

+ Manderson Landing +

PRIVATE EVENT

Rental Information, Permissive Use, **Policies and Procedures**

For more information, to request an event date, or

to schedule an appointment, please contact:

River Market Operations Staff: rivermarket@tuscaloosa.com

205-248-5295 | 1900 Jack Warner Parkway | Tuscaloosa, AL 35401

www.TuscaloosaRiverMarket.com



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Policies and Procedures Manual for

Private Events at the Tuscaloosa River Market

Tuscaloosa River Market by the Numbers and Venue Diagram

Square footage: 6,000 square feet

Room Dimensions: 106 ft x 54 ft

Stage Dimensions:

Front to Back – 18 ft

Midway from Left to Right -30 ft Front from Left to Right -40 ft

Capacity

Seated at tables max capacity: 320 people (32 round tables with 10 chairs per table)

Seated auditorium style max capacity: 800 people (River Market will provide max of 375 chairs. Renter must provide additional chairs.)

Standing Room Only: 1,300 with doors closed 3,000 with doors opened

River Market inventory available for use with no additional charge:

400 padded Black Chiviari Chairs

40 - 72" Round Tables

3 – 60" Round Tables

2 – 48" Round Tables

18 – 8ft Tables

21 – 8ft x 18in. Seminar Tables

22 – 6ft Tables

15 – Highboy/Cocktail Tables 37 highboy chairs (Diameter 35.5", Height 41.5")

Pipe & Drape (9ft Black Standard included)

(up to (5) 10x10 sections of Standard 9ft black)

Dimensions for use when ordering linens:

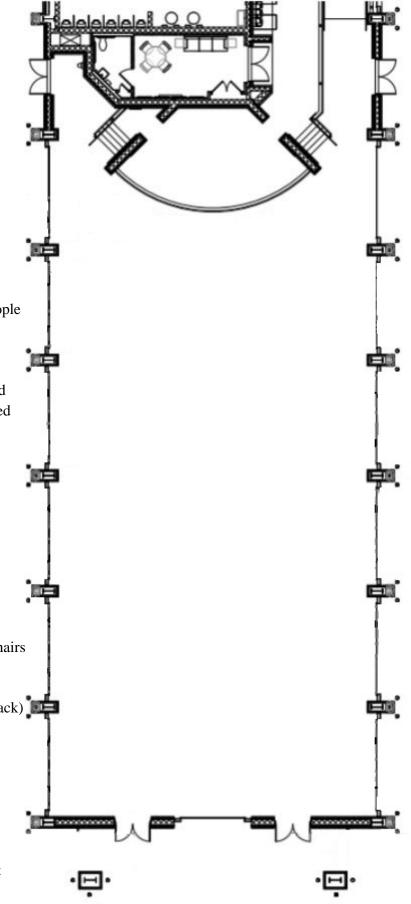
*RIVER MARKET NOW RENTS LINENS!!!!!

Table Size Table Cloth Dimensions

6ft Rectangle 90x136 inches 8ft Rectangle 90x156 inches 72" Round 132 inches round

36" Round Bistro 120 inches round hung straight

136 inches if using a sash



Tuscaloosa River Market - Rental Fee Schedule	Rates
EQUIPMENT & SET-UP: All rentals include use and set-up of tables (72" round, 8' & 6' rectangle, 36" bistros), 400 black, padded Chiavari chairs, house A/V equipment, and up to (5) 10x10 foot sections of standard 9 ft. black pipe & drape.	INCLUDED in rental fee
STANDARD RENTAL : A three-hour event, plus two hours for vendor load in and one hour for clean-up, that occurs between 5:00 p.m. – 11:00 p.m. Monday through Saturday or at any time on Sunday.	\$2,250.00 per event
DAY USE RENTAL : A three-hour event, plus two hours for vendor load in and one hour for clean-up, that occurs between 9:00 a.m. – 3:00 p.m. Monday through Friday.	\$750.00 per event
FULL DAY RENTAL : An event with a specific period of event time, specific hours for vendor load in, and after conclusion of the event for removal of personal items and clean up, that occurs between 9:00 a.m. – 11:00 p.m. Sunday through Friday or from 2:00 p.m. to 11:00 p.m. on Saturdays.	\$2,750.00 per event
ADDITIONAL HOURS: Extending event, set-up, & clean-up times, adding rehearsals or event run-throughs are subject to additional hourly rate.	\$250.00 per hour
FRONT PARKING LOT AS EVENT SPACE: Rates depend on renter's needs for additional barricades and personnel to support the additional event space as determined by the Operations Manager. (Example: 50 barricades, 8 additional security, 2 additional custodians, 2 additional Operations Assistants = \$1,210.00)	Rates Vary
EVENT DEPOSIT : 25% of the total is due at the time of booking and approved proposal is required to confirm the hold on the event date. The remaining balance is due in full 30 days prior to the event.	25% of total due at time of booking
SPECIAL EVENT LIABILITY INSURANCE REQUIRED : Renter is contractually obligated to obtain event liability coverage through a third party provider. See rental agreement terms and conditions for more information. Certificate of Liability Insurance is required to be on file 30 days prior to the event. Policy must name "City of Tuscaloosa, its agents, officers, and employees" as additional insureds.	Rates range from approximately \$50.00 to \$250.00 depending on estimated guest count, alcohol, event activities.
CUSTODIAL FEE: One custodian is included at no extra charge as part of your rental agreement. Renter will pay for an additional custodian at a ratio of one custodian per 100 guests at a rate of \$20 per custodian per hour for a minimum of 4 hours.	(1) INCLUDED: Additional \$20.00 per worker per hour with a 4 hour minimum
SECURITY FEE: One security guard is included at no extra charge as part of your rental agreement. Renter will pay for an additional guard at a ratio of one guard per 100 guests at a rate of \$20 per guard per hour for a minimum of 4 hours.	(1) INCLUDED: Additional \$20.00 per worker per hour with a 4 hour minimum
A/V TECHNICIAN FEE: One Audio/Visual Technician to support your event per hour.	\$40.00 per worker per hour
LINEN RENTAL: Linen rental service is available. Prices vary. Visit www.werentlinens.com to view linen variety. Speak to City Venue Operations staff to place your order.	Rates Vary
PREMIUM DRAPE : 16-foot tall Pipe & Drape options are available at a rate of \$100 per 10-foot wide section. Colors available: Black, Champaign, & Ivory Voile	\$100.00 per 10-foot section
ADDITIONAL SET-UP OR MID-EVENT LAYOUT CHANGES: Example: 100 chairs removed to make room for dance floor – or removal or moving of pipe and drape mid-event.	\$250.00 per
GOLF CART RENTAL: \$50.00 per golf cart per hour with a 2 hour minimum (2 carts with drivers available)	\$50.00 per cart per hour with a two hour minimum

Scheduling the Tuscaloosa River Market

Scheduling Terminology

The below terms should help the renter to define and understand the various steps in the facility rental process.

Tentative Availability – Renter has submitted the venue request form and/or has spoken with a representative of the Tuscaloosa River Market who has determined that the date is available at that time.

Prospective Hold – River Market staff have placed a two-week tentative hold in the River Market reservation calendar. The renter acknowledges that they must sign and return the River Market rental agreement and make a 25% deposit towards the rental fee within two weeks in order to confirm their hold on the event date.

Tentative Hold – The user has either signed the agreement or paid the 25% deposit, but has not completed both steps. The renter acknowledges that they must sign and return the River Market rental agreement and make a 25% deposit towards the rental fee within two weeks in order to confirm their hold on the event date.

Confirmed Hold – The user has returned the signed rental agreement and deposit. The renter acknowledges that by 30 days prior to the event date, they must provide payment in full, Certificate of Liability Insurance, inform River Market staff of food and beverage plans, and meet with staff to develop a layout for their event.

Priority Hold – As parties express their interest in a date that is beyond the time-frame in which the River Market is able to begin the booking process (anything beyond 12 months from the current date), the River Market will keep a running list of clients that are interested in particular dates. As clients express interest, they will be placed on the list in priority order chronologically of when the interest was expressed either verbally or in writing. The River Market staff will contact the priority list of clients when the current date reaches one year prior to the event date.

*Please, note that if the insurance documents are not provided at least 30 days prior to the event that the reservation will be canceled and be taken off the event calendar.

General Rental Policies

- Events will not be scheduled more than 12 months in advance unless approved by the City Venue Operations Manager.
- A Permissive Use Agreement must be signed and approved by the City Venue Operations Manager.
- All venue rentals are subject to availability of the facility and resources needed to host the event.
- All events must sign the Permissive Use Agreement provided by the City Venue Operations staff.
- The sale of tickets onsite for an event must be approved by the City Venue Operations Manager.
- Negotiated rates are left to the discretion of the City Venue Operations Manager.
- In cases of "Force Majeure" to outside operators' grounds/facilities, facilities will be granted access as decided by the City Venue Operations Manager. Force Majeure includes but is not limited to, fire, tornados, flooding, hurricanes, earthquakes, etc.
- Fees may be waived or changed only by the City Venue Operations Manager.
- All rates are based on a 3-hour event. Rates are subject to change if the event lasts longer than 3 hours (includes 2 hours of set up and 1 hour of take down).
- Additional policies and procedures are explained in greater detail throughout the rest of the document.
- Farmers Markets take place every Saturday morning all year long, therefore rental events are not allowed to begin loading in to the facility prior to 2:00 p.m.

Rental Payment Schedule

- Deposit of 25% (Non-Refundable and included in use fee total) will be required to secure all dates.
- Balance of rental fee and agreed upon services are due in full at least 30 days prior to the event.
- A Damage Deposit May Be Required Depending On Nature of Event (City Venue Operations Manager's Discretion). You may be required to leave a credit card number or check with the City Venue Operations Manager for Damage hold dependent upon the nature of the event. Additional services and expenses will be billed post event and should be paid within 30 days.

Areas Available for Rent

The use of facilities by groups and organizations is subject to availability and the provisions of these Policies and Procedures. Set up, light cleaning throughout the event, and takedown fees are included in the rental rates below. One facility staff representative will be required to be on-site during rental usage. Additional set-up items, including plants & foliage, must be approved by the facility. When renting each area as described below, renter is only authorized to enter the approved areas of each facility. Any unauthorized access to areas not specified in the contract without permission will be considered as trespassing and renter will be billed for additional clean up or damages to entire facility.

Facility Maintenance

- Do not use any adhesives including tape, building surfaces unless approved by the City Venue Operations Manager.
- Notify City Venue Event Manager on Duty of any spill or apparent substance on flooring.
- Do not drag equipment, furniture, tables, chairs or any large object across the surface. Lift and move. If the object is too heavy to lift, notify representative for assistance.
- Adhesive backed decals and stickers are prohibited. Magnets, twine, and zip ties are approved for displays.
- Doubled–faced tape, heat tape, and duct tape are not permissible. The renter will need to discuss which tapes are allowed with the City Venue Operations staff.
- Balloons, Glitter, Candles, Confetti and Bird Seed must be approved in advance by the City Venue Operations Manager. Flameless candles are preferred. Dry Ice Dancing on a Cloud is allowed. Other fog machines are not.
- Signs & decorations may not be taped, nailed or tacked to ceilings, painted surfaces, columns or decorative surfaces.
- Rigging must be approved in advance by the City Venue Operations Manager. Most equipment must be floor supported.
- All portable and temporary tents and canopies must be approved.
- Items left in a City Venue longer than 30 days will become property of the City of Tuscaloosa.

Safety

The Renter shall comply with all laws, orders, rules, fire codes, and regulations of federal, state, county, and municipal authorities, including, without limitation, rules and policies of the City of Tuscaloosa and its officials. The renter will comply with all Policies and Procedures for the Use of City Venues as set by the Department of Arts & Entertainment.

First Aid Services

- EMS will be required for any public event with over 1,000 participants.
- An emergency contact will be provided prior to the event, rates may vary.
- The City of Tuscaloosa is not responsible for ambulance, doctor or hospital expenses.

Security Services

- One security officer will be assigned to all private events and is included in the rental fee.
- Security services are required for any event that serves alcohol.
- Additional security services and traffic control will be determined by the City Venue Operations Manager.
 Additional charges and rates will vary and be dependent upon the size and nature of the event.
- Traffic needs for each event will be assessed by the city and may incur an additional cost.

Fire Safety

- Renter shall comply with all fire codes.
- Apparent safety hazards need to be reported immediately River Market Operations staff.
- No open flames or pyrotechnics are allowed without permission from the City Venue Operations Manager and the fire marshal. Cold Sparklers are not allowed.
- Access to fire exits doors and corridors must be maintained and clear throughout the event.
- All exit & safety signage and building graphics may not be covered or blocked at any time throughout the event.
- Fire extinguishers, sprinklers, fire hose cabinets, & fire alarms may not be covered or blocked at any time.
- Smoking is prohibited in all indoor facilities. The renter shall be assessed additional costs for violation of this provision.

Parking

Renter shall become aware of, and comply with, all City of Tuscaloosa parking regulations and rules. Renter and its guests shall be subject to those rules and regulations. Parking allowed only in marked spaces. Renter may request the use of River Market Golf Cart Service (additional charges may apply). Renter may not charge for parking.

Audio/Visual

Audio-visual needs must be submitted in advance. An A/V walkthrough must be scheduled at least one week in advance of the event. Any special requests made on the day of the event will be assessed and provision determined based on availability.

In the event the requested equipment is not available or outside our normal provisions, outside organizations may be used to provide equipment and staffing. Outside organizations are not allowed to use facility equipment, resources, etc. An outside audio- visual organization may not alter River Market facility structures, surfaces or infrastructure in any way.

The outside audio-visual organization will be responsible for the safety and security of all equipment. Any equipment left in City of Tuscaloosa facilities for more than 30 days, will become property of the City of Tuscaloosa.

A City of Tuscaloosa electrician must be on site for installation of all audio-visual, lighting and sound equipment brought in by an outside organization. All audio/visual equipment must be floor supported. The City of Tuscaloosa will determine if an electrician is needed for the night of the event. An additional fee will be assessed if additional personnel are required.

Advertisement and Sponsorship

Renter acknowledges that the event is not sponsored, hosted, or conducted in any way by the City of Tuscaloosa, and renter agrees to assume all responsibility and liability arising or resulting from its organizing, hosting, sponsoring, advertising, and conducting of the event.

Renter may not use the logos, indicia, or trademarks of the City of Tuscaloosa. Event must submit a list in writing of any proposed sponsors for the event and is subject to approval by the City of Tuscaloosa.

Any proposed advertisement must be submitted to the City Venue Operations Manager prior to being released to the public for approval.

Signage and banners are prohibited from being posted on the venue grounds without express written permission from the Operations Manager.

Linen Rental Service

Tuscaloosa River Market now offers a linen rental service. You may browse our linen options online at www.werentlinens.com. Selections include table cloths, runners, overlays, napkins, chair covers, and more in a wide array of colors and finishes. Orders must be placed at least two weeks in advance of your event to guarantee availability and prompt delivery. Request a current price list from a River Market team member today.

Food and Beverage Services Caterina

- All food served in the River Market must be prepared by a licensed caterer that is approved by the City Venue Operations Manager. No "home cooked" food will be permitted in the facility.
- The caterer will bill separately from the City of Tuscaloosa. A list of preferred and approved caterers will be provided to the renter upon negotiations. Caterers must be pre-approved by the River Market in writing with a Catering Vendor Agreement on file for all non-preferred caterers 30 days prior to the event. Renter must provide a copy of the quote and final invoice from the caterer to the River Market.

Alcoholic Beverage Service

- Casual Class Catering holds the liquor license for the Tuscaloosa River Market and must be contracted by the renter for all alcoholic beverage services in the venue as soon as possible to ensure availability of servers.
- Renter shall not allow beer, wine, or liquors of any kind to be sold for this venue, given away, or used in or about the Facility in violation of Alabama law. Renter is NOT permitted to bring in any alcohol to the facility. Name of Contact: Casual Class Director of Special Events, Lauren Shoemaker Phone #: 205-394-8895 (cell), Email: casualclasscatering@gmail.com

Cancellations

Any cancellations must be made in writing 30 days prior to your event. No Refunds will be awarded for cancellations made less than 30 days prior to the event without extenuating circumstances. All refund requests will be evaluated on a case by case basis by the City Venue Operations Manager and must be further approved by the Finance Committee of City Council.

If the Facility should no longer meet requirements of the Event due to changes made by the Renter, the Renter may cancel the contract, and the City shall be relieved of all obligations hereunder and all monies paid to the City shall be forfeited and shall become the sole property of the City.

Furthermore, in the event the Renter (i) fail to furnish the evidence of insurance as required herein 30 days prior to the Event, or (ii) fails to take possession of the Facility at the commencement of the Term, the City shall be relieved of all obligations hereunder and all monies paid to the City shall be forfeited and shall become the sole property of the City.

Insurance

Insurance Required. Renter/User shall not commence or have use of any facilities until it has obtained all insurance required by the Contract documents and such insurance has been accepted by the City.

Insurance. User (and any approved outsider caterer) shall provide to the City of Tuscaloosa a certificate of liability insurance from a carrier acceptable to the City of Tuscaloosa with an A.M. Best rating of A - VII or higher, as evidence of insurance coverage for the use of the Facility and the Event. This insurance shall be primary coverage, and will contain no terms allowing the insurer to be subrogated to the rights of any injured or damaged person or entity. The insurance must name the City of Tuscaloosa, its agents, officers, and employees, as additional insureds. Insurance shall be in the following minimum amounts (Combined Single Limit): \$1,000,000.00 per occurrence and \$2,000,000.00 annual aggregate. (Additional amounts may be required of User or an outside caterer based upon the circumstances).

Renter/User shall provide to Tuscaloosa River Market with a Certificate of Insurance acceptable to the Department of Arts & Entertainment, as evidence of insurance coverage for the use of the Facility and the Event. This Certificate of Insurance must be delivered to the Tuscaloosa River Market at least 30 days prior to use of the Facility and/or the Event.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 04/29/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

this certificate does not confer rights to	the certific	cate noider in fied of such	CANDEL AND			
PRODUCER			NAME:	ontact Name		
PHONE (205) 123-4567 FAX (AIC, No): (205) 1		(205) 123-4568				
Agency Address				nail@gmail.cg		
				SURER(S) A OR	DING COVERAGE	NAIC#
Tuscaloosa		AL 35401	INSURER A: Insurance			
NSURED						
			INSURER B:	-		
ABC Inc.			INSURER C:			
123 4th Street			INSURER D :			
			INSURER E :			
Tuscaloosa		AL 35401	INSURER F:			
COVERAGES CER	RTIFICATE	NUMBER: Example			VISION NUMBER:	
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Tuscaloosa River Market			AUTHORIZED REPRESE	NTATIVE		
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ACORD 25 (2016/03)

Tuscaloosa

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AL 35401

Alcohol Information

The Tuscaloosa River Market has only one approved vendor option if you wish to have alcohol at your event. Casual Class Catering is the holder of the State ABC Alcohol Retail License. All alcohol must be purchased through Casual Class Catering and served by certified bar tenders at The Tuscaloosa River Market. Due to ABC State law, no alcohol can be sold, dispersed or brought onto the property unless provided by Casual Class Catering. No exceptions. This policy will be strictly enforced. Your agreement with the River Market makes provision for one security guard from Freelend Security Associates. Depending on your number of guests and the size of your bar order, you may be required to secure and pay for additional security through the River Market. (Your agreement with the River Market includes Events with alcohol must be scheduled **45 days in advance** of the rental date.

Contact Information for Alcohol Provider: Casual Class Catering- 248-8386 (office) Lauren Shoemaker – 394-8895 (cell) casualclasscatering@gmail.com

Frequently Asked Questions:

If we are having an open bar does alcohol still have to go through the Casual Class?

Yes. If serving alcohol, whether it is a cash bar or open bar, all liquor must be purchased and distributed through our alcohol provider, Casual Class Catering.

Can the bride and groom bring alcohol for the wedding party while they get ready?

No. Absolutely no alcohol can be brought on the property unless provided and dispersed by Casual Class Catering.

Can we provide our own champagne for a toast?

No. All alcohol of any kind whether beer, wine, liquor, champagne, etc. must be purchased and provided through Casual Class Catering.

Can we hire our own bartenders?

No. Bartenders must be provided by Casual Class; only their staff is approved to serve alcohol at here whether it is a cash or open bar.

Can my friends bring a flask or their own bottles of alcohol to the wedding or event? No.

Can I give away small bottles of alcohol as favors to my wedding guests or event attendees? No.

Renter Signature Required: I verify that I have read the rules above regarding alcohol and will adhere to the policies and procedures of the Tuscaloosa River Market.

Approved for Alcohol: YESNO	Casual Class Catering Notified	
FOR OFFICE USE:		
Event Description:	Number of Guests:	
Best Phone #:	Email:	
Print Name:	Event Date:	
Signature:	Today's Date:	







TUSCALOOSA, ALABAMA

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We Now

Rent

Linens!

Browse our linen options online at www.werentlinens.com

Please contact us for a quote! Phone: 205-248-5295

Email: rivermarket@tuscaloosa.com

tuscaloosarivermarket.com





