

PROPOSAL FORM

Operation of Harbor Island Park Waterfront Concession and Recreation Opportunity (2026)

To Village Manager, Village of Mamaroneck

The undersigned proposes to operate the Harbor Island Park waterfront concession, including required bait and tackle services and any approved optional components, in accordance with this RFP, and agrees to all conditions herein.

A. Operator Information

Company or Individual Name Jack's Bait & Tackle, Inc.
Business Structure Corporation
Primary Contact Name and Title John DeCuffa, owner
Address 551 City Island Ave, Bronx, NY 10464
Telephone 845-222-0928 Email Jacksbait@aol.com
Names of individual(s) who will operate the concession (no minors)

Listed in supplemental PDF

B. Proposed Hours and Operating Plan Summary

Provide a summary of proposed days and hours and seasonal approach

Listed in supplemental PDF

C. Term

May 1, 2026, through April 30, 2027, with optional renewal as described in the RFP.

D. Compensation Proposal

Base Annual License Fee (Required Bait and Tackle)

We offer to pay the Village as compensation for the bait and tackle license fee

\$ 11,200 DOLLARS (\$) per year

Monthly Payment Amount (if paid monthly) \$ 1,400

Unless otherwise agreed in writing by the Village

Revenue Share (Optional Waterfront Recreation)

If waterfront recreation is proposed and approved, we offer the following revenue share to the Village based on gross receipts from recreation operations

5% percent of gross receipts

Reporting and Payment Frequency (proposed) Monthly

Village preference is monthly

Food Truck Compensation (If Offered and Approved)

If a food truck or similar mobile facility is proposed and approved, we propose the following compensation structure

Food truck fee option

\$ _____ DOLLARS (\$ _____) per year or season

Proposed Payment Schedule _____

Food truck revenue share option

_____ percent of gross receipts from food truck operations

Reporting and Payment Frequency (proposed) _____

Village preference is monthly

Proposer may offer one option or both options

E. Insurance

The proposer agrees to provide and maintain the insurance required by Section 9 (Insurance Requirements) of this RFP, including submission of a COI and any required endorsements, and to ensure any vendors or partners used for operations or programming provide acceptable insurance coverage as required by the Village.

F. Permits and Compliance

The proposer agrees to obtain all required permits and approvals and comply with all applicable laws and regulations, including Village approvals and Westchester County Health Department approvals and permits for any approved food truck or mobile food service operations.

G. Assignment and Termination

The proposer agrees that the agreement may not be assigned without prior written approval of the Village Manager and acknowledges the Village termination rights as set forth in the agreement.

Non-Payment and Responsibility

Failure to pay amounts due promptly according to the approved schedule shall result in forfeiture of the license. Vendors who are in arrears to the Village are deemed Not Responsible and their submission will not be considered.

Date 2/12/2026

By (Signature) [Handwritten Signature]

Print Name and Title JOHN A DECUFA (PRES)

APPROVED AND ACCEPTED
VILLAGE OF MAMARONECK

By _____
VILLAGE MANAGER

Date _____

JACK'S BAIT & TACKLE, INC.

Supplemental Proposal Materials

Operation of Harbor Island Park Waterfront Concession (2026)

Operator Information

Company Name: Jack's Bait & Tackle, Inc.
Business Structure: Corporation
Business Address: 551 City Island Avenue, Bronx, NY 10464
Primary Contact: John DeCuffa
Phone: 845-222-0872
Email: jacksbait@aol.com

Statement: Upon award of this concession, Jack's Bait & Tackle, Inc. intends to form a wholly owned subsidiary entity, Jack's Bait Shack LLC, subject to Village approval and agreement terms.

Individuals Who Will Operate the Concession (No Minors)

- Joshua DeCuffa (Manager)
- John DeCuffa (Manager)
- Robert Comerico (Staff)
- Anthony Martin (Backup Staff)
- Colby DeCuffa (Backup Staff)

Proposed Operating Plan & Staffing

Season: April through November
Hours: 5:00 a.m. – 6:00 p.m. (adjusted for weather and daylight conditions)

Two (2) on-site employees during operating hours. Both employees are cross-trained to manage bait shop operations, rental boat procedures, and harbor coordination. Backup personnel available during peak demand periods.

Rental Skiff Program & Safety Plan

Five (5) 15-foot skiffs equipped with 8 HP outboard engines.
Maximum four (4) persons per boat.
Valid government-issued ID required.
Credit card required for rental.
Signed waiver required prior to departure.
Mandatory safety briefing conducted before launch.
Rental boundary: Not east of Rye Point; Not south of Edgewater Point.
No operations during Small Craft Advisory.
Operations suspended during unsafe weather conditions.
Existing dock facilities will be utilized.
Full coordination with the Village Harbor Master.

Optional Waterfront Enhancement – Harbor Tour & Private Charter Vessel

Jack's Bait & Tackle respectfully requests approval to seasonally dock and operate a harbor tour and private charter vessel at Harbor Island, subject to Village approval and all applicable permitting requirements.

The proposed vessel would operate as a slow-speed sightseeing and private charter boat within defined harbor boundaries and in full compliance with U.S. Coast Guard regulations and Village Harbor Master directives.

There will be no alcohol sales or service provided by the operator. Passengers may bring personal beverages onboard consistent with applicable laws and regulations. The operator will not sell, distribute, or provide alcoholic beverages.

The vessel would be used for scenic harbor tours, private group charters, family outings, small group recreational cruises, and special occasion harbor experiences.

Operations would be professionally managed, scheduled in advance, and suspended during unsafe marine conditions. The vessel would maintain a respectful presence consistent with the recreational character of Harbor Island Park.

This additional waterfront offering would enhance Harbor Island's recreational appeal, increase visitor engagement, encourage tourism and community participation, and provide incremental economic benefit to the Village through structured and supervised harbor-based recreation.

Community Programming – Harbor Island Snapper Derby for Kids

Jack's Bait & Tackle proposes to host an annual Harbor Island Snapper Derby for Kids during the summer season, subject to Village approval and coordination with Parks & Recreation.

The event will promote youth engagement in fishing, safe waterfront recreation, and environmental stewardship. Structured participation, clear safety supervision, and age-appropriate awards will be included.

References

James Leone
Folsom Corporation
Phone: 201-282-1967
Relationship: Sales Representative

Brendan Lorino
Sound Bound Charters
Phone: 347-266-9607
Relationship: Longstanding Wholesale Customer

Vinny DeGozzo
Pure Fishing Inc.
Phone: 609-334-3419
Relationship: Sales Representative

Insurance & Compliance

Jack's Bait & Tackle, Inc. agrees to provide and maintain all insurance required under Section 9 of the RFP, including General Liability (\$1,000,000 per occurrence / \$2,000,000 aggregate), Automobile Liability, Workers Compensation, Additional Insured endorsement, Waiver of Subrogation, and Primary and Non-Contributory coverage.

All required permits and approvals will be obtained, and all federal, state, county, and Village regulations will be followed.

Food Truck Proposal

Jack's Bait & Tackle

Submitted March 12, 2026

Overview

Jack's Bait & Tackle proposes operating a seasonal food truck adjacent to the bait shop to provide convenient food service for waterfront visitors, fishermen, boaters, and recreational park users. The truck will serve hot and cold food (excluding ice cream) in compliance with Village requirements and Westchester County Health Department regulations. No alcohol will be served.

Menu Concept

- New England–style seafood including lobster rolls, fried fish sandwiches, fish and chips, and fried shrimp baskets
- Classic grill items including hamburgers, cheeseburgers, hot dogs, and breakfast sandwiches
- Sides including French fries and onion rings
- Bottled soft drinks, water, and sports drinks

Equipment / Vehicle

Food service will be provided from a fully equipped commercial food truck including a grill, fryer, refrigeration units, food preparation space, hand-wash sink, fresh and wastewater tanks, fire suppression system, generator, and a point-of-sale system for transaction tracking and sales reporting. The unit will comply with all Westchester County Health Department regulations and applicable fire safety requirements.

Hours of Operation

Seasonal operation from April through October, operating daily from 6:00 AM – 7:00 PM. Hours may be adjusted slightly based on weather conditions, seasonal demand, or Village events.

Location

The food truck will be positioned outside and adjacent to the bait shop in a Village-approved location that maintains safe pedestrian and vehicle circulation. Final placement will be coordinated with the Village prior to operation.

Compensation

Jack's Bait & Tackle proposes a base fee of \$900 per month from April through October (\$6,300 seasonal base fee) plus 5% of gross receipts from food truck operations. Gross receipts will include all food sales excluding sales tax collected and remitted and excluding refunds. Sales will be tracked through a point-of-sale system, with monthly reporting and monthly payments to the Village. The Village may review POS reports or audit revenue reporting if requested.

Permits and Approvals

- Westchester County Health Department mobile food permits
- Required Village approvals for food truck operations
- Fire safety inspections and approvals
- Required food safety certifications

Special Events Coordination

The food truck will coordinate with the Village and Parks & Recreation Department to support waterfront programming, fishing events, and seasonal community activities.

Assumptions

This proposal assumes Village approval to operate a food truck adjacent to the bait shop and the issuance of all required permits by the Westchester County Health Department and other applicable agencies. No alcohol will be served unless expressly approved by the Village and all required permits are obtained.