

OFFERING SHEET

Town of Edgewood, Indiana

Edgewood Country Club Restaurant Project

Due August 21, 2023 at 12:00 p.m.(EDT).

The Town Council of Edgewood, Indiana, pursuant to Indiana Code 36-7-14-22, is offering certain real property and associated contents for lease, which real property is located at 519 Golf Club Road, Anderson, Indiana 46011, based upon the specified terms and conditions set forth herein.

Description: The real property is part of the Edgewood Country Club, 519 Golf Club Road, Anderson, Indiana 46011. The restaurant is newly remodeled, the bar area is newly updated, there are spacious banquet rooms, and a commercial kitchen with substantially new equipment. The restaurant is adjacent to a covered outdoor patio next to the swimming pool. The property also contains certain attachments and various items of personal property associated with the restaurant and bar business. The bidder shall also have complete use of the full-service kitchen, food preparation equipment, and furniture that is currently included in the facility. An Indiana 210 Alcohol License is currently approved for the restaurant, bar and banquet facility (exp. 8/20/23) and will remain with the Town of Edgewood for use by the successful Lessee, subject to Indiana Law and the rules of the Indiana Alcohol and Tobacco Commission.

Key Features of the Restaurant and Geographic Area:

- The restaurant is in a well-established area near State Road 32 and is located on a golf course with an adjacent swimming pool. There is ample parking and space to host a variety of events within the described property. All amenities are highly utilized during the year and have a loyal patron following.
- The restaurant is fully equipped with top-of-the-line kitchen equipment, furniture and fixtures.
- There is a 210 Beer, Wine and Spirits permit issued to the facility by Indiana Alcohol and Tobacco Commission. The Town of Edgewood will maintain legal control of the permit but will follow all legal requirements to ensure the operator can utilize the permit for the daily operation of all aspects of the facility.
- The restaurant and adjacent amenities have enjoyed a strong reputation in the local community, with many positive reviews on various social media platforms.
- The restaurant/banquet facility has hosted a number of catering, business and social events and is a vital component of the overall establishment.
- An overview of the grounds, the building, previous restaurant operations and other pertinent information can be located at:
<https://www.theedgeexperiences.com/>

Terms and Conditions:

All bidders shall prepare a proposal for the lease and operation of said property. The following terms and conditions shall apply to all bids:

General Background:

1. Experience: The bidder should have experience running a restaurant, bar and/or banquet facility, including managing staff, finances, and customer service.
2. Financial Stability: The bidder should have the financial stability to handle the initial investment required to take over the business, as well as ongoing expenses.
3. Passion for the Industry: The bidder should have a passion for the food and beverage industry and providing exceptional hospitality, and be willing to put in the long hours required to run a successful restaurant establishment.
4. Marketing and Advertising Skills: The bidder should have experience in marketing and advertising utilizing a variety of venues and platforms, or be willing to learn, to continue to attract and retain customers.
5. Knowledge of Health and Safety Regulations: The bidder should have a good understanding of state and local health and safety regulations and be able to ensure that the establishment is in compliance with local laws.
6. Attention to Detail: The bidder should be able to focus on the details to ensure that every aspect of the business is running smoothly.
7. Flexibility: The bidder should be able to adapt to changes quickly, including adjusting the menu, staffing levels, and hours of operation based on customer demand.

Specific Requirements:

- A. The restaurant and bar shall be open twelve (12) months a year, and not less than Tuesday, Wednesday, Thursday, Friday, and Saturday.
- B. The proposal shall include a schedule that includes preparation and launch of the restaurant/bar area, proposed hours of operation, and staffing levels.
- C. The bidder shall be required to pay all utilities that relate to operation of the restaurant, bar, and banquet rooms.
- D. The proposal shall include how maintenance costs shall be apportioned between the Town and the bidder for the facility and equipment.
- E. The proposal shall include sample menus and prices for the restaurant and bar, as well as the banquet space.
- F. The proposal shall include the identities of any bidder or vendor partners that will be involved in the ownership and/or operation of the facility.
- G. The proposal shall set forth detail of current or past restaurant operations the operator has engaged in with detail as to the operator's involvement.
- H. The proposal shall provide evidence of the operator's financial capability to successfully operate the described property, including lines of credit, financial references and other pertinent information.
- I. The proposal shall include evidence of the operator's history of operation and compliance regarding the serving of alcohol, including a citation history, if any, by the ATC.

Additional Considerations:

- A. Although leasing the banquet facilities is not mandatory, consideration shall be given to bidders who not only desire to operate the restaurant and bar, but who also submit a plan for events to be held in the banquet area (for example, weddings, reunions, business meetings, etc.), and the food preparation and staffing required for such events.

- B. Bidders may want to use the services of the current events manager, Darlene Ginder, who has substantial experience organizing and managing Edgewood Country Club banquets and events (dginder45@gmail.com).

Conclusion: The Town of Edgewood Restaurant Project is a unique opportunity for a passionate and experienced restaurant operator to operate a long-standing facility with a loyal customer base. The Town of Edgewood is willing to work collaboratively with the successful operator to ensure that the interests of the Town of Edgewood are served and the operator can build a successful business.