

**BEMIDJI AREA SCHOOLS
BEMIDJI, MINNESOTA**

DATE: DECEMBER 20, 2021

TO: BOARD OF EDUCATION

FROM: TIM LUTZ, SUPERINTENDENT OF SCHOOLS

SUBJECT: ISD 31/BEMIDJI COMMUNITY ARENA CORPORATION AGREEMENT

COMMENTS:

After a number of years of conversation and several months of negotiations between ISD 31, the Bemidji Community Arena Corporation (BCAC), and Bemidji Youth Hockey Association (BYHA), a plan has been developed to bring to fruition a vision that was started over 20 years ago in order to build a united culture of hockey between Bemidji High School (BHS) Lumberjacks and Bemidji Youth Hockey Association (BYHA).

The aforementioned organizations have worked to develop several agreements to make this united culture possible. One is a Land Lease agreement which applies to the property on the Bemidji High School campus on which the BCA sits, and which extends the existing lease between ISD 31 and BCAC for an additional 99 years. The second agreement is a Use Agreement between ISD 31 and BCAC which will be in effect for 15 years and which governs the use of the BCA facility by Bemidji High School athletics. Finally, a Purchase Agreement was developed that approves the sale of Nymore Arena to the BCAC for the sum of One Dollar (\$1.00) plus satisfaction of the cost of the locker rooms at the BCA on the campus of Bemidji High School. The change of ownership of Nymore will occur on October 1st, 2022.

As part of this plan, BCA will become the home of the Lumberjacks. Both the boys and girls high school programs will be able to practice and play at the BCAC. A goal of BYHA Developmental Plan is to build a culture where youth hockey players have the opportunity to see high school hockey players practicing, playing and developing, while Lumberjack hockey players have the opportunity to interact with, play and mentor the youth of the community.

It is the goal of Bemidji Youth Hockey Association and Bemidji Area Schools to ensure that every player has the opportunity to play in the BCA.

All of the agreements and documents have been reviewed and approved by the ISD 31 Facilities Committee as well as our legal counsel. It is important to note that the execution of these documents will have an overall net zero financial impact on the school district and the tax levy.

It is my recommendation, and the recommendation of the ISD 31 Facilities Committee that you approve the Land Lease, Use Agreement, and Purchase Agreement between ISD 31 and the BCAC.

ACTION:

The motion was offered by _____, seconded by _____, and carried () to approve the Land Lease, Use Agreement, and Purchase Agreement between ISD 31 and the Bemidji Community Arena Corporation.