



File

INTEROFFICE MEMORANDUM

FROM THE OFFICE OF THE
CITY MANAGER

To : Memo to File

FROM : Dennis W. Beach, City Manager

RE : **Cobb's Landing Negotiations**

DATE : August 4, 2006

The City Manager, Ian and Colin Lloyd, Tony Barnes, Jon Ward and architect, John Ahearn met at City Hall to discuss the long-term lease for the Cobb's Landing restaurant operation. During the discussion, we received an update from the Lloyds and from their architect regarding different alternatives for the reconstruction of the Cobb's Landing building. It was pointed out by the architect that the building is not in compliance with the American for Disabilities Act design standards and, as a result, we asked the architect to put together a specific proposal to bring the building into ADA compliance.

In addition, we also asked the architect and the Lloyd brothers to start thinking about the ultimate, best development of that site. It has been pointed out by the City Attorney that this is a FPRA project and it needs to be treated as such. The FPRA may want to invest further into the building to make it an ideal redevelopment project as well as a premier restaurant location for Fort Pierce.

The Lloyds agreed to return in 30 days with concept. Ask City Attorney what action is necessary to extend existing interim contract that appears to be expired.

DWB:jdr

c: Robert V. Schwerer, City Attorney
Tony Barnes, Purchasing Director
Jon Ward, FPRA Director

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AUG 07 2006
CITY OF FORT PIERCE
PURCHASING DEPARTMENT



INTEROFFICE MEMORANDUM
FROM THE OFFICE OF THE
CITY MANAGER

TO : Note to File

FROM : Dennis W. Beach, City Manager

RE : **Cobb's Landing Negotiations with Ianco**

DATE : May 3, 2006

The meeting was attended by Colin and Ian Lloyd, the City Attorney, the Director of the Fort Pierce Redevelopment Agency and the Purchasing Director. The discussion centered around the time frame for building improvements that were proposed in the original negotiation. The conclusions were that Ianco would spend the next thirty days developing cost estimates and a time frame and we will schedule a follow-up meeting for thirty days from today's date for the purpose of further negotiations.

The current temporary operations agreement will expire at the end of June and our intentions are to have a contract negotiated in that time frame. Ianco will also return with different architectural concepts that will be considered by the individuals in the negotiations.

DWB:jdr

CITY OF PORT PIERCE *Florida*



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APR 28 2006
CITY OF FORT PIERCE
PURCHASING DEPARTMENT

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April 28, 2006

Ian T. Lloyd, Esq.
Ianco, LLC
302 South 2nd Street
Fort Pierce, FL 34948-4382

Dear Mr. Lloyd:

Please be advised that the Fort Pierce Redevelopment Agency authorized City staff to move forward with negotiations with Ianco Limited for the long term lease of Cobb's Landing Restaurant.

Some of the issues that we will be discussing is a time frame and cost of the modification of the building that reflects the changes proposed in your original offer to the City, discussions of opening hours relating to the Sunrise Theatre operation and conceivably menu issues related to your original proposal to the City. If you have additional items, you should make notes of those prior to our scheduled meeting. Beyond that, I am anticipating this agreement to look very much like the lease on the Tiki Bar & Restaurant.

Sincerely,

Dennis W. Beach
City Manager

DWB:jdr
06-022

c: David L. Recor, Deputy City Manager
Robert V. Schwerer, City Attorney
Jon Ward, FPRA Director
Tony Barnes, Director of Purchasing