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August 30<sup>th</sup> 2019

**To: Alexa Beasley, City of Forney Parks and Recreation Department**

**From: Pierre Panayi & Dmitri Logoutine**

**Re: Lease Purchase option for Ice Rink Event for Forney On Ice, Forney, TX**

Dear Alexa,

Thank you for an opportunity to meet with you and provide you an addition proposal for the Outdoor Ice Skating Rink on your property located at the Community Park in Forney, Texas. This option is for a 4-year agreement, to lease purchase the ice rink, with ownership of the ice rink asset, becoming property of the City of Forney at the end of the lease term in 48 months (4 years). Ice LLC/Ice Stars LLC will provide annual turnkey operation of the Ice Rink in addition to the construction and set up of the operation, also tear down and removal of the Ice Rink upon completion of the seasonal operation.

In addition, we will provide any annual repairs and general maintenance required, and this annual cost is also summarized in a separate line item in this proposal, this will be a reoccurring annual expense and not included in the 48-month lease term to purchase the Ice Rink, **this will also include the annual rental of the required refrigeration/chiller, and this may fluctuate annually due to market rates of chiller rental.**

The following, is an outline of a Lease to Own option for the Ice Rink in Forney.

**ICE LLC, will provide the following:**

**70' x 45' temporary ice rink**

- Set-up and Removal
- General Manager
- All Staffing
- Payroll
- Worker's Compensation Insurance coverage
- Ice Rink Signage

**All equipment for ice rink will be provided**

- Rink piping grid System (70'x 45')
- Air-cooled chiller, pumps, hoses, and all peripheral equipment
- Glycol (secondary refrigerant)
- Perimeter Modular dasher boards (room for vinyl decal sponsor graphics inside the rink area, banners outside the rink perimeter)
- POS Structure or Tent based on event needs and space requirements
- Rental Ice Skates 300 pairs,
- Skate Racks or Shelves
- Skate change area with rubber floor covering (1000 sq. ft.)
- Wood-frame covering over rink header piping
- Professional supervision for set-up and removal
- General labor for set-up and removal
- General carpentry
- Tools, equipment, and supplies for set-up/removal
- Refrigeration technician on-call 24-hours during entire term
- Liability-related signage and waiver release forms
- PA system, Ice Stars will coordinate to link with existing special event sound system

Set up will begin on or after November 29th, 2019.

Rink must be operational by December 06th, 2019.

**ICE LLC, will provide operation of the rink as follows:**

- Rink will be open to the public daily from:  
December 06th, 2019 through January 05th, 2020.
- Hours of operation will be from:
  - 4:00pm to 9:00pm Monday thru Thursday
  - 4:00pm to 10:00pm Friday
  - 12:00 noon until 10:00pm Saturday and Sunday

**Final hours of operation will be finalized and agreed upon with City of Forney**

Private Ice Rental will be available Monday thru Sunday at \$300.00 per hour, prior to opening times Monday thru Sundays.

**Client will provide:**

- 3-phase, 480-volt, 300-amp continuous power source for refrigeration
- 110-volt power source for skate kiosk, sound, lighting,  
(Client assumes and pays all electrical costs for the event.)
- 110-volt power connection should be provided at skate kiosk and the lighting poles
- Continuous water source adjacent to the rink site, including connections and meter (Client assumes and pays all water costs for the event)
- Level site (ice rink footprint) to within + - 1" on the perimeter.
- Coordination and payment of all permits and licenses required for installation and operation of the equipment and event, if required
- Security if rink facilities, when rink is not open to the public, which may include general patrol of client's park facilities rather than a complete 24/7 security watch. Security cameras will be installed both within and outside Ice Rink.

**Lease to own Agreement Summary:** The Total to be paid to ICE LLC for first annual payment of 4 in 48-month lease to purchase agreement for Ice Rink is **\$42,521** for the operating season **December 06<sup>rd</sup> 2019 through January 05<sup>th</sup> 2020.**

Three addition payments of \$42,521 in 2020, 2021, 2022, will conclude payments of lease to purchase. Upon full payment of the four payments of \$ 42,521 the Ice Rink will become property of City of Forney. The only fees due will be the annual installation and removal, Management contract and chiller rental fees.

**Annual Management, Installation, Removal and Maintenance Agreement Summary:**

The Total annual fee to be paid to ICE LLC for the turnkey management, construction, operation, and removal of the rink is **\$51,970** for the operating season **December 06<sup>th</sup> 2019 through January 05<sup>th</sup> 2020.** This annual fee includes the refrigeration/chiller rental, which can fluctuate due to annual market rates for chiller rental, and revised dates and hours of operation from year to year.

**Client will make payments to ICE LLC as follows:**

**Total of \$ 94,491 will be paid as follows:**

- **\$ 94,491 (100%) on October 01, 2019 1<sup>st</sup> Final Payment Due**

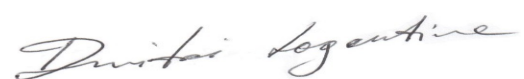
To secure this pricing and proposal, an agreement between City of Forney and ICE LLC must be signed on or before September 18<sup>th</sup>, 2019. Alternatively, an option to convert current Ice Rink agreement, to a Lease Purchase Option, can be exercised by City of Forney by May 1st 2020, with an additional payment of \$9793.00.

If you have any questions do not hesitate to contact Pierre Panayi at: (972)-849-8124

Respectfully,

**ICE CHALLENGE ENTERPRISES**

**ICE STARS COMPANY LLC**



**Pierre Panayi**

**Dmitri Logoutine  
Owner/Operator**

**Pierre Panayi  
President & Owner**