

City of Virginia is Seeking Lessee for Bar/Restaurant at Municipal Golf Course Clubhouse

The City of Virginia Municipal Golf Course, located at 1308 18th St. North, Virginia MN offers golfers a chance to step out of City life and enjoy nature with mature pine trees, water hazards and various sand traps. The log clubhouse facility houses both a pro-shop and a full service restaurant with seating for 50. The restaurant space includes a bar area and patio seating.

The City is seeking interested parties to operate the full service restaurant and bar on a lease system. Successful lessee shall provide food and bar service consistent with the facilities available. Lessee, at its own expense, is to be in charge of and be responsible for the operation of the restaurant and beverage sales to be made on said premises, including all food, alcohol, and drink including the operation, ordering, preparation, and serving of same. Lessee shall also be responsible for staffing and personnel required for successful restaurant/bar operation. Hours of operation shall be coordinated with the City's Golf Professional in order to serve the needs of the golf course and course operation.

SITE INFORMATION:

Below is information regarding the Golf Course site and the full bar/restaurant area to be leased:

PROPERTY OWNER:	City of Virginia	DEMOGRAPHICS:	
		City Population (2016)	8523
ADDRESS:	1308 18 th Street North Virginia MN 55792	Daytime Population	17,150*
		St. Louis County Population (2015)	200,431
LEASE SPACE AVAIL:	Approx. 700 Sq. Ft.	TRAFFIC COUNTS:	(Average Daily Traffic Counts)
		18 th Street North	415
PARKING SPACES: **	66 total spaces	Highway 53	10,300

LEASE INCLUDES:

- Use of Equipment!
- All Utilities!
- Great Location!
- Reasonable Lease Payments of \$3000 per month!

SUBMITTAL OF PROPOSAL

Any interested parties are asked to submit a proposal in the form of a letter of interest. All letters shall include the following information:

- Interested Parties Name & Organization Structure (Person, partnership, LLC, Corporation)
- Description of Proposed Business That Will Be Placed In Leased Area
- If Business Will Be In Conjunction With Any Other Business (Resort, Franchise, etc.) Please Describe Other Business
- Detailed Description Of Qualified Experience In Restaurant and Bar Entrepreneurship And/Or Management.

All letters of interested must be submitted in a sealed envelope so that the same cannot be opened without detection by December 5, 2017 to CITY OF VIRGINIA, Attn: Restaurant Lease, 327 1st Street South, Virginia MN 55792.

REVIEW AND SELECTION PROCESS:

The City will review the letter of interest against the criteria listed in the letter of interest and rank in order of desired attributes. At its option, the City may invite one or more interested parties for an interview. The City Council of the City of Virginia will make the final determination regarding interviews and selection of successful lessee.

The City reserves the right to select or reject any or all proposals. The City reserves the right to conduct negotiations with proposed lessees. During this negotiation period, the City will not disclose any information derived from letters of interest submitted, or from discussions with other potential lessees. Once the selection has been made, the solicitation file and all materials contained therein are in the public record to the extent provided by law.

Any questions may be directed to Britt See-Benes, City Administrator, (218) 748-7500 or via email at britts@virginiamn.us

*Highway 53 Relocation Economic Impact Study, Mn Dept. of Transportation
** Parking spaces are shared with Golf Course Operations, On Street Parking Available