

## Request for Board Action Details

**File #:** 2022-448

**Type:** Administrative Item      **Status:** Passed

**In control:** Board of Commissioners

**On agenda:** 9/20/2022      **Final action:** 9/20/2022

**Title:** Lease Agreement with Frogtown Curling Club for Biff Adams Arena

**Sponsors:** Parks & Recreation

**Indexes:**

**Code sections:**

**Attachments:** 1. Lease Agreement, 2. Resolution

Date	Ver.	Action By	Action	Result
9/20/2022	1	Board of Commissioners	approved	Pass

**Sponsor:** Parks & Recreation

**Title**

Lease Agreement with Frogtown Curling Club for Biff Adams Arena

**Recommendation**

1. Approve the Lease Agreement with Frogtown Curling Club for the Biff Adams Arena, 473 Western Avenue North in Saint Paul, Minnesota, 55103, for the period of September 20, 2022 through June 30, 2032 with the option to renew for one additional five-year period in the amount of \$274,800.
2. Authorize the Chair and Chief Clerk to execute the Lease Agreement.

**Background and Rationale**

The Frogtown Curling Club wishes to enter into a lease agreement with Ramsey County for use of the Biff Adams Arena in Saint Paul. Frogtown Curling Club and Parks and Recreation have negotiated a 10-year lease in the amount of \$274,800, with an option to renew for one additional five-year period. The lease provides that Frogtown Curling Club will pay all utility bills, property taxes, and special assessments. The lease further provides that the Biff Adams Arena be used for public recreation purposes as an arena for curling sports and related activities and allows for seasonal third-party use of the property. Such seasonal third-party use is subject to Ramsey County Board approval.

Since 2010, the curling club currently known as the Frogtown Curling Club has operated the Biff Adams Arena as a curling facility and maintains ice in the facility from October through April. The Frogtown Curling Club has been both efficient stewards of the facility and effective in their community. They have invested in the ice plant, electrical and plumbing, added an additional section of ice to expand curling offerings, added a meeting room, upgraded the lobby, restrooms, and locker rooms.

The Frogtown Curling Club has been and is currently involved in the community through volunteerism and investment. Members volunteer with the Frogtown Cleanup Squad to pick up trash and recycling throughout the community. During the initial phases of COVID-19, members organized supply drives and collected over \$50,000 of supplies and funds. Additionally, they partner with Feeding the Dream, the Fall Festival, and are an underwriter for WFNU Frogtown Community Radio.

During the course of the proposed agreement, the Frogtown Curling Club board plans to seek private financing to expand program offerings and to make investments in the facility. If such investments include alterations to the building or premises, those alterations will be subject to Ramsey County Board approval.

**County Goals** (Check those advanced by Action)

☒ Well-being

☐ Prosperity

☐ Opportunity

☒ Accountability

**Racial Equity Impact**

Frogtown Curling Club partners with Saint Paul Public Schools, Saint Paul Community Education, city of Saint Paul Parks & Recreation, and other local organizations to offer learn-to-curl classes for youth and families with the goal of attracting diverse curlers to the sport. Additionally, Frogtown neighbors interested in curling are able to curl for free. The Frogtown Curling Club provides equipment and memberships for residents of the Frogtown neighborhood to curl. Within a one-mile radius of Biff Adams Arena, U.S. Census data reports that 79% of the population identifies as racially and ethnically diverse.

**Community Participation Level and Impact**

Community participation did not take place during the development of this agreement. Several Ramsey County residents are members of the Frogtown Curling Club. As was previously mentioned, the Frogtown Curling Club hosts learn-to-curl events for neighborhood residents, leads food drives, and volunteers to pick up trash in the community to keep the neighborhood clean.

☒ Inform

☐ Consult

☐ Involve

☐ Collaborate

☐ Empower

**Fiscal Impact**

The total rent for the 10-year lease period will be \$274,800. Rent payments are accounted for in the Parks and Recreation annual operating budget. Payments will be in quarterly installments as follows:

Years 1 - 3: \$23,400 annually

Years 3 - 5: \$26,400 annually

Years 6 - 8: \$28,800 annually

Years 9 - 10: \$31,200 annually

**Last Previous Action**

None.

**Attachments**

1. Lease Agreement