

GRAHA Board Member \_\_\_\_\_ introduced the following resolution and moved its adoption:  
City Council Member \_\_\_\_\_ introduced the following resolution, City Council Member \_\_\_\_\_ seconded the motion and moved its adoption:

## **RESOLUTION APPROVING IRA CIVIC CENTER LEASE AGREEMENT**

THIS LEASE AGREEMENT, by and between the City of Grand Rapids, Minnesota a municipal corporation, hereinafter referred to as the “City”, and Grand Rapids Amateur Hockey Association, Grand Rapids, Minnesota, hereinafter referred to as the “GRAHA”, entered into this \_\_\_\_ day of \_\_\_\_\_, 2024.

### **RECITALS**

WHEREAS, City owns and operates the IRA Civic Center; and

WHEREAS, GRAHA has determined that the IRA Civic Center is a suitable facility for conducting GRAHA's hockey programming; and

WHEREAS, GRAHA wishes to lease the IRA Civic Center, on occasion in its entirety and on other occasions specific portions thereof; and

WHEREAS, City and GRAHA wish to enter into this Lease Agreement for the purpose of establishing the terms and conditions pursuant to which GRAHA shall lease the IRA Civic Center or portions thereof;

NOW THEREFORE, for good and valuable mutual consideration, City and GRAHA mutually agree as follows:

### **ARTICLE I - AGREEMENT TO LEASE**

WHEREAS, the City is a Statutory City organized under *Minnesota Statute Chapter 412*, with the authority to provide for the economic development and general welfare of the City, in accordance with statutory authority, including the ability to enter contracts; and Lease Agreement.

WHEREAS, in consideration of and subject to the mutual covenants, conditions and obligations of this Lease Agreement to be kept and performed, including the obligation to lease, City does hereby lease to GRAHA the IRA Civic Center solely to the extent specified in this Lease Agreement.

1. In consideration of and subject to the mutual covenants, conditions and obligations of this Lease Agreement to be kept and performed, including the obligation to lease, City does hereby lease to GRAHA the IRA Civic Center solely to the extent specified in this Lease Agreement.
2. The City is in the process of remodeling the IRA Civic Center on City-owned real property located at 1401 Third Avenue NW, Grand Rapids, MN 55744 (the “Property”); and
3. Pursuant to 2020 Laws of Minnesota, Chapter 3, Art. 1, Section 21, Subdivision 21, the City was awarded a grant from the State of Minnesota in the amount of \$5 million (the “State Grant”) for the purpose of design, construction, and equipping of capital improvements to the IRA Civic Center, thereon (the “Project”), as set forth in that certain Grant Agreement – Construction Grant for the IRA Civic Center, SPAP-20-0014-P-FY23, dated October 22, 2020 (the “State Grant Agreement”).
4. Under the provisions of *Minnesota Statutes, Sections 471.15 to 471.191*, the City is authorized to remodel the Property as a civic center, and to thereafter expend funds for the operation and maintenance of the

civic center and the operation of the Governmental Program (as defined in the State Grant Agreement) as a part of its program of public recreation, and to directly operate such program; and

5. Conditions Precedent. All obligations of the Parties set forth herein are subject to the conditions precedent that the Parties shall have received the following (unless waived in writing by the Parties):
  - a. Resolution of the GRAHA authorizing body the terms and conditions of this Agreement;
  - b. Resolution of the Grand Rapids City Council authorizing the approval of the terms and conditions of this Agreement;
  - c. A favorable written opinion of City of Grand Rapids legal counsel that all necessary approvals, including, but not limited to, the Minnesota Department of Department of Management and Budget (“MMB”) have been received by the City to move forward with this Agreement.
6. No Joint Venture. Nothing herein contained shall be construed to place the parties in a relationship of partners or joint ventures and neither party shall have the power to obligate or bind the other in any manner whatsoever.
7. Dispute Resolution. Parties agree to negotiate all disputes between them in good faith for a period of Thirty (30) days from the date of notice of dispute prior to proceeding to formal dispute resolution or exercising their rights under law.
8. State Grant Agreement Requirements. In addition to the requirements related to the State Grant and the State Grant Agreement set forth elsewhere in this Agreement, the provisions set forth in this Section are required under the State Grant Agreement.
  - a. The Parties acknowledge and recognize that this Agreement is subject to the terms and conditions of the State Grant Agreement. Accordingly, this Agreement must be approved in writing by the Commissioner of Management and Budget (“Commissioner”), and absent such approval it is null and void and of no force or effect. The Parties agree to cooperate to obtain all necessary approvals and signatures under the State Grant Agreement.
  - b. The Parties acknowledge and recognize that the terms, conditions and provisions of the State Grant Agreement control over any inconsistent provisions in this Agreement.
  - c. The Parties acknowledge that the City is a public body with authority under the Act to own the Civic Center and operate the Governmental Program, as defined in the State Grant Agreement.
  - d. This Agreement may be terminated by the City if there is an Event of Default by the GRAHA, or in the event that the City is no longer authorized by law to own the Property or operate the Civic Center.
  - e. This Agreement will automatically and immediately terminate upon a termination of the Governmental Program, as defined in the State Grant Agreement, or change in such Governmental Program that no longer allows the City to continue to own or operate The Civic Center for the Governmental Program. The City will give the GRAHA as much notice as possible and, to the extent permitted by law, the Parties shall use good faith efforts to enter into a new agreement with the same or substantially similar terms as this Agreement.
  - f. The GRAHA is prohibited from creating or allowing any voluntary lien or encumbrance or any involuntary lien or encumbrance upon the Property, except with the advance written consent of the Commissioner.
  - g. Any changes, alterations, or modifications to this Agreement must be agreed to, in writing, by the Commissioner.

9. Compliance as to Bonds.

9.1 Subject to direction from Minnesota Management and Budget, interest on any bonds issued by the State for the Project is intended to be excludable from gross income for federal income tax purposes (“Tax-Exempt Bonds”) and if the City or the Commissioner determines, based upon the written notice of nationally recognized bond counsel, that any action under this Agreement creates a significant risk that interest on any Tax-Exempt Bonds will not be excludable from gross income for federal income tax purposes, the Parties shall negotiate in good faith to agree on alternative action to avoid such a result. In no event shall the foregoing agreement require any Party to amend or modify any material term of this Agreement.

9.2 The GRAHA irrevocably waives any claim for depreciation or investment credit with respect to the Property and shall not deduct any payments to the City provided for in this Agreement as rent.

10. REPORTING AND PROGRAM OVERSIGHT

- a. General Documentation. GRAHA shall promptly submit to City, upon written request, any such documentation, information and reports as are needed by City to fulfil its reporting requirements under the Grant Agreement.
- b. Initial Report. Upon execution of this Lease, GRAHA shall provide City with an initial program evaluation report to show, among other things, anticipated revenue and expenses.
- c. Annual Reporting. On an annual basis, not later than the date necessary for City to fulfil its reporting requirements under Section 2.04 of the Grant Agreement, GRAHA shall submit to City the following information (the “Annual Report”):
  - A) A report of major activities at the Property for the current fiscal year of GRAHA, and a description of how the major activities meet the elements of the Governmental Program.
  - B) GRAHA’s annual budget including revenues and expenses for the current fiscal year that show that forecast revenues (from all sources) will be equal to or exceed forecast program expenses.
  - C) GRAHA’s projected budgets for funding operations of the Property for the next fiscal year that show that forecast revenues (from all sources) will be equal to or greater than forecast program expenses.

11. Assignment. This Agreement may not be assigned by either Party without the written consent of the other Party.

12. Modifications/Amendment. Any alterations, variations, modifications, amendments or waivers of the provisions of this Contract shall only be valid when they have been reduced to writing, and signed by authorized representative of the City and the GRAHA and approved in writing by the Commissioner of Minnesota Management and Budget.

13. Records—Availability and Retention. Pursuant to *Minn. Stat. § 16C.05, subd. 5*, the GRAHA agrees that the City, the State Auditor, or any of their duly authorized representatives at any time during normal business hours and as often as they may reasonably deem necessary, shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., which are pertinent to the accounting practices and procedures of the GRAHA and involve transactions relating to this Contract. The GRAHA agrees to maintain these records for a period of six years from the date of termination of this Agreement.

14. Events of Default. An Event of Default includes: the failure of either Party to observe or perform its obligations hereunder and the breach or default of this Agreement by either Party.

15. Force Majeure. The Parties shall each be excused from performance under this Contract while and to the extent that either of them are unable to perform, for any cause beyond its reasonable control. Such causes shall include, but not be restricted to fire, storm, flood, earthquake, explosion, war, total or partial failure of transportation or delivery facilities, raw materials or supplies, interruption of utilities or power, and any act of government or military authority. In the event either Party is rendered unable wholly or in part by force majeure to carry out its obligations under this Contract then the Party affected by force majeure shall give written notice with explanation to the other Party immediately.
16. Governing Law. This Contract shall be deemed to have been made and accepted in Itasca County, Minnesota, and the laws of the State of Minnesota shall govern any interpretations or constructions of the Contract without regard to its choice of law or conflict of laws principles.
17. Data Practices. The Parties acknowledge that this Contract is subject to the requirements of *Minnesota's Government Data Practices Act (Act), Minnesota Statutes, Section 13.01 et seq.* The GRAHA agrees to abide by the applicable provisions of the Act, HIPAA requirements and all other applicable state or federal rules, regulations or orders pertaining to privacy or confidentiality. The GRAHA understands that all of the data created, collected, received, stored, used, maintained or disseminated by the GRAHA in performing those functions that the City would perform is subject to the requirements of the Act, and the GRAHA must comply with those requirements as if it were a government entity. This does not create a duty on the part of the GRAHA to provide the public with access to public data if the public data is available from the City, except as required by the terms of this Contract.
18. No Waiver. Any Party's failure in any one or more instances to insist upon strict performance of any of the terms and conditions of this Contract or to exercise any right herein conferred shall not be construed as a waiver or relinquishment of that right or of that Party's right to assert or rely upon the terms and conditions of this Contract. Any express waiver of a term of this Contract shall not be binding and effective unless made in writing and properly executed by the waiving Party.
19. Severability. The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision. Any invalid or unenforceable provision shall be deemed severed from this Contract to the extent of its invalidity or unenforceability, and this Contract shall be construed and enforced as if the Contract did not contain that particular provision to the extent of its invalidity or unenforceability.
20. Entire Contract. These terms and conditions constitute the entire Contract between the Parties regarding the subject matter hereof. All discussions and negotiations are deemed merged in this Contract.
21. Recitals. The Recitals set forth above are incorporated into and are made a part of this Amendment.
22. Headings and Captions. Headings and captions contained in this Contract are for convenience only and are not intended to alter any of the provisions of this Contract and shall not be used for the interpretation of the validity of the Contract or any provision hereof.
23. Survivability. All covenants, indemnities, guarantees, releases, representations and warranties by any Party of Parties, and any undischarged obligations of City and the GRAHA arising prior to the expiration of this Contract (whether by completion or earlier termination), shall survive such expiration.
24. Execution. This Contract may be executed simultaneously in two or more counterparts that, when taken together, shall be deemed an original and constitute one and the same document. The signature of any Party to the counterpart shall be deemed a signature to the Contract, and may be appended to, any other counterpart. Facsimile and email transmissions of executed signature pages shall be deemed as originals and sufficient to bind the executing Party.

25. **GRAHA's Right of Possession and Use:** GRAHA shall have the right to possess and use the IRA Civic Center for the purposes of hockey. GRAHA's right to possess and use the IRA Civic Center shall be intermittent and confined to those portions of the IRA Civic Center specifically identified in Exhibit A or necessary to carry out GRAHA's intended uses as identified in Exhibit A. City and its licensees shall have the right to enter upon and use the IRA Civic Center at all times not inconsistent with Exhibit A. GRAHA shall at all times comply with all statutes, ordinances, codes and regulations of any governmental authority concerning the use of the premises. GRAHA shall not permit any hazardous or dangerous activity to be conducted at the IRA Civic Center or any activity which will increase insurance risks for premiums on the premises.
  
26. **Schedule of Use:** GRAHA shall submit to City annually before April 1 a schedule of all proposed ice uses for the following year, which schedule shall be subject to City's approval. GRAHA's ice uses shall be given priority scheduling by the City.
  
27. **Supervision, Crowd Control:**
  - a. **Safety:** GRAHA shall be responsible to summon appropriate medical personnel in the event any such persons require medical attention.
  
  - b. **Crowd Control:** GRAHA shall monitor and oversee spectator activity for the purpose of maintaining orderly behavior and compliance with any policies for the use of the IRA Civic Center which may be promulgated by City from time-to-time.
  
28. **Parking Lot:** GRAHA, its participants, staff and spectators shall have the right to use the IRA Civic Center parking lot in conjunction with GRAHA's activities and events at the IRA Civic Center, subject to parking lot utilization policies which may be promulgated by City from time-to-time. Said use shall be in common with other invitees of City who may be using the IRA Civic Center.

## ARTICLE II – LEASE

1. **Lease:** GRAHA shall pay to City monthly lease payments in accordance with the following table:

Period	Base Hourly Rate	Maximum Payment
July 1, 2024, through June 30, 2025	\$154/hour	\$240,000

2. **Usage:** GRAHA may use the premises only for the purposes described in this Agreement and shall not sublet or otherwise rent the ice to the public or any other outside group.
  
3. **Responsibilities of GRAHA:**
  - a. GRAHA shall be responsible for the supervision and cleaning of the Pavilion Warming Shack, Mondays through Fridays from 4:00 p.m. to 9:00 p.m. during the outdoor skating season.
  
  - b. Should the Civic Center indoor ice arena be booked, GRAHA shall have priority scheduling in the Miner's Pavilion at no charge.

- c. GRAHA shall not do or permit to be done anything which will invalidate or increase the cost of any fire and extended coverage insurance policy covering the premises and will not allow the premises to be used for any immoral, unlawful or objectionable purpose.
  - d. GRAHA coaches will be responsible for opening the facility for early bird practice (6:30 a.m.) throughout the season. Designated coaches will be given keys to open the facility and for turning on lights. Coaches agree to only use assigned keys for their scheduled early bird practices and for no other time to enter the facility. It is understood that there will not be City staff present at this time.
4. Lease Renegotiations: Lease renegotiations due to the increase or alteration in use by GRAHA shall be conducted in accord with this Section. For the 2025-2026 lease period, the parties shall conduct any renegotiations during the month of March 2025. If the parties are unable to reach agreement after any such renegotiation, then this agreement shall terminate as of June 30, 2025.
5. Within thirty (30) days of the end of each 12 month period in the Lease term, starting on the Effective Date of the Lease (each such 12 month period shall be referred to herein as “Lease Year”), City agrees to provide the Commissioner of the Department of Management and Budget, his or her successor or assigns, a reconciliation of all rent received under all use agreements for the Property and the operating and maintenance expenses for the Property for the then just-completed Lease Year (“Reconciliation Statement”). If for any Lease Year the rent collected for Property for the prior Lease Year exceeds the operating and maintenance expenses for the Property for such prior Lease Year, based upon the City’s Reconciliation Statement, then City shall immediately refund to GRAHA any overpayment. GRAHA shall provide evidence of such refund to the Commissioner of the Department of Management and Budget, his or her successor or assigns, within 30 days of the end of such Lease Year.

### **ARTICLE III – MAINTENANCE, REPAIR**

1. Maintenance, Repair: City shall at all times during the term of this Lease Agreement, at City’s own cost and expense, repair and maintain the IRA Civic Center, any improvements or alterations thereto, all fixtures and equipment therein, and the exterior of the building and the parking lot, except as otherwise provided in this Article.
2. Damages: GRAHA shall reimburse City for the reasonable cost to repair and restore the IRA Civic Center in the event of damage to the premises caused by negligence on the part of participants, coaches or other staff, or spectators who are in or upon the IRA Civic Center in conjunction with any of GRAHA’s activities or events.
3. Clean up: Although City retains ultimate responsibility for maintenance, GRAHA shall perform routine clean up after its use of the premises, including proper storage of all equipment, pick up and proper disposal of litter.
4. Alterations, Improvements: GRAHA shall not make alterations or improvements to the premises without the advance written consent of City.

## **ARTICLE IV - UTILITIES**

1. City shall furnish such heat, air conditioning, water, sewer, electricity and garbage collection as shall be necessary, in City's judgment for the comfortable use and occupancy of the premises under normal conditions.
2. GRAHA shall conserve heat, water, and electricity, and shall not neglect or misuse, water fixtures, electric lights, or other equipment or facilities furnished in conjunction with City's provision of utilities pursuant to this Article.

## **ARTICLE V - TERM**

1. The term of this Lease Agreement shall be from July 1, 2024 through June 30, 2025, except that this Lease Agreement may terminate pursuant to the terms and conditions contained in this Agreement.
2. Notwithstanding anything to the contrary contained herein, City is not required to renew this Lease with GRAHA, and may at that time, in its sole option and discretion (i) decide to self-operate the Governmental Program in the Property, (ii) contract with some other entity to operate the Governmental Program in the Property, or (iii) determine that the Property is no longer needed or useful for the operation of the Governmental Program and sell its interest in the Property.

## **ARTICLE VI - DEFAULTS**

1. On the occurrence of either of the following: (a) a lease payment from the GRAHA to the City shall remain unpaid in whole or in part for more than thirty (30) days after it is due and payable; or (b) the GRAHA's violation or default in any of covenants, agreements, stipulations or conditions herein, and such violation or default shall continue for a period of thirty (30) days after written notice from the City of such violation or default; then it shall be optional for the City to declare this Lease Agreement forfeited and the terms, including GRAHA's right of use and possession of the IRA Civic Center, ended.
2. City shall not be deemed to be in default under this Lease Agreement until the GRAHA has given the City written notice specifying the nature of the default, and the City does not cure such default within thirty (30) days after receipt of such notice or within such reasonable time thereafter as may be necessary to cure such default where such default is of such character as to reasonably require more than thirty (30) days to cure.

## **ARTICLE VII - ASSIGNMENT, SUBLETTING**

1. GRAHA shall not assign any rights or duties under this Lease Agreement or sublet the leased premises, or any part thereof, nor allow any other person to occupy or use the leased premises without the prior written consent of City, which consent shall not unreasonably be withheld. A consent to one assignment, sublease or other occupation or use by any other person or entity shall not be a consent to any subsequent assignment, sublease, occupation or use by persons other than GRAHA. This Lease Agreement shall not be assignable, as to the interest of GRAHA, by operation of law, without the written consent of City. If City does give consent to assignment, subletting or occupation by another, such consent shall not release GRAHA from its obligations hereunder unless a release is specifically given by City.

## **ARTICLE VIII - CITY'S ACCESS**

1. City, its agents and employees shall have the right to enter the leased premises upon reasonable advance notice for the purpose of inspecting, repairing, altering or improving the leased premises, or for any other purpose not inconsistent with Exhibit A. There shall be no diminution of rent and no liability on the part of City by reason of any inconvenience, annoyance or injury caused by City's reasonable exercise of the rights reserved by City in this Article.

## **ARTICLE IX - FIRE AND OTHER CASUALTY**

1. If during the term of this Lease Agreement the leased premises or any portion thereof shall be damaged or destroyed by fire or other casualty so that the said leased premises or a portion thereof shall thereby be rendered unfit for use or occupation, City shall have the option to either (a) repair such damage with all reasonable diligence and restore the premises to substantially the condition immediately prior to such event, and until said premises shall have been duly repaired and restored, the rent herein reserved, or a just and proportionate part thereof, according to the nature and extent of the injury which has been sustained, shall be abated, or (b) City may terminate this lease and end the term thereof, and in case of such termination, the rent shall be paid to the date of such fire or casualty and all other further obligations on the part of either party hereto shall cease.

## **ARTICLE X - HOLDING OVER**

1. Any holding over by GRAHA of the leased premises after the expiration or termination of the term of this Lease Agreement without consent of City shall constitute a default by GRAHA hereunder and GRAHA shall be liable and responsible for all damages and costs sustained by City thereby. Said holding over shall constitute GRAHA to be a tenant from month-to-month, subject to all the conditions, provisions and obligations of this Lease Agreement and so far as the same can be applicable to a month-to-month tenancy.

## **ARTICLE XI - INDEMNIFICATION, INSURANCE**

1. Indemnity: GRAHA shall protect, defend, hold harmless and indemnify City against any and all claims, actions, losses, costs, expenses and liabilities, including reasonable attorney's fees for defense, arising out of or in any way related to GRAHA's use of the premises or any of GRAHA's activities or events, save when said claim, action, loss, cost, expense or liability is proximately caused solely and exclusively by the negligence or breach of this Lease Agreement by City. In case of any action or proceeding brought against City by reason of a claim covered by this Agreement, upon notice from City, GRAHA covenants to defend such action or proceeding by counsel reasonable satisfactory to City.
2. Insurance: GRAHA shall maintain through the term of this Lease Agreement a policy of comprehensive general liability insurance with limits of at least \$1,000,000 per person, \$1,000,000 per occurrence, or City's statutory limits of liability pursuant to Minnesota Statutes, whichever is greater. As to each such policy City shall be named as an additional insured. Said policy of insurance shall be evidenced by a certificate of insurance which shall be placed on file with City by GRAHA prior to commencement of occupancy of the premises by GRAHA. Each such policy or certificate shall contain a valid provision or endorsement that the policy may not be cancelled, terminated, changed or modified without giving City thirty (30) days advance written notice of such change. The policy shall also contain a contractual liability



endorsement evidencing insurance coverage for GRAHA's indemnification obligation to City under this Lease Agreement.

3. **Liability to GRAHA:** City shall not be liable to GRAHA or to any employee, student or invitee of GRAHA for any claim or cause of action arising out of death, injury, damage to property occurring in, on or about the leased premises except for damages attributable exclusively to the negligence or breach of this Lease Agreement by City, its employees or agents, by a court of competent jurisdiction.
4. **Liability Limits Not Waived:** Nothing in this Article XI shall cause either City or GRAHA to be subject to liability in excess of any statutory limits of liability applicable to City or GRAHA.

## **ARTICLE XII - MISCELLANEOUS**

1. **Notices:** All notices herein provided for shall be sent by registered mail, postage prepaid, return receipt requested, and shall be deemed to have been given when sent, and if by GRAHA to City shall be addressed to City at the place herein provided for the payment of rent, and if given by City to GRAHA shall be addressed to: President, GRAHA, PO Box 422, Grand Rapids, MN 55744.
2. **Waiver, Modification:** No waiver of any condition, covenant, right or option of this Lease by City shall be deemed to imply or constitute a further waiver of any like condition or covenant of said Lease Agreement. No amendment or modification of this Lease Agreement shall be valid or binding unless expressed in writing and executed by duly authorized representatives of the parties in the same manner as the execution of this Lease.
3. **Representations:** Neither City nor any agent or employee of City has made any representations or promises with respect to the leased premises or the IRA Civic Center except as herein expressly set forth, and no rights, privileges, easements or licenses are required by GRAHA except as herein expressly set forth.
4. **Cumulative Rights:** No right or remedy herein conferred on and reserved to the GRAHA or the City is intended to be exclusive of any other right or remedy hereof provided by law, but each shall be cumulative in addition to every other right or remedy given herein or not or hereafter existing by law or in equity or by statute.
5. **Approvals:** Wherever the City's or the GRAHA's approval or consent shall be required herein, such approval or consent shall not be arbitrarily or unreasonably conditioned, delayed, or withheld and shall be deemed to have been given, unless within twenty (20) days of the request therefor, the City or the GRAHA, as appropriate, notifies the requesting party that the City or the GRAHA, as appropriate, is denying such approval or consent, stating in such notice that reasonable grounds therefor.
6. **Successors, Assigns:** This Lease Agreement shall be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns. However, nothing in this paragraph shall be deemed to avoid the necessity of GRAHA obtaining written consent from City to assign or sublet this Lease Agreement.
7. **No Partnership:** Nothing contained in this Lease Agreement shall be deemed or construed to create a partnership or joint venture of or between City and GRAHA or to create any other relationship between the parties hereto other than that of City and GRAHA.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

CITY: CITY OF GRAND RAPIDS

BY: \_\_\_\_\_  
Its Mayor

BY: \_\_\_\_\_  
Its City Clerk

Date: \_\_\_\_\_

GRAHA:

BY: \_\_\_\_\_  
Jon Toivonen  
Its President

Date: \_\_\_\_\_