

ADDENDUM 1

Response to Questions

Thank you for attending the March 4th Site Tour of the Martinelli Event Center. Several questions were asked during the tour that needed additional follow-up. ECD staff is pleased to provide the following answers to those questions.

1. What is the square footage of the event center and associated spaces?

Answer: Please see the attached site plan for the square footage of specific Event Center spaces.

2. Is any planning approval needed for use of the event center by an outside entity such as a conditional use permit?

Answer: A conditional use permit will not be required in order to operate the Event Center.

3. Does the food prep room have a grease trap and, if not, would one be required?

Answer: There is not currently a grease trap. Staff are currently evaluating possible upgrades to the food prep. room. Any future need for a grease trap will depend upon the scope and type of improvements that could be made to the existing food prep. room.

4. Is the revenue of the prior event center operator, Garre, available?

Answer: Specific profit data from a prior event center operator is considered proprietary business information.

5. What improvements are planned or underway at the Event Center?

Answer: The following list summarizes improvements that are either underway, shorter-term upgrades, or longer-term planned for the Event Center:

Underway

- Repair fountain in the courtyard
- Repair generator
- Replace window shades in Meeting Hall
- Purchase podium for Meeting Hall

Shorter-term upgrades

- Refinishing exterior doors

- Possible food prep. room upgrades
- Landscape and safety upgrades to lawn area
- A/V upgrades in Meeting Hall and Executive Conference Room

Longer-term planned

- Replace existing septic with new sewer line
- Patch, re-stucco and paint exterior
- Possible reconfiguring of parking



- OUTDOOR EVENT SPACE
- INDOOR EVENT SPACE
- POTENTIAL INDOOR AREA
- LEASED SPACE



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