



**PROCUREMENT DIVISION**

401 Clematis Street, 5th Floor  
West Palm Beach, FL 33401  
Phone: 561-822-2100  
TTY: 800-955-8771

July 12, 2022

Vita Lounge, LLC  
Darrin Cummings, Vice President  
via e-mail [Darrintc@gmail.com](mailto:Darrintc@gmail.com)  
and U.S. Mail  
25 South J. Street  
Lake Worth, FL 33460

Re: **RFP No. 21-22-206 JG Operation of The Sunset Lounge – A Historical Restaurant/Supper Club & Entertainment Venue**  
WPB File No. 21-27570

Mr. Cummings:

It has been brought to my attention that Vita Lounge, LLC, violated the section 66-8 of the City Code and the no lobbying provisions contained in RFP 21-22-206 JG concerning the selection of an operator for the Sunset Lounge. The applicable code provision is as follows:

**Sec. 66-8. - Prohibited lobbying.**

**No person**, firm, corporation, or others representing such person, firm, or corporation shall **contact or lobby** the mayor, the city commissioner, city staff, or evaluation committee member in person, by telephone, in writing, by e-mail, or any other means of communication, regarding the procurement of goods, services, or construction from the time the intent to procure such goods, services, or construction is advertised to the time of completed procurement. The only permissible contact regarding a procurement solicitation shall be with the procurement official or with the evaluation committee at a duly noticed public meeting. Lobbying and lobbyist shall have the same meaning as provided in subsection 2-581(a) of the city's ethics code.

The applicable RFP provisions on pages 22 and 28 of the RFP provide as follows:

**NO LOBBYING:**

CONTACT BY A PROPOSER (OR ANYONE REPRESENTING A PROPOSER) WITH THE MAYOR, ANY CITY COMMISSIONER, OFFICER, AGENCY OF THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, CITY OR CRA EMPLOYEE (OTHER THAN AN EMPLOYEE OF THE WEST PALM

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BEACH PROCUREMENT DIVISION OR OFFICE OF ECONOMIC OPPORTUNITY), REGARDING THIS RFP, IS GROUNDS FOR DISQUALIFICATION. Contact with the Procurement Division shall be for clarification purposes only. Contact with the Office of Equal Opportunity shall be for equal opportunity purposes only.

**Lobbying Prohibited.** As to any matter relating to this RFP, contact by a Proposer, or anyone representing a Proposer, with the Mayor, any City Commissioner, officer, CRA employee, CRA contractor or consultant, City employee, or any City representative or contractor, or any other person working on behalf of the CRA or City on any matter related to or involved with this RFP, other than an employee of the West Palm Beach Procurement Division or Office of Small and Minority Business Programs is grounds for disqualification. For purposes of clarification, a team's representatives shall include, but not be limited to, the Proposer, the Proposer's employees, partners, attorneys, officers, directors, contractors, lobbyists, or any actual or potential contractor or subcontractor of the Proposer or the Proposer's team. All oral or written inquiries are to be directed to the Procurement Division staff. Any violation of this condition may result in rejection and/or disqualification of the Proposer. **The "No-Lobbying" condition is in effect from the date of publication of this RFP and shall remain in effect until the CRA executes a contract, or otherwise takes action which ends the solicitation process for the services under this RFP.**

I find Vita Lounge, LLC, has violated Sec. 66-8 of the City of West Palm Beach Code of Ordinances and the no-lobbying provisions of the RFP. The following examples, among others, illustrate the violations:

- Facebook posts dated June 25, 2022 by Darrin Cummings and Lorenzo Lolly Hutchinson, Darrin Cummings' partner, that requested individuals show support for the selection of the Sunset Community Group's proposal to operate the Sunset Lounge by showing up at the selection meeting on Monday [June 27<sup>th</sup>] or emailing the city commissioners and showing support for the Sunset Community Group. Several individuals who commented on the posts did in fact then send e-mails to the commissioners. Copies of the facebook posts and e-mails referenced above are attached hereto.
- E-mail from Tracy Thomas, Owner of Stellar Marketing & Business Solutions and a member of the Sunset Community Group, elicited others to send e-mails to the [Commissioners@wpb.org](mailto:Commissioners@wpb.org) prior to the Commission's selection on Monday, June 27<sup>th</sup>, requesting individuals state: "I support the Sunset Lounge being operated by VITA LLC and the Sunset Community Group." The City's records at [Commissioners@wpb.org](mailto:Commissioners@wpb.org) reveal that between June 25<sup>th</sup> and June 27<sup>th</sup> the inbox received approximately 40 e-mails that restate the above quoted language verbatim. A copy of the e-mail chain and a sample e-mail to the commission is attached hereto.

*"An Equal Opportunity Employer"*

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In addition, the RFP at page 35, paragraph 31 provides:

**News Releases / Publicity.** News releases, publicity releases, or advertisements relating to this RFP or resulting contract or work authorizations shall not be made without prior City approval.

Mr. Cummings violated this provision when he interviewed with news stations without first requesting City approval.

Pursuant to the authority provided in City of West Palm Beach Code of Ordinances Section 66-121, Vita, LLC, is disqualified and no further negotiations with your team will be commenced.

 7/12/2022

Paul A. Bassar, Procurement Official

cc: Mayor Keith A. James  
Commissioner Kathleen Ward  
Commissioner Shalonda Warren  
Commissioner Christy Fox  
Commissioner Joseph Peduzzi  
Commissioner Christina Lambert  
Christopher Roog, Executive Director of the CRA



Darrin Cummings  
Appreciate it Souseman Young.



Lorenzo Lolly Hutchinson is with Darrin Cummings.  
June 25 at 7:44 AM · 🌐



📢 MORNING FACEBOOK WE NEED YALL HELP 📢

I need a favor from y'all. My partner Darrin Cummings is up for the Management Company for the Sunset Lounge. On Monday the city commissioners vote on who gets it. It's Darrin group against a group from Little Havana. Man y'all know Darrin been putting stuff on for the city for 25 years. If the group from Little Havana get it you know what that means. The vote will be Monday at the city commissioners chambers at 3pm if you can make it and show support. If you can't make it please write in and let the commissioners know you want the sunset to stay with Darrin and his group Sunset Community Group. Send emails asap to Commissioners@wpb.org. Let's get them across the finish line and keep the Sunset in our community. Where it belongs.

#PleaseShare #keepthesunsetinourcommunity



72

15 Comments 82 Shares



Like



Comment



Share

Most relevant 🗨️



Melody Mann Mcfarlane  
Email sent...Done ✓ 🌐

Like Reply 1w Edited



Souseman Young  
Anita Lewis  
Tricie Taylor 🌐🌐 2

Like Reply 1w



Darrin Cummings  
Thanks Lorenzo Lolly Hutchinson really appreciate it. We really need to make the community aware of what's at stake with the Sunset. 16 million was put into the Sunset to revitalize it and some in the city is pushing to put it in the hands of those from Little Havana, which I don't have to say much more than that. We have an amazing team of people from here that can run it and do it the right way. So you can show you support by showing up on Monday or just emailing the city commissioners [www.commissioners@wpb.org](http://www.commissioners@wpb.org) and showing your support for the Sunset Community Group. And if you have any question please feel free to hit me up.

Thank you

🌐🌐 13

Like Reply 1w Edited



Lila Greenidge  
Darrin Cummings email sent, and I will try to make it Monday. You know I will support!



**Lorenzo Lolly Hutchinson** is with **Darrin Cummings**.



June 25 at 10:58 AM · 🌐

GM

Spread the Word the City of West palm is having a vote on Monday 3pm for a management company to take over the operations for the newly renovated SUNSET..... IF U KNOW LIKE WE KNOW IF ANY OTHER PERSON GETS IN THERE IT WILL B LIMITED FOR THE FOLKS IT WAS BUILT FOR.....Darrin Cummings is a finalist so please SUPPORT HIM.... SHOW UP OR EMAIL THE CITY OF WEST PALM (COMMISSIONERS@WPB.ORG)N MAYOR KEITH JAMES.....

This vote is very important, because the Sunset is for US and should be managed and operate by US.

WE CAN'T LET THEM TAKE EVERYTHING, SOMETHING ARE MEANT FOR US TO HAVE AND HOLD ON TO AND THE SUNSET LOUNGE IS ONE OF THOSE THINGS.

20

39 Shares

Like

Comment

Share

Write a comment...



**Souseman Young** is with **Lorenzo Lolly Hutchinson** and **Darrin Cummings**.



June 25 at 10:15 AM · 🌐

GM

Spread the Word the City of West palm is having a vote on Monday 3pm for a management company to take over the operations for the newly renovated SUNSET..... IF U KNOW LIKE WE KNOW IF ANY OTHER PERSON GETS IN THERE IT WILL B LIMITED FOR THE FOLKS IT WAS BUILT FOR.....Darrin Cummings is a finalist so please SUPPORT HIM.... SHOW UP OR EMAIL THE CITY OF WEST PALM (COMMISSIONERS@WPB.ORG)N MAYOR KEITH JAMES.....

3

1 Comment 12 Shares

Like

Share

Most relevant



Melody Mann Mcfarlane  
 Darrin Cummings I've already received a response back from commissioner Warren. Best of luck my friend! 🙌👏

Like Reply 1w



Lorenzo Lolly Hutchinson  
 Let's bombard that there emails and pack the city hall Monday

Like Reply 1w

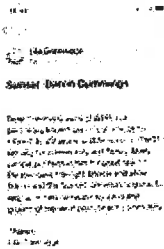


Manda Nichole  
 Will definitely send an email for support! Darrin Cummings you got this 🙌🙌🙌

Like Reply 1w



Lila Greenidge  
 Darrin Cummings you got this!!



Like Reply 1w



Alonzo Dj-Huckleback Brinson Sr.  
 I'm on it right now

Like Reply 1w

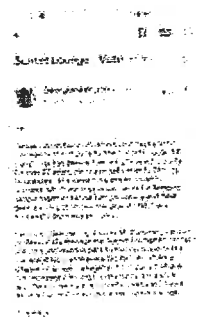


Rodney Mickens  
 🙌🙌🙌

Like Reply 1w



Georgiana Demosthenes-Wilson  
 Darrin Cummings You deserve the opportunity!!❤️





**Michelle Jones**

I will definitely vote via email, wishing you all the best

Like Reply 1w



**Jewel Davis**

Completed..

Like Reply 1w



**Pearl Lilpearl Bellamy**

Darrin Cummings it says email is blocked ?

Like Reply 1w



**Lorenzo Lolly Hutchinson**

Pearl Lilpearl Bellamy wow

Like Reply 1w

Write a reply...



Write a comment...



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**From:** Melody Mann <shakinmem@hotmail.com>  
**Sent:** Saturday, June 25, 2022 8:59 AM  
**To:** Commissioners  
**Subject:** RE: Sunset Lounge

Good morning to the board members & the great city of WPB,

As I am not able to be there for the hearing & vote on Monday, June 27th, I really would like to give my input & vote. I have been a Florida native for 19 years & have frequent many of Darrin Cummings events hosted throughout Palm Beach County. I continue to attend because his events are not only very good & entertaining but also safe. He is a very hands on person & constantly monitors all of his events. His love for the city is shown graciously through the work he puts in.

I vote & hope that Darrin Cummings continue to do great things in our community with his new title management of the Sunset Lounge.

Thanks,

Melody Mcfarlane



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**From:** Lila Greenidge <lilagreenidge@gmail.com>  
**Sent:** Saturday, June 25, 2022 11:32 AM  
**To:** Commissioners  
**Subject:** Sunset: Darrin Cummings

Dear Commissioners of WPB, I've personally known Darrin Cummings for more than 20 years, and he is committed to serving his community and family. Many people put faith in him for good reason. Please make the right choice and allow Darrin and the Sunset Community group to help with the continued success and growth of the west palm beach community.

Thanks,  
Lila Greenidge

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**From:** Souseman Souseman <souseman2016@gmail.com>  
**Sent:** Monday, June 27, 2022 12:53 PM  
**To:** Commissioners  
**Subject:** Sunset

"I support the Sunset Lounge being operated by VITA LLC and the Sunset Community Group"

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**From:** tracie maxwell <traciem87@gmail.com>  
**Sent:** Monday, June 27, 2022 7:31 PM  
**To:** Commissioners  
**Subject:** Sunset Lounge

I support the Sunset Lounge being operated by VITA LLC and the Sunset Community Group.

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**From:** Georgiana Wilson <gigiwilson38@gmail.com>  
**Sent:** Saturday, June 25, 2022 6:30 PM  
**To:** Commissioners  
**Subject:** Sunset Lounge - Vote

Hello,

I am writing in favor of Darrin Cummings and his management company for the Sunset Lounge. Mr. Cummings has been active in Palm Beach County for over 20 years. He is a proud owner to thriving businesses. His name is synonymous with Success. Mr. Cummings is well versed in bringing people together. I know him personally and have been a loyal patron over the years to his many successful business ventures.

I know if given the opportunity Mr. Cummings would professionally manage the Sunset Lounge and bring life, jobs and revenue back to that community. His name and reputation precedes him. Why take a chance on a new management company that does not represent the current community. Let's stick with the proven track record of success and I vote YES for Darrin Cummings for the Sunset Lounge.

Sincerely,

Georgiana Wilson  
PBC Resident  
Constituent

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**From:** starchelle24@yahoo.com  
**Sent:** Monday, June 27, 2022 2:20 PM  
**To:** Commissioners  
**Subject:** Sunset Lounge Vote Darrin Cummings

> Hello,

>

> I'd like to cast a vote for Mr Darrin Cummings for management of the historic Sunset Lounge. My vote is based on his superior experience in the industry and his great rapport within the community. Please except my ballot via email.

>

> Regards ,

> Michelle Jones

Sent from my iPhone

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**From:** Shakema Glover <sglover@northendrise.org>  
**Sent:** Monday, June 27, 2022 1:02 PM  
**Cc:** Craig Glover; Mikeal Addison  
**Subject:** FW: Sunset Lounge -- Call for support!!!

Dear Neighbor:  
See an email below needing your support today, Monday, June 27, 2022 at 3pm.

**Best Regards,**  
**Shakema Glover, CRPS**  
**Community Ambassador**  
**Northend RISE, Inc.**  
723 39<sup>th</sup> St.  
WPB, FL 33407  
561.685.7948  
<https://northendrise.org>



<https://www.surveymonkey.com/r/NCJQZYW>



**From:** Cathy D. Gardner <cathyd.gardner@rocketmail.com>  
**Sent:** Monday, June 27, 2022 10:45 AM  
**Subject:** Fw: Sunset Lounge

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**ATTENTION PLEASE**

**PLEASE SEE THE FOLLOWING BELOW; ACTION NEEDED:**

***Yours for an awesome Community,  
Cathy Gardner***

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**From:** Stellar Marketing and Business Solutions <[tracy@stellarmarketingpro.com](mailto:tracy@stellarmarketingpro.com)>  
**Subject:** Sunset Lounge

Call for support!!!

West palm is having a vote on Monday 3pm for a management company to take over the operations for the newly renovated historic SUNSET Lounge..

My group has been selected as a finalist.

We ask supporters to send an email to the following:

[Commissioners@wpb.org](mailto:Commissioners@wpb.org) and simply write the following:

"I support the Sunset Lounge being operated by VITA LLC and the Sunset Community Group"

Tracy Thomas, Owner  
Stellar Marketing & Business Solutions  
401 N Rosemary Avenue  
West Palm Beach, FL 33401  
P: (561) 209-2770 C: (561) 329-9705  
F: (561) 209-2771  
[tracy@stellarmarketingpro.com](mailto:tracy@stellarmarketingpro.com)  
[www.stellarmarketingpro.com](http://www.stellarmarketingpro.com)  
Book your next appointment with me:  
<https://stellarmarketingpro.acuityscheduling.com/>

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**From:** Pearl Peanuts <lilpearlpeanuts@gmail.com>  
**Sent:** Sunday, June 26, 2022 6:20 PM  
**To:** Commissioners  
**Subject:** Sunset Lounge

"I support the Sunset Lounge being operated by VITA LLC and the Sunset Community Group"