities include creating strategic action plans focused on long-term goals and potential opportunities, securing incentives, performing competitive analysis to uncover untapped opportunities in the site selection process and evaluating site submittal packages including ingress/egress, parking, zoning, tenant mix, demographics, general geographic area and adjacent properties.

Brad Clarke – Chief Executive Officer

Brad has worked for 8 startups and has over 20 years of process management experience. Brad oversees a variety of technologies for Chicken N Pickle and has been developing a suite of custom tools to improve guest experience and store efficiency since joining in 2021. CEO Brad Clarke is a board member for the Chicken N Pickle Foundation, Kansas City Football & Cheerleading League and the Liberty Outlaws Football Club, a not for profit organization. He

has served as a volunteer youth sports coach for many years, and has been instrumental in the development and launch of eight unique start-ups in the Kansas City area.

Kelli Alldredge – President

Kelli is a corporate and community leader, celebrated among her peers for her love of civic and charitable efforts. Kelli is a former world class tennis player and Kansas City Chiefs cheerleader. Kelli has built charitable functions into a vital component of Chicken N Pickle. She also plays a role in building teams and driving operational efficiency across multiple areas within Chicken N Pickle since 2016. President Kelli Alldredge currently serves on the Board of Directors for Cristo Rey, Clay County Savings & Bank and Heart of KC. She's the co-founder of Volley Llama and Jamie's Wish and has recently served on both the Kinesiology Advisory Board and College of Health & Human Science Advisory Board for Kansas State University.

Joe Palermo – Vice President of Operations

Joe was appointed VP of Operations at Chicken N Pickle in 2022. He had previously served as the VP of Operations for Grub's Burger bar for 18 years, and has held key management positions at Twin Peaks, Raising Cane's Chicken, California Pizza Kitchen, and Texas Roadhouse.

Tracey Meyer – Senior Director of Business Development

Tracy has more than 25 years of experience in strategic company growth. She is known for having an excellent track record of understanding the needs of her clients and formulating solutions that hit the mark to build fans and drive company success.

Alex Staab – Senior Director of Culinary

Alex has over 15 years in high-end culinary establishments ranging from Kansas City to New York, as well as one of the top restaurants in Sardegna, Italy. Alex is involved in kitchen staffing and operations.

Our Structure and Organization

Chicken N Pickle LLC is majority owned by Dave Johnson founded in North Kansas City, Missouri in 2016. In the last seven years of owning and operating pickleball entertainment facilities, Chicken N Pickle has become known as the premier pickleball facility and social space for every walk of life. Chicken N Pickle has no plans to franchise or own a facility that has a membership base as we want to stay true to our word as an inclusive facility for all.

Our Philosophy

Chicken N Pickle's philosophy is to provide an atmosphere that fosters fun, friendship, and community. We believe if we combine an authentic chef-driven scratch kitchen at a great value, a highly approachable space, a first-class clean facility, a service-oriented work and business culture, and proven business leaders focused on critical metrics we will become the premier destination for friends, families, and colleagues to gather. Chicken N Pickle is an advocate for living a healthy lifestyle, guests can count on locally sourced, nutritious food and a great variety of outdoor entertainment options. Chicken N Pickle will be a leader in supporting local charities

and civic causes. By inviting people to gather around our tables, courts, and outdoor yards we will create new and exciting ways to bring attention to their missions.

Experience

Chicken N Pickle has been successful in developing pickleball facilities since 2016. As the first mover in the pickleball “eatertainment” space, Chicken N Pickle took a massive risk that ended up paying off, allowing Chicken N Pickle to be the first mover and leader in the industry. Since Chicken N Pickle opened their first store in Kansas City, there have been eight facilities to follow and seven more under development. Chicken N Pickle now operates in Kansas, Missouri, Arizona, Texas, and Oklahoma. The upcoming Chicken N Pickle locations will consist of two stores in Colorado, two in Texas, a second Missouri location, Nevada and Indiana. Chicken N Pickle has a clear vision to have 20 locations opened by the end of 2025.

Chicken N Pickle has selected Yaeger as our architect for this location. Yaeger has designed six existing and has seven locations in development. In the past Chicken N Pickle has used PKMR for mechanical and electrical, BHC for civil, and BSE as our structural engineers, and Key and Centric as our General Contractors.

Awards and Recognition

In 2020, 2021, and 2022, Chicken N Pickle was a finalist for the Top Ten Small Business of the Year from the Kansas City Chamber.

In 2022, Chicken N Pickle received the Mr. K Award (the best small business) from the Kansas City Chamber.

Named Best Chicken Sandwich by readers of The Pitch

Runner up for best Kid Friendly Restaurant by readers of The Pitch

Named Best Spot for Yard Games by readers of The Pitch

Runner up for Best Restaurant for Kids by Kansas City Magazine, Ingrams Magazine

Named Best Patio by Kansas City Magazine

Runner up for Best Pet Patio by Kansas City Magazine

1st Place "YOURS" Best Sports Bar

KC Champions of Business (3 Years in a Row, Inducting CNP into the "Hall of Fame in 2022")

2021 - "YOURS" Best New Restaurant in San Antonio

Chicken N Pickle donates thousands of meals: <https://www.kshb.com/news/local-news/we-see-you/weseeyoukshb-chicken-n-pickle-donates-thousands-of-meals>

Chicken N Pickle Boca Raton Florida at the District



Chicken N Pickle Boca Raton will be 2.5 acres excluding parking and will require 5-6 acres including parking. Chicken N Pickle would also like to bring a national dog concept as shown in the northeast corner of the site plan. The dog concept shown on the site plan is planned to be a national brand and will be a great compliment to a dog friendly Chicken N Pickle. We are working with several national brands currently to locate next to the planned CNP here and in other locations. Chicken N Pickle will follow the guidance of the US Department of Homeland Security, the state of Florida, Emergency Management, Palm Beach County, and the City of Boca Raton to ensure the facility exceeds the minimum standards for hurricane resistance and code requirements of public buildings.

The base facility will feature 3 outdoor covered courts and 6 indoor courts with air conditioning, all 6 indoor courts will have lounge and viewing areas. The facility will also feature an outdoor turf area called "the yard". The yard is a staple of Chicken N Pickle that has become known for socializing and yard games such as cornhole, life-size Jenga and Battleship. All of Chicken N Pickle's outdoor areas are dog friendly and fully serviced by the restaurant staff. The first floor of the restaurant at Chicken N Pickle Boca Raton will be over 10,000 square feet and will consist of a fast-casual restaurant, a full-service bar, and 2 private meeting spaces for corporate outings and charitable events. The entire restaurant will have sliding doors that will provide an open-air setting when the weather permits. On top of the restaurant will be a 5,000 square foot half indoor, half outdoor rooftop bar and lounge area. The rooftop at Chicken N Pickle is the most rented space on the property as it sets up for a perfect view over the rest of the property. In the wintertime the rooftop is transformed into a classic ski lodge for a Christmas pop-up bar known as "Snowbound".

Chicken N Pickle’s restaurant features healthy, locally sourced options at a fair price. Chicken N Pickle is known for their woodfired rotisserie chicken, but carries many sandwiches, barbeque and plenty of salad options on the menu.

Chicken N Pickle will be open from 8AM-11PM Monday-Thursday. Friday and Saturday operations will be from 8AM-12AM. Sunday hours are 8AM-10AM at night.

Chicken N Pickle expects to have \$15,000,000+ in revenue based on past store performance. Chicken N Pickle will own, operate, and maintain the facility aligned with all other Chicken N Pickle facilities. Chicken N Pickle plans to operate the facility for 50 plus years.

Chicken N Pickle will offer discounted rates or early court bookings for Boca Raton residents.

Project Timeline, Funding, Revenue Share with the Boca Raton Beaches and Park and Ownership

If Chicken N Pickle is awarded the opportunity to construct a facility in the district, it will be fully operational and open eleven months following the construction commencement date. Chicken N Pickle will operate and own the facility as it would any of the existing locations. We are proposing 50 plus years on a concessionary agreement.

The facility is estimated to cost over \$20,000,000, and Chicken N Pickle will pay all \$20,000,000 with cash equity. Chicken N Pickle is in great financial health and recently performed a sale-leaseback of the first 6 locations at a sale price of \$80,000,000. If Chicken N Pickle is awarded the opportunity at the District Chicken N Pickle will fully cooperate and share any financial information that is requested about our stores or CNP Holdings and proof of \$20,000,000 of liquidity. Chicken N Pickle would want this information to be confidential.

Options

Concessionary Agreement Base Option:

Chicken N Pickle enters a long-term Concessionary agreement. This option would allow Chicken N Pickle to construct the base project that consists of six indoor courts, three outdoor courts, the “yard”, a 10,000 square foot restaurant, and a 5,000 square foot half indoor half outdoor rooftop bar. Chicken N Pickle would provide the required parking to accommodate the 600,000 projected visitors that will visit this proposed location annually. The total cost of the project would be about \$20,000,000 funded with cash equity from CNP Holdings.

Joint Venture Option:

Chicken N Pickle would like to propose a Joint Venture with the Boca Raton Parks District and possibly others. This joint venture would allow Chicken N Pickle to develop the 14 outdoor courts shown on the site plan. These courts could be covered if requested. Chicken N Pickle would enter into a percentage rent agreement with the Boca Raton Parks District. Chicken N

Pickle recently did a very similar deal with the City of Estero. Estero helped fund additional courts and will get a percentage of the revenue. See press released attached.

If Chicken N Pickle is awarded the opportunity to construct their facility in the District, Chicken N Pickle will be open to ideas and alternatives that Boca Parks and Recreation has for the future of their Development.

Chicken N Pickle has already had great conversations with local pickleball tournaments about relocation to this proposed facility. We view this facility as a preeminent provider of year-round camps and clinics. We would love to have a hotel nearby. Chicken N Pickle has also had preliminary discussions with the Boca Raton Picklers of the National Pickleball League.

Projected Five Year Financials

Boca Raton Chicken N Pickle Projected Sales						
	Year 1	Year 2	Year 3	Year 4	Year 5	
Total Sales	\$15,000,000.00	\$15,600,000.00	\$16,224,000.00	\$16,872,960.00	\$17,547,878.40	
Food Sales	\$7,500,000.00	\$7,800,000.00	\$8,112,000.00	\$8,436,480.00	\$8,773,939.20	
Food % of Sales	50.00%	50.00%	50.00%	50.00%	50.00%	
Beverage Sales	\$4,500,000.00	\$4,680,000.00	\$4,867,200.00	\$5,061,888.00	\$5,264,363.52	
Beverage % of Sales	30.00%	30.00%	30.00%	30.00%	30.00%	
Pickleball Sales	\$3,000,000.00	\$3,120,000.00	\$3,244,800.00	\$3,374,592.00	\$3,509,575.68	
Pickleball % of Sales	20%	20%	20%	20%	20%	
Expenses						
Cost of Sales	\$4,500,000.00	\$4,680,000.00	\$4,867,200.00	\$5,061,888.00	\$5,264,363.52	
SG&A	\$3,000,000.00	\$3,120,000.00	\$3,244,800.00	\$3,374,592.00	\$3,509,575.68	
Occupancy Cost	\$1,600,000.00	\$1,664,000.00	\$1,730,560.00	\$1,799,782.40	\$1,871,773.70	
Management Fee	\$600,000.00	\$624,000.00	\$648,960.00	\$674,918.40	\$701,915.14	
Labor Costs	\$3,000,000.00	\$3,120,000.00	\$3,244,800.00	\$3,374,592.00	\$3,509,575.68	
Miscellaneous	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	

If Chicken N Pickle is awarded the RFP, Chicken N Pickle will fully cooperate and share any detailed financials requested.

Pickleball Programming and Marketing Plans

Each Chicken N Pickle has at least 1 full-time pickleball instructor. This instructor, also known as a pickleballer, will host clinics, camps, and private lessons on a regular basis. The pickleballer will also set up and run a tournament for a corporate outing and charitable event if requested by the organization. Chicken N Pickle will also host regular morning open play on Tuesday and Thursday mornings, newbie nights, beginner clinics, and special tournaments. Court rental pricing has not yet been determined for the District, but if consistent with open locations court rentals will be \$30 an hour during the week non-peak times and \$40 an hour during peak times. All day weekend court rentals will be \$45 dollars an hour.

Marketing plans will be consistent with all other operational stores and will be fully supported by Chicken N Pickles' wonderful in-house marketing team. Chicken N Pickle will have tables and temporary courts at local events and youth sports tournaments.

Development Team Members Contact Information

Alex Stehl – Vice President of Construction and Development

astehl@maxusprop.com

(913)-292-4979

Garrett Stutz – Director of Real Estate Expansion and Official Contact for the RFP

garretts@chickenpickle.com

(816)-585-3216

Kellen Mumm – Director of Business Development

kellen@chickenpickle.com

(224) 280-6866

Julie McQueeney – Project Development Manager

jmcqueeney@chickenpickle.com

(816) 848-8439

Max Maday –Real Estate Development

mmaday@chickenpickle.com

(913)-375-6740

Michael (Bird) Staab – Owners Rep and Const Manager

bird@chickenpickle.com

(816) 645-1021

Past Projects

Chicken N Pickle North Kansas City, Missouri



North Kansas City, Missouri was Chicken N Pickle’s first location. Built and opened in 2016, this project was the first of its kind, introducing the world to pickleball ‘eatertainment’ facilities. This facility was a massive success for Chicken N Pickle and the fuel to create the rapid expansion of Chicken N Pickle and other pickleball concepts. In the last twelve months this location has hosted over two thousand events and had four hundred thousand visits. The store sits on 1.45 acres including parking. The store is 38,000 square feet and contains 4 indoor and 4 outdoor courts.

Performance Period: Nine Months

Total Cost of the Project: \$8,000,000 - \$12,000,000

Current Status of the Project: This store is operational and profitable with a rise in year-over-year revenue for the last seven years minus the pandemic when operations were limited.

Chicken N Pickle Wichita



Chicken N Pickle Wichita was the second location built, opening in 2019. This project is a great example of how Chicken N Pickle can perform in a mid-major market. Chicken N Pickle in Wichita is known as the go to entertainment and family gathering space. In the past twelve

months this location has hosted over three thousand events and has had over 500,000 visits. The store sits on 4 acres including parking. The store is 80,000 square feet and contains 6 indoor and 4 outdoor courts.

Performance Period: Eleven Months

Total Cost of the Project: \$15,000,000 - \$20,000,000

Current Status of the Project: Open and Profitable

Chicken N Pickle San Antonio



Chicken N Pickle San Antonio was the third Chicken N Pickle store open and first in Texas when it opened in 2019. This was a big step for Chicken N Pickle as it led to rapid Texas expansion. In the last twelve months this location has hosted 2,800 events and has had over 600,000 visits. The store sits on 4.5 acres including parking. The store is 74,000 square feet and contains 6 indoor courts and 4 outdoor courts.

Performance Period: Eleven Months

Total Cost of the Project: \$20,000,000 - \$25,000,000

Current Status of the Project: The store is operational and profitable. Chicken N Pickle San Antonio is one of the better performing locations for Chicken N Pickle to date.

Chicken N Pickle Oklahoma City



Chicken N Pickle Oklahoma City is the first and only store in Oklahoma after it opened in 2021. This store has been adopted by the community and provides a terrific amenity to its citizens. In the last twelve months this location has hosted over 2,500 events and has had over 450,000 visits. The store sits on 3.3 acres including parking. The store is 74,000 square feet and contains 6 indoor courts and 4 outdoor courts.

Performance Period: Eleven Months

Total Cost of the Project: \$20,000,000 - \$25,000,000

Current Status of the project: The store is operational and profitable. This has been a good store for Chicken N Pickle and may lead to further expansion in Oklahoma.

Chicken N Pickle Overland Park, Kansas



Chicken N Pickle Overland Park was the fifth Chicken N Pickle location when it opened in 2021. Chicken N Pickle Overland Park has become Chicken N Pickles premier property for corporate events. This is fantastic store for Chicken N Pickle from corporate, civil and charitable, and as a local gathering spot for the community. In the past twelve months this location has hosted over 2,500 events and has had over 450,000 visits. The store sits on 3.5 acres including parking. The store is 80,000 square feet and contains 6 indoor courts and 4 outdoor courts.

Performance Period: Ten Months

Total Cost of the Project: \$20,000,000 - \$25,000,000

Current Status of the Project: Chicken N Pickle Overland Park is operational and profitable. This store is in a great part of town and the sales and visit counts reflect that.

Chicken N Pickle Grand Prairie, Texas



Chicken N Pickle Grand Prairie was Chicken N Pickles sixth location when it opened at the tail end of 2021. This was Chicken N Pickles' first location in a Dallas sub-market. In the last twelve months this location has hosted over 1,500 events and has had over 550,000 visits. The store sits on 4 acres including parking. The store is 75,000 square feet and contains 6 indoor courts and 4 outdoor courts.

Performance Period: Eleven Months

Total Cost of the Project: \$25,000,000 - \$30,000,000

Current Status of the Project: Chicken N Pickle Grand Prairie is open and operational. This store led to Chicken N Pickle opening another store in the Dallas market with a third on the way.

Chicken N Pickle Grapevine, Texas



Chicken N Pickle Grapevine was Chicken N Pickles seventh store to open when it opened in early 2023. This location has become an immediate hit and is the first Chicken N Pickle location

to feature a children’s playground. The store sits on 4.5 acres including parking. The store is 74,000 square feet and contains 8 indoor courts and 4 outdoor courts.

Performance Period: Eleven Months

Total Cost of the Project: \$25,000,000 - \$30,000,000

Chicken N Pickle Glendale, Arizona



Chicken N Pickle Glendale is the eighth location and first in Arizona. The site is in the West Gate entertainment district and is walking distance from the Arizona Cardinals Football Stadium, State Farm Stadium. The store sits on 2 acres and has the majority of parking from a cross-access agreement within the entertainment district. The store is 67,000 square feet and contains 5 indoor courts and 5 outdoor courts.

Performance Period: Twelve Months

Total Cost of the Project: \$30,000,000 - \$35,000,000

Current Status of the Project: Chicken N Pickle Glendale is fully complete and will open on August Eighth after proper preparation and training is complete.

References



July 19, 2023

Briann Harms, Executive Director
City of Boca Raton
21618 St. Andrews Blvd.
Boca Raton, FL 33486

Re: Beach Park, Boca Raton

Dear Executive Director Harms,

It is my pleasure to write a letter of recommendation in support of Chicken N' Pickle. My team and I had the pleasure of visiting Kansas City to see the original Chicken N' Pickle (CNP) that inspired the concept. We were immediately impressed with the quality of the venue and the organization as a whole. As the second largest city in Nevada, we instantly knew we wanted to be home to a CNP.

Our Parks and Recreation Department has won two National Gold Medals, and a significant pickleball following has been growing. We can't seem to build the courts fast enough to meet demand. But even in our award-winning system, we don't have the caliber of courts that CNP brings with them. The quality of the indoor space is something we are looking forward to having in our community. And the shaded outdoor courts are simply something we don't have. In the summer heat, the shaded and "fanned" courts will be such a great amenity for our residents, not to mention the family-friendly experience CNP creates with each of their establishments.

Our introduction to CNP happened on "green cup" night, where patrons purchased the special cup and donated revenues to local charities. As we met with the CNP team, we learned more about the community impact associated with each location. Each location takes the time and assigns someone to lead community giving. For Henderson, we negotiated local discounts for residents, and CNP committed to continuing their "green cup" local charity program at our future establishment.

Our experience with CNP has been a good one. We have worked closely with the real estate and development teams and found them professional and responsive. They worked with staff to create a program that worked for the City and CNP.

If you are looking for a dynamic partner to bring a first-class amenity to your community, I highly recommend you consider CNP.

Should you have any further questions or need additional information, please contact me or Stephanie Garcia-Vause, Assistant City Manager/Chief Strategy Officer, Stephanie.Garcia-Vause@Cityofhenderson.com, or (702) 267-2079.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard A. Derrick".

Richard A. Derrick
City Manager/CEO

City Manager's Office
240 S Water Street, MSC 141, Henderson, NV 89015
T 702-267-2080 W cityofhenderson.com



CITY OF NORTH KANSAS CITY • MISSOURI

**OFFICE OF THE MAYOR
BRYANT W. DELONG**

To Whom it May Concern,

I am writing in support of Chicken N Pickle. As the Mayor of North Kansas City, Missouri, I have witnessed firsthand the remarkable contributions of Chicken N Pickle and their commitment to fostering a strong sense of community by being a place where ALL are welcome, providing numerous job opportunities, and being partner in our city's growth and development.

Chicken N Pickle is dedicated to creating a work environment where employees feel valued and appreciated. They have generated a significant number of jobs within our community. The immediate success of Chicken N Pickle is a testament to their commitment to the well-being of their staff, which has undoubtedly contributed to their continued growth and prosperity.

Beyond their own operations, Chicken N Pickle has been a catalyst for additional redevelopment in North Kansas City. The presence of their establishment has sparked additional interest in North Kansas City, leading to the growth and impact of other businesses and residential developments in the area. The vibrancy and vitality that Chicken N Pickle has brought to our community has invigorated the local economy and created a thriving environment for both residents and visitors alike.

Furthermore, Chicken N Pickle is not just a corporate citizen but a true corporate partner in our community. They have shown a genuine dedication to impacting local nonprofit organizations, schools, and churches. Through their generous contributions and active involvement, Chicken N Pickle has become an integral part of the fabric that strengthens and uplifts our community. Their commitment to making a positive difference is commendable and sets them apart as a business that genuinely cares about the well-being of our residents.

Additionally, Chicken N Pickle recognizes the importance of human connection and the value of low technology on their property. In a world increasingly driven by digital interactions, Chicken N Pickle provides a refreshing space where individuals can engage in face-to-face conversations, connect with others on a personal level, and create lasting memories. This emphasis on human interaction fosters a sense of community and belonging that is invaluable in today's fast-paced society.

In conclusion, I wholeheartedly endorse Chicken N Pickle as they consider expanding into your community. I am confident that Chicken N Pickle will become a valuable asset and a cherished addition to your community. Should you have any further questions or require additional information, please do not hesitate to contact me. Thank you for your attention, and I wish you the best of luck in your deliberations.

Sincerely,

Bryant DeLong - Mayor of North Kansas City

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Project Approach

Chicken N Pickle will be the best option for the Boca Raton Beach and Park District because there is an option for every individual regardless of age on the property of Chicken N Pickle. Community members love Chicken N Pickle, due to Chicken N Pickles' ongoing commitment to service the needs of charitable organizations and corporations and simply being a fantastic facility for a family to get lunch or dinner. Although Chicken N Pickle is a national brand, the company has the slogan "Our Hearts are Local" trademarked. The reasoning behind that is the company has a goal of making Boca Raton feel like home and that feeling will be reciprocated by the Boca Raton community members. Each location has an onsite community team member who will work with local charitable groups to donate event space for a good cause, coordinate our green cup initiative, and will choose Tuesday night giveback organizations who will receive 10% of all sales for that evening.

Salads & Bowl

Bill's Chicken \$11.49

Fried Chicken, Spring Mix, Egg, Tomato, Avocado, Artichoke, Jack Cheese, Lemon Vinaigrette, Spicy Mustard Vinaigrette

Skinny Cobb \$11.49

Chicken, Romaine, Egg, Bacon, Blue Cheese Crumbles, Tomato, Almonds, Avocado, Blue Cheese Vinaigrette

Green Goddess Veggie Bowl \$11.99

Sweet Potato, Quinoa, Broccoli, Cauliflower, Smoked Almonds, Radishes, Roasted Acorn Squash, Green Goddess Dressing

OG Powerbowl \$11.99

Beets, Smoked Almonds, Cranberries, Feta, Arugula, Quinoa, Lemon Vinaigrette

Spring Spinach & Feta \$9.99

Spinach, Granny Smith Apples, Tart Cherries, Candied Pecans, Feta, Honey Mustard Vinaigrette
Add Rotisserie Chicken +\$4.00

The Classic \$12.49

Rotisserie Chicken, Arugula, Goat Cheese, Cranberries, Pine Nuts, Red Wine Vinaigrette

Chipotle Chicken Bowl \$12.99

Cilantro Lime Rice, Chicken Tinga, Spicy Slew, Pico, Jalapeños, Cilantro, Hot Sauce, Avocado

BBQ Mac N Cheese \$13.99

House Smoked Brisket Burnt Ends or Pulled Pork, Asiago Cheese, BBQ Sauce, Green Onions

Shareables

Smoked Wings 8 PC \$13.99

Eight Piece House Smoked Jumbo Cut Wings, Flash Fried, Served with Choice of Seasoning & Side of Sauce.
Sauce Options – Mango Habanero Chutney, Aji Verde, Honey Brew BBQ, Buffalo
Seasoning Options – House, Jerk, Southwest, 7 Chili

Fried Pickles \$8.49

Panko Crusted Pickle Chips Served with House-Made Buttermilk Ranch

Chicken Quesadilla \$9.75

Chicken Tinga, Grilled Onions, Chipotle Sour Cream, Pico

Avocado Hummus \$9.75

Cilantro, Sundried Tomatoes, Pepitas, Served with Celery, Carrots & Grilled Pita

Tres Tostadas \$10.25

Pork Carnitas or Chicken Tinga, Avocado Crema, Pico, Cilantro, Queso Fresco, Pickled Red Onion

Chorizo Queso \$9.75

Corn Chips, Pico, Flour Chicharrones

Deviled Eggs \$7.49

Bacon, Jalapeno, Paprika

2022 Community Recap and Charitable Information

2022 COMMUNITY RECAP

Community is a core value that we live out every day. We are proud of our teams' efforts in 2022

NORTH KANSAS CITY:

- ▶ Supported 378 charitable organizations
- ▶ Donated over \$7,000 through cup sales
- ▶ Gave over \$28,000 to our community through in-kind donations
- ▶ Put over \$13,000 back into our community through givebacks and donations
- ▶ Adopted 3 families, 2 families came from the HopeKids organization.
- ▶ Families were invited to come to NKC for dinner, pickleball, and gifts on December 21st.
- ▶ Provided food and gifts for a family at Children's Mercy fighting for their daughter's life.

OVERLAND PARK

- ▶ Supported 390 charitable organizations
- ▶ Donated over \$18,000 through cup sales
- ▶ Gave over \$17,500 to our community through in-kind donations
- ▶ Put over \$15,000 back into our community through givebacks and donations
- ▶ Adopted a family from Ukraine
- ▶ Blessed the family with coats, scarves, gloves, hats, laundry soap, paper towels, toilet paper, gas cards, CNP gift cards and a birthday cake.

WICHITA

- ▶ Supported 344 charitable organizations
- ▶ Donated over \$10,000 through cup sales
- ▶ Gave over \$20,000 to our community through in-kind donations
- ▶ Put over \$29,000 back into our community through givebacks and donations
- ▶ Gifted 24 children gifts to HopeNet Getting Ahead program.
- ▶ Adopted a family from Wichita Littlest Heroes. Bought all types of presents for the Hero Child (who is fighting Cancer), and his siblings and mother.
- ▶ Held the graduation for Getting Ahead which is a 16 week course on how to beat poverty.
- ▶ Delivered pot pies and tomato soup that the Ronald McDonald families will eat for their Christmas Eve dinner.

SAN ANTONIO

- ▶ Supported 226 charitable organizations
- ▶ Donated over \$23,000 through cup sales
- ▶ Gave over \$12,000 to our community through in-kind donations
- ▶ Put over \$20,000 back into our community through givebacks and donations
- ▶ Gifted 20 teens and young adults at Boysville Inc.
- ▶ Provided a total of 22 gifts for the children of Soldiers' Angels
- ▶ Provided Christmas gifts for 42 children, teens, and young adults this season!

OKLAHOMA CITY

- ▶ Supported 359 charitable organizations
- ▶ Donated over \$7,500 through cup sales
- ▶ Gave over \$28,000 to our community through in-kind donations
- ▶ Put over \$17,000 back into our community through givebacks and donations
- ▶ Adopted 10 kids from 4 families in OKC - through the YMCA of Greater OKC.
- ▶ The Y assigned us 10 names ranging from ages 1 to 12, and we were able to give about \$100 in gifts per child.

GRAND PRAIRIE

- ▶ Supported 332 charitable organizations
- ▶ Donated over \$21,000 through cup sales
- ▶ Gave over \$27,000 to our community through in-kind donations
- ▶ Put over \$9,000 back into our community through givebacks and donations
- ▶ Hosted 4 holiday parties , 1 charity pickleball tournament, and donated appetizers, space and courts, to local and nationwide nonprofits, throughout this holiday season.
- ▶ Purchased Christmas gifts and gift cards for MetroSports Fieldhouse, LifeLine For Families Inc and HopeKids of North Texas.
- ▶ Provided gifts to 34 toddlers, children and teens.

ABOUT US

From pickleball and yard games to Friday night concerts and Sunday afternoon yoga, Chicken N Pickle® offers a unique opportunity for friendly competition against the backdrop of a festive, indoor/ outdoor complex and a chef-driven restaurant that have rewritten entertainment rules. It's a warm and welcoming environment that brings together people from throughout the community to engage in the joy of being human. Good food, good friends, great fun!

- ▶ Indoor and outdoor pickleball courts
- ▶ Chef driven restaurant
- ▶ Indoor and rooftop full service bars
- ▶ Outdoor lawn games (Jenga, Cornhole, Battleship and more!)
- ▶ Living room with fire pits and TV screens for watch parties
- ▶ Indoor and outdoor event spaces

OUR HEARTS ARE LOCAL!

Our cultural imperative to our community is to give back, with many philanthropic events and service oriented endeavors to strengthen our neighborhood and beyond. We believe in building long-lasting partnerships to address the needs of the communities in which we live, work and play. Our employees donate their time and treasure to support these important causes and we work diligently to make time for the community, as the community has made time for us.

We frequently donate meeting space to charitable organizations for use in hosting board meetings, volunteer appreciation nights, fundraising and more. We participate in philanthropic efforts throughout the communities we serve, embracing causes that matter most to our Chicken N Pickle® guests and giving back to them in meaningful ways. We are so in love with local that we strive to source all food from area family farmers in each market, providing additive-free, low-carbon-footprint, delicious menu items for all kinds of taste buds.



HOW WE CAN HELP

PICKLEBALL TOURNAMENTS

A pickleball tournament is a FUN way for players new to the sport to hone skills and learn how to play the game, or for experienced players to show off their skills. We will work with you to schedule a time for your tournament, provide the paddles/balls, and a pro to run the tournament. We'll also offer space and share tools to help you raise even more money with raffles and/or silent auctions.

- ▶ We run our tournaments on 4 courts in a 3-hour time frame.
- ▶ Our tournaments may include a maximum of 24 teams (Each team consists of two players).

CORNHOLE TOURNAMENTS

Cornhole tournaments are fun for all ages and ability levels, and they're easy to set up, manage and enjoy! (When was the last time you could say that about a fundraising event?!) Our team will share helpful hints to make marketing the event, running the tournament, and organizing the day's activities a seamless process for you and your volunteers!



BINGO

Bingo fundraisers provide amazing opportunities to involve the entire community. They're fun, easy to execute family-friendly events that pack in a lot of excitement in just two hours. We have successfully hosted Bingo fundraisers for organizations of all sizes.

We donate the space and provide the Bingo sheets, daubers and a bingo console. You host the event and set the price for admission. We also invite you to utilize the room to further your fundraising by featuring a silent auction, raffle and information about your cause.

TRIVIA

Trivia fundraisers are entertaining, social and promote team building for participants of all ability levels. They're a great way to engage your community in friendly competition.

WE LOVE HELPING NONPROFIT ORGANIZATIONS

There's no better way to say thank you to your board members, volunteers and teams like gathering at CNP! We love to donate space to people who donate their time and we frequently offer our space to local nonprofit organizations to use when hosting board meetings, training sessions, volunteer appreciation events, luncheons, pickleball and game yard outings, happy hours and more! Contact your local community coordinator and let's start planning! We'll help find the right space and time for your event.

INTERESTED IN SPONSORING A MEAL FOR A LOCAL ORGANIZATION?

If your company is searching for ways to help the community, we'd love to assist. Our team will work with your budget and designated organization to prepare meals and deliver in your name.

PLAN YOUR EVENT TODAY

DIRECTOR OF COMMUNITY IMPACT

Kim Blackman

KimB@ChickenNPickle.com

NORTH KC & OVERLAND PARK

Maxx Tittone

MaxxT@ChickenNPickle.com

WICHITA

Kim Blackman

KimB@ChickenNPickle.com

SAN ANTONIO

Kimberly Crinklaw

KCrinklaw@ChickenNPickle.com

OKLAHOMA CITY

Alicia Jackson

AliciaJ@ChickenNPickle.com

GRAND PRAIRIE

Kelani Namahoe

knamahoe@ChickenNPickle.com

GRAPEVINE

Susan Renne

SRenne@ChickenNPickle.com





10% GIVE BACK NIGHTS

A Give Back Night can be a rewarding event and a super fun way for your audience to gather, informally for a meal and fun at Chicken N Pickle®! Not only do you raise dollars, but you also help raise the awareness of your organization and its mission.

When you host a Give Back Night, we will give back 10% of all food and beverage sales (PROPERTY WIDE) to your organization. Our team will work with you to establish a date and time. And the best part? NO flyers or mention of your group is necessary when placing an order. ALL diners help your organization when they eat and drink at Chicken N Pickle® during your Give Back Night!



COMMUNITY CUP CAMPAIGN

Every two weeks, we partner with a local community group for our Community Cup Campaign. For every fountain beverage and tea, proceeds are donated to the local charity. We promote in the restaurant and on social media.



Economic Impact Study for Henderson, NV Performed by Third Party Applied Analysis

IMPACT SNAPSHOT

CONSTRUCTION ACTIVITY IMPACTS	RECURRING OPERATIONS AND VISITOR IMPACTS
\$26.2 M ECONOMIC OUTPUT	\$28.0 M ECONOMIC OUTPUT
\$11.4 M WAGES AND SALARIES	\$7.3 M WAGES AND SALARIES
201 EMPLOYMENT (JOBS)	310 EMPLOYMENT (JOBS)

Note: Construction-related employment impacts are stated in person-years of employment (i.e., one person employed full-time for a year).



NON-RECURRING (ONE-TIME) CONSTRUCTION IMPACTS

EMPLOYMENT		LABOR INCOME		ECONOMIC OUTPUT	
Direct	136	Direct	\$8.0 M	Direct	\$15.0 M
Indirect	20	Indirect	\$1.2 M	Indirect	\$3.9 M
Induced	45	Induced	\$2.1 M	Induced	\$7.4 M
TOTAL	201	TOTAL	\$11.4 M	TOTAL	\$26.2 M

RECURRING (ANNUAL) OPERATIONS AND VISITOR IMPACTS

EMPLOYMENT		LABOR INCOME		ECONOMIC OUTPUT	
Direct	229	Direct	\$4.7 M	Direct	\$16.6 M
Indirect	35	Indirect	\$1.2 M	Indirect	\$5.1 M
Induced	46	Induced	\$1.4 M	Induced	\$6.3 M
TOTAL	310	TOTAL	\$7.3 M	TOTAL	\$28.0 M

ESTIMATED ANNUAL TAX IMPACTS

TAX CATEGORY	RECURRING
Sales and Use Tax (Visitor and Operations)	\$140,000
All Other Visitor-Related Taxes (Gaming, Room, Entertainment and Transportation)	\$225,000
Property Tax	\$110,000
TOTAL	\$475,000

Estero Florida and Chicken N Pickle Press Release

Chicken N Pickle, High 5 Entertainment proposed for Estero Entertainment District

BY KATIUSKA CARRILLO JULY 7, 2023 PHOTO CREDIT:KATIUSKA CARRILLO; ESTERO GOVERNMENT



PLAY ARTICLE

0:00 / 4:52 1/1

Just two weeks after Estero Village Council approved a \$485,045 contract with Naples-based **RWA Engineering** to design and permit the Estero Entertainment District, the village narrowed down its recreational proposals Wednesday to Missouri-based Chicken N Pickle and Texas-based High 5 Entertainment.

"We're here today to get approval of a term sheet that would carry us through the summer, allowing us to come up with final legal documents for the public private partnership and to begin the design of the private spaces, as well as the public infrastructure," said Village Manager Steve Sarkozy.

Approval authorized Sarkozy to proceed with negotiating a final public private partnership agreement, related common area maintenance and lease agreements with each company based on the terms provided.

The Estero Entertainment District is a 20-acre village-owned property on Williams Road, of which half is the Golf Coast Drive Range and the other half is wooded. Since Estero began the rezoning process of the property last year, the space was intended to attract private investment to the property with the purpose of providing the desired recreational activities and a financial return to the community.

Since February, the village, later joined by its consultant, Bonita Springs-based Vieste, has been narrowing the top two public private partnership proposals through briefings, public information meetings and **resident-led focus groups**.

"While we're doing all of the diligent legal work with the village attorney and going back and forth on establishing those full definitive agreements, we can commit ourselves to each other with our other private partners, recognizing that we're each going to spend additional investment of time, effort, energy and some money to work the design process and answer a lot of questions that need to be answered," Vieste CEO Michael Comparato said.



The term sheets are not a definite agreement but binds the village and the firms to work in good faith over the next couple of months to determine those definitive agreements.

The two firms recommended as partners to the village were visited by council member George Zalucki.

Chicken N Pickle is a national leader in the provision of private pickleball facilities, leaving Zalucki with a lot to take in. "I was pretty much in awe," he said. "I've never been in a facility quite like this."

The pickleball facility will include 20,000 square feet of indoor entertainment space, six environmentally controlled pickleball courts and an outdoor socializing space. It also will include 12 to 15 outdoor pickleball courts financed and constructed by the village and managed by the operator.

Council member Jim Ward said the facility seemed like a great fit for Estero.

While Zalucki was describing his time checking out the facility, he pointed out the incorporation of local community branding. "It looks like these partners would be very open to branding," he said. "I can see village of Estero on that wall."

Personalization to the community was also common in High 5, Zalucki said. High 5 is a provider of multigenerational recreational activities with facilities across the nation.

"[High 5] is a different concept, yet a really impressive entertainment venue that I think incorporates a large swath of demographics for the community," Zalucki said.

High 5 is proposed to consist of two floors of indoor/outdoor entertainment space, including but not limited to, 16 full-size United States Bowling Congress bowling lanes, eight lanes of duckpin bowling, bocce, 18 holes of outdoor miniaturized golf, axe throwing, laser tag, arcade and virtual reality and escape rooms.

The two facilities would create a recreational space for the village that covers a vast amount of demographics, which was part of the village's initial intent of the project.

Each firm will be investing \$15 million of their own equity in the project, and both firms are being advanced concurrently as they provide complimentary activities and benefit from a collaborative planning effort on the site.

Sarkozy anticipates between a 7% to 9% return on investment for the village with these potential partnerships. Only half of the property will be used, with the potential for other partnerships on the unused portion in the future.

The contract that was already approved with RWA to assist with preliminary site planning would allow design and permitting to start immediately after Council approves any partnerships. Because of this, that contract is on a tight schedule with the intent to provide parcels for construction in April 2024.

The village will be required to invest approximately \$12 million for the public infrastructure to support the project. Funds are available within the current budget but may require a reprioritization of the capital improvement program or some form of debt financing at the discretion of Council.

Village staff will utilize the summer break in the Council meeting schedule to advance the engineering and design of the public infrastructure, as well as to work to finalize the public private partnership agreement to be presented to Council in the fall.

Addendum Acknowledgements

ACKNOWLEDGEMENT OF ADDENDA

INSTRUCTIONS: COMPLETE PART I OR PART II, WHICHEVER APPLIES

PART I:

List below the dates of issue for each addendum received in connection with this Solicitation:

Addendum #1 Dated June 13, 2023

Addendum #2 Dated July 5, 2023

Addendum #3 Dated _____

Addendum #4 Dated _____

Addendum #5 Dated _____

Addendum #6 Dated _____

Addendum #7 Dated _____

Addendum #8 Dated _____

Addendum #9 Dated _____

Addendum #10 Dated _____

PART II:

NO ADDENDUM WAS RECEIVED IN CONNECTION WITH THIS SOLICITATION

Chicken N Pickle LLC

Firm Name

Garrett Stutz

Signature

Garrett Stutz , Director of Real Estate Expansion

Name and Title (Print or Type)

July 19, 2023

Date

Non-Collusion Affidavit

NON-COLLUSION AFFIDAVIT

STATE OF Missouri
COUNTY OF Clay

Before me, the undersigned authority personally appeared David L. Johnson who, after being by me first duly sworn, deposes and says of his/her personal knowledge that:

a. He/She is Chairman of Chicken N. Pickle, LLC, the Proposer that has submitted a Proposal to perform work for the following:
RFP No.: 2023-04 Title: Proposals to Design, Finance, Develop and operate racquet sport facility.

b. He/She is fully informed respecting the preparation and contents of the attached Request for Proposals, and of all pertinent circumstances respecting such Solicitation.

Such Proposal is genuine and is not a collusive or sham Proposal.

c. Neither the said Proposer nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other Proposer, firm, or person to submit a collusive or sham Proposal in connection with the Solicitation and contract for which the attached Proposal has been submitted or to refrain from proposing in connection with such Solicitation and contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Proposer, firm, or person to fix the price or prices in the attached Proposal or any other Proposer, or to fix any overhead, profit, or cost element of the Proposal price or the Proposal price of any other Proposer, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the City or any person interested in the proposed contract.

d. The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

David L. Johnson
Signature

Subscribed and sworn to (or affirmed) before me this 18th day of July 2023 by David L. Johnson, who is personally known to me or who has produced his as identification.

SEAL

CATHERINE WHORTON
Notary Public - Notary Seal
STATE of MISSOURI
PLATTE COUNTY
My Commission Expires: Oct. 5, 2026
Commission # 14428501

Notary Signature Catherine Whorton
Notary Name: Catherine Whorton
Notary Public (State): Missouri
My Commission No: 14428501
Expires on: 10-5-2026

All Forms and Signature

Proposal Submittal Signature Page

PROPOSAL SUBMITTAL SIGNATURE PAGE

By signing this Proposal, the Proposer certifies that it satisfies all legal requirements as an entity to do business with the District, including all Conflict-of-Interest provisions.

Firm Name:

Chicken N Pickle LLC

Street Address:

107 E 18th Ave N Kansas City, MO 64116

Mailing Address (if different from Street Address):

Telephone Number(s): 816-585-3216

Fax Number(s): Not Available

Email Address: garretts@chickennpickle.com

Federal Employer Identification Number:
47-4702124

Prompt Payment Terms: % days' net days

Signature:

Garrett Stutz

(Signature of authorized agent)

Print Name: Garrett Stutz

Title: Director of Real Estate Expansion

Date: July 19, 2023

By signing this document, the Proposer agrees to all terms and conditions of this Solicitation and the resulting contract/agreement.

THE EXECUTION OF THIS FORM CONSTITUTES THE UNEQUIVOCAL OFFER OF PROPOSER TO BE BOUND BY THE TERMS OF ITS PROPOSAL, FOR NOT LESS THAN 90 DAYS, AND THE PROPOSER'S UNEQUIVOCAL OFFER TO BE BOUND BY THE TERMS AND CONDITIONS SET FORTH IN THIS SOLICITATION. FAILURE TO SIGN THIS SOLICITATION WHERE INDICATED ABOVE, BY AN AUTHORIZED REPRESENTATIVE, SHALL RENDER THE PROPOSAL NON-RESPONSIVE. THE DISTRICT MAY, HOWEVER, IN ITS SOLE DISCRETION, ACCEPT ANY PROPOSAL THAT INCLUDES AN EXECUTED DOCUMENT WHICH UNEQUIVOCALLY BINDS THE PROPOSER TO THE TERMS OF ITS PROPOSAL.

Conflict of Interest Signature Page

CONFLICT OF INTEREST DISCLOSURE FORM

The award of this contract is subject to the provisions of Chapter 112, *Florida Statutes*. All Proposers must disclose within their Proposal: the name of any officer, director, or agent who is also an employee of the City of Palm Beach Gardens.

Furthermore, all Proposers must disclose the name of any District employee or officer who owns, directly or indirectly, an interest of more than five percent (5%) in the Proposer's firm or any of its branches.

The purpose of this disclosure form is to give the District the information needed to identify potential conflicts of interest for evaluation team members and other key personnel involved in the award of this contract.

The term "conflict of interest" refers to situations in which financial or other personal considerations may adversely affect, or have the appearance of adversely affecting, an employee's professional judgment in exercising any District duty or responsibility in administration, management, instruction, research, or other professional activities.

Please check one of the following statements and attach additional documentation if necessary:

To the best of our knowledge, the undersigned firm has no potential conflict of interest due to any other Cities, Counties, contracts, or property interest for this Proposal.

The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other Cities, Counties, contracts, or property interest for this Proposal.

Acknowledged by:

Chicken N Pickle LLC

Firm Name

Garrett Stutz

Signature

Garrett Stutz , Director of Real Estate Expansion

Name and Title (Print or Type)

July 19, 2023

Date

Notification of Public Entity Crimes Law

NOTIFICATION OF PUBLIC ENTITY CRIMES LAW

Pursuant to Section 287.133, *Florida Statutes*, you are hereby notified that a person or affiliate who has been placed on the convicted contractors list following a conviction for a public entity crime may not submit a Proposal on a contract to provide any goods or services to a public entity; may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals on leases or real property to a public entity; may not be awarded or perform work as a contractor, supplier, sub-Proposer, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017 [F.S.] for Category Two [\$35,000.00] for a period of thirty-six (36) months from the date of being placed on the convicted contractors list.

Acknowledged by:

Chicken N Pickle LLC

Firm Name

Garrett Stutz

Signature

Garrett Stutz , Director of Real Estate Expansion

Name and Title (Print or Type)

July 19, 2023

Date

Notification of Public Records Law

Notification of Public Records Law Pertaining to Public Contracts and Requests for Contractor Records Pursuant to Chapter 119, *Florida Statutes*

Pursuant to Chapter 119, *Florida Statutes*, Contractor shall comply with the public records law by keeping and maintaining public records required by the Greater Boca Raton Beach & Park District in order to perform the service. Upon request from the Greater Boca Raton Beach & Park District's custodian of public records, Contractor shall provide the Greater Boca Raton Beach & Park District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law. Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract. Upon completion of the contract, Contractor shall transfer, at no cost, to the Greater Boca Raton Beach & Park District all public records in possession of the Contractor or keep and maintain public records required by the Greater Boca Raton Beach & Park District in order to perform the service. If the Contractor transfers all public records to the Greater Boca Raton Beach & Park District upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Greater Boca Raton Beach & Park District, upon request from the Greater Boca Raton Beach & Park District's custodian of public records, in a format that is compatible with the information technology systems of the Greater Boca Raton Beach & Park District.

Acknowledged:

Chicken N Pickle LLC

Firm Name

Garrett Stutz

Signature

Garrett Stutz, Director of Real Estate Expansion

Name and Title (Print or Type)
July 19, 2023

Date

Truth – In-Negotiation Certificate

TRUTH – IN – NEGOTIATION CERTIFICATE

The undersigned warrants (i) that it has not employed or retained any company or person, other than bona fide employees working solely for the undersigned, to solicit or secure the Agreement and (ii) that it has not paid or agreed to pay any person, company, corporation, individual, or firm other than its bona fide employees working solely for the undersigned or agreed to pay any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from the award or making of the Agreement.

The undersigned certifies that the wage rates and other factual unit costs used to determine the compensation provided for in the Agreement are accurate, complete, and current as of the date of the Agreement.

(This document must be executed by a Corporate Officer.)

Name: Garrett Stutz

Title: Director of Real Estate Expansion

Date: July 19, 2023

Signature: Garrett Stutz

Solicitation Summary

SOLICITATION SUMMARY

Greater Boca Raton Beach & Park District
21618 St. Andrews Blvd.
Boca Raton FL, 33433

IMPORTANT NOTICE

The information you provide on this page will be read aloud at the public opening for this Solicitation. It is important that the summary information you provide below is exactly the same information contained in your Proposal. If subsequent to the opening of Proposals, the District determines that the information contained in the electronic version of your Proposal is different from the information on this Solicitation Summary, the District reserves the right to deem your Proposal non-responsive and remove your Proposal from further evaluation and consideration for contract award.

PROPOSAL INFORMATION

Proposal Number: RFP 2023-04

Title: Development of a Racquet Sports Facility.

Due Date and Time: July 20, 2023 @ 12:00 PM

Name of Proposer: Chicken N Pickle LLC

Address: 107 E 18th Ave N Kansas City, MO 64116

Contact Person: Garrett Stutz

Authorized Signature: *Garrett Stutz*

Date: July 19, 2023

By signing and submitting this Solicitation Summary, the Proposer affirms that the information provided above is an exact and correct summary of the information contained in the electronic version of the Proposer's Proposal to the Greater Boca Raton Beach & Park District.

THIS SOLICITATION SUMMARY MUST BE SIGNED AND INCLUDED AS AN ORIGINAL HARD COPY IN THE ENVELOPE CONTAINING YOUR PROPOSAL.