

### **Commissioner Provided Items**

**Disclaimer:** The following information is provided by an individual Finance Commissioner for discussion purposes only. The content has not been reviewed, verified, or endorsed by City finance staff and does not represent official City data, analysis, or policy.

# HBSC Partners Proposal Concession Update

Commisioner Dave Chennault

# Permits Issued Goldenwest Concession

- COFO Issued – Fees Paid - \$180.20
- Sign Permit Issued – Fees Paid - \$440.00
- Patio Construction Permit Issued - \$3953.08
- It appears there were no penalties paid for operating without a COFO for 15 months and putting up signage on our public buildings and doing construction without permits on our city owned property
- Key take-away – What message does this send the public?

# Talbert Concession

- Still not open – Took keys in October 2024 – Approaching 2 years
- In Violation of Lease – Needs to be open 100 days per calendar year
- Will speak with city attorney about next steps
- What good is an agreement if city does not enforce it?



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# HBSC Partners DID KNOW the Talbert Location was not set up for cooking

- The following slide is from their proposal that was selected as the winning proposal during an RFP process in 2024



## Menus:

During the walkthrough, it was noted that only one of the two concession buildings is equipped with an industrial hood for cooking. Recognizing this limitation, HBSC has developed two menus uniquely suited to the constraints of the facilities. The Northside (Fields 5-8) and Southside (Fields 1-4) locations will each feature their own signature items while serving similar complimentary items. In addition, we feel that through proper signage and app-based ordering, we can share the diverse offerings of both locations with customers throughout the park.

The proposal from HBSC Partners can be viewed at the link below:

<https://huntingtonbeach.legistar.com/View.ashx?M=F&ID=13264482&GUID=23BCDD41-DA5C-4D96-94B3-B70855D93174>

# HBSC Partners Developed 2 different menus to deal with the inability to cook at the Talbert Location in their Proposal to the RFP

| <div> <div> <b>1909</b><br/>           HB   CA<br/>           CRAFT BEER + CONCESSIONS         </div> <div>NORTHSIDE</div> </div> |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                     |
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| SIGNATURE ITEMS                                                                                                                   | <b>ROTATING ITEMS</b><br><br><b>1909 SPECIAL DOG</b><br>Signature Wagyu Dog, our way \$10<br><br><b>SPECIAL NACHOS</b><br>Classic Nachos with a Twist \$10                                                                                                                                                                                                                                                                                                   | <b>SOFT SERVE ICE CREAM</b><br>Cake cone or HB commemorative helmet \$4/\$7<br><br><b>CANDY/SNACKS</b><br>Assorted selection \$2/\$3/\$4<br><br><b>PROTEIN BARS</b><br>Assorted selection \$4<br><br><b>FRUIT CUP</b><br>Seasonal fresh fruit cup \$6               |
|                                                                                                                                   | <b>1909 HOT DOG</b><br>Signature Wagyu Hot Dog, undressed \$6<br><br><b>1909 CHILI DOG</b><br>Signature Wagyu Hot Dog, covered in chili & cheese, fork required \$8<br><br><b>CLASSIC NACHOS</b><br>Tortilla Strips and good old-fashioned pub cheese \$5<br><br><b>CHILI CHEESE NACHOS</b><br>Tortilla strips piled high with chili and cheese \$7<br><br><b>CHEESE STRIPS</b><br>HB's iconic tortilla strips, topped with cheddar cheese, secret sauce \$8 | <b>CHICKEN CAESAR SALAD</b><br>Classic chicken caesar, with parmesan & croutons \$8<br><br><b>COBB SALAD</b><br>Iceberg, chicken, bacon, egg, and ranch \$8                                                                                                         |
| BREKKY                                                                                                                            | <b>DONUTS</b><br>Locally sourced from HB's iconic donut shops \$3/\$5<br><br><b>1909 BREKKY SANDWICH</b><br>Our signature breakfast sandwich \$7                                                                                                                                                                                                                                                                                                             | <b>BOTTLED WATER</b> \$2<br><b>FOUNTAIN DRINK</b> \$3<br><b>SPORTS DRINK</b> \$4<br><b>PROTEIN DRINK</b> \$4<br><b>A CUP</b><br>Locally sourced coffee from 602 coffee in hb, 12 oz \$3<br><b>A PINT</b><br>Craft beer sourced from local breweries (rotating) \$10 |

← Talbert Location

Goldenwest Location →

| <div> <div> <b>1909</b><br/>           HB   CA<br/>           CRAFT BEER + CONCESSIONS         </div> <div>SOUTHSIDE</div> </div> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| SIGNATURE ITEMS                                                                                                                   | <b>1909 SMASHBURGER</b><br>Wagyu smashburger, cheese & grilled onion \$10<br><br><b>1909 DETROIT SLICE</b><br>Our signature Detroit style pizza, cheese or pepperoni \$5/\$7<br><br><b>WINGS</b><br>Bone-in chicken wings, mango/habenero, honey bbq, parmesan/garlic \$9<br><br><b>TOT-CHOS</b><br>Loaded tater tots! Like nachos only better \$10<br><br><b>TOTS &amp; RANCH</b><br>Everyday tater tots with a side of ranch \$8<br><br><b>MOZARELLA STICKS</b><br>Good ol' mozzarella sticks & Marinara \$8 | <b>SOFT SERVE ICE CREAM</b><br>Cake cone or HB commemorative helmet \$4/\$7<br><br><b>CANDY/SNACKS</b><br>Assorted selection \$2/\$3/\$4<br><br><b>PROTEIN BARS</b><br>Assorted selection \$4<br><br><b>FRUIT CUP</b><br>Seasonal fresh fruit cup \$6                                                                                                                                                                                  |
|                                                                                                                                   | <b>DONUTS</b><br>Locally sourced from HB's iconic donut shops \$3/\$5<br><br><b>1909 BREKKY BURRITO</b><br>Eggs, tots, sausage, and bacon \$9                                                                                                                                                                                                                                                                                                                                                                  | <b>CHICKEN CAESAR SALAD</b><br>Classic chicken caesar, with parmesan & croutons \$8<br><br><b>COBB SALAD</b><br>Iceberg, chicken, bacon, egg, and ranch \$8<br><br><b>BOTTLED WATER</b> \$2<br><b>FOUNTAIN DRINK</b> \$3<br><b>SPORTS DRINK</b> \$4<br><b>PROTEIN DRINK</b> \$4<br><b>A CUP</b><br>Locally sourced coffee from 602 coffee in hb, 12 oz \$3<br><b>A PINT</b><br>Craft beer sourced from local breweries (rotating) \$10 |

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# Lease Concession Breach

- Operational Year

(d) **Operational Year.** The "Operational Year" is defined as a one-year period ending December 31 of each year.

- Concession must be open 100 days per year – Page 8 of Lease

**SECTION 10. BUSINESS PURPOSES AND USE OF PREMISES.**

The Premises are leased for the purpose of operation of two Sports Park food and beverage facilities offering a menu comparable to **Exhibit B**, including use of food carts. Any material alteration of the menu shall be approved by CITY.

At all times, LESSEE shall comply with the following requirements:

(a) LESSEE, at its sole cost and expense shall equip, operate, manage, and maintain the Premises in good safe working condition.

(b) LESSEE shall operate the Premises for a minimum of 100 "Operational Days" during the calendar year, provided the LESSEE may close for up to ten (10) verified rain days. In no case shall the Premises be operating for less than 90 Operational Days per year. An "Operational Day" is defined as the Premises being open for business a minimum of four (4) consecutive hours.

