

# JOINT POWERS AGREEMENT

## EDUCATION FACILITY IN WINONA, MINNESOTA

The JOINT POWERS AGREEMENT (the “Agreement”) is made and entered into this [redacted] day of [redacted], 2023 by, between, and among Caledonia Area Public Schools, Chatfield Public Schools, Dover-Eyota Public Schools, La Crescent-Hokah Public Schools, Lanesboro Public Schools, Lewiston-Altura Public School District, Mabel-Canton Public Schools, Plainview-Elgin-Millville Community Schools, Rushford-Peterson School District, Spring Grove Public Schools, St. Charles Public Schools, Wabasha-Kellogg School District, and the Hiawatha Valley Education District (hereinafter referred to as “HVED”); all being school districts and governmental units of the State of Minnesota. Each of the twelve independent school districts shall hereinafter be referred to as a “Participating Independent District” or the twelve jointly as the “Participating Independent Districts.” The Participating Independent Districts and HVED shall hereinafter be referred to as the “Collaborating Districts.”

### RECITALS

WHEREAS, HVED provides special education and related services, alternative education programs and other education-related programs and services to children who are enrolled in the Participating Independent Districts; and

WHEREAS, the Participating Independent Districts are members of HVED; and

WHEREAS, the parties hereto desire to cooperatively and jointly exercise their powers to establish a framework to finance the acquisition of real property, and the construction, renovation, betterment and equipping of a new education facility in Winona, Minnesota (hereinafter the “Project Building”) which shall be used by HVED to provide special education and related services, alternative education programs and other services to the Participating Independent Districts, pursuant to the terms and conditions described below.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and consideration herein contained, the Collaborating Districts agree as follows:

### ARTICLE I

#### AUTHORITY; PURPOSE; DUTIES.

**Section 1. AUTHORITY.** This Agreement is entered into by the Collaborating Districts pursuant to Minnesota Statutes, section 471.59.

**Section 2. PURPOSE.** The purpose of this Agreement is to provide a framework to finance the acquisition and betterment of the Project Building to be used by HVED to provide educational services to the Participating Independent Districts.

#### **Section 3. DUTIES OF THE COLLABORATING DISTRICTS.**

**Subd. 1. Cooperative District.** HVED shall have the ultimate responsibility for the planning, financing, development, design, construction, equipping, staffing, scheduling, operation, management, control, administration, and promotion of the Project Building.

**Subd. 2. Participating Independent Districts.** The Participating Independent Districts shall take such steps as they may deem appropriate to insure that enough pupils from the Participating Independent Districts or other school districts will be enrolled in the programs in the Project Building to allow for the reasonable operation of those programs.

## ARTICLE II

### GOVERNING BOARD.

**Section 1. CREATION; POWERS.** HVED was created pursuant to a Joint Powers Agreement under Minnesota Statutes, section 471.59, dated September 1, 1998, and most recently Amended and Revised Agreement dated February 22, 2023 (“Joint Powers Agreement” or Agreement”). The current Member Districts of HVED are the Participating Independent Districts in this Agreement. The control and management of HVED is vested in a Joint Powers Board established pursuant to Minnesota Statutes, section 471.59, and the Joint Powers Agreement. The Joint Powers Board has the authority to function as an entity separate and apart from any of the Participating Independent District’s joint interest and intentions hereunder. The Participating Independent Districts individually possess the power of eminent domain and confer upon HVED the power of eminent domain, including the power of eminent domain as it relates to the Project Building. The Joint Powers Board shall have such additional powers as specified in this Agreement.

## ARTICLE III

### FINANCES

**Section 1. BUILDING PURCHASE; LEASING LEVY; TITLE; OPERATING COSTS; CONTINUING CAPITAL COSTS; INSURANCE.**

**Subd. 1. Building Purchase.** It is mutually agreed and understood the HVED will purchase the Project Building with funds contributed by the Collaborating Districts, according to the formula identified in Exhibit A. The Project Building will be held as an asset of HVED.

**Subd. 2. Rights to Subordinate to Lease Agreement.** It is mutually agreed and understood that the acquisition and betterment of the Project Building is contemplated to be completed pursuant to a lease-purchase agreement (the “Lease Agreement”). The Joint Powers Board of HVED is authorized to execute and comply with a Ground Lease and Lease Agreement and with such other documents as may be necessary to accomplish the acquisition and betterment of the Project Building. The rights of the Collaborating

Districts shall be subject to and subordinate to the rights of the lessor or its successor under those financing documents.

**Subd. 3. Leasing Levy.** The leasing levy authorized for the lease of the Project Building pursuant to the Lease Agreement shall be divided among the Participating Independent Districts in the manner provided in the Lease Payment Allocation Formula specified in Exhibit A attached hereto and incorporated herein by reference. Any lease payments to be made pursuant to the Lease Agreement which are not eligible for the leasing levy shall also be apportioned to the Participating Independent Districts pursuant to the Lease Payment Allocation Formula set forth in EXHIBIT A attached hereto. Prior to **August 15** of each year, HVED shall give written notice to each Participating Independent District of the amount of the leasing levy, calculated based on this formula, to be certified by that Participating Independent District under this subdivision in that year and any additional amount apportioned to that Participating Independent District which is not eligible to be paid by the leasing levy. Any amounts treated as Project Building Rent under the Lease Agreement or the related financing documents shall be treated as additional rent, and shall be included as a part of the leasing levy or additional apportionment under this subdivision. This subdivision may be amended by resolutions adopted by the school boards of the Collaborating Districts if the amendment does not violate the provisions of any of the documents executed to provide the financing for the Project Building. Unless this Agreement is amended to the contrary, at the expiration of the Lease Agreement and after the repayment of the financing, the title to the real and personal property financed shall vest in HVED.

**Subd. 4. Operating Costs; Continuing Capital Costs.**

- (a) The Participating Independent Districts shall be apportioned operating costs for the Project Building pursuant to the Current Cost Allocation Formula set forth in EXHIBIT A attached hereto and incorporated herein by reference.
- (b) The Participating Independent Districts shall be apportioned continuing capital costs for the Project Building pursuant to the Current Cost Allocation Formula set forth in EXHIBIT A attached hereto.

**Section 2. INSURANCE.**

**Subd. 1. Property Insurance.** HVED will maintain, at its expense, property insurance on the Project Building and its personal property and such other casualty or other insurance (which will be an operating cost under Article III, Section 1, subd. 4 of this Agreement) as may be required under the Lease Agreement and the documents related thereto.

**Subd. 2. Liability Insurance.** HVED shall maintain liability insurance in an amount of not less than the statutory maximum liabilities for school districts, and such other liability or other insurance as may be required under the Lease Agreement and the documents related thereto.

**Section 3. LIABILITY.** No Participating Independent District shall be liable for the acts or omissions of HVED or any other Participating Independent District, unless any Participating Independent District has agreed in writing to be responsible for the acts or omissions of another Participating Independent District and HVED shall not be liable for the acts or omissions of a Participating Independent District.

HVED shall be considered a separate and distinct public entity to which the Participating Independent Districts have transferred all responsibility and control for actions taken pursuant to this Agreement. To the full extent permitted by law, actions by the parties/Participating Independent Districts pursuant to this Agreement are intended to be and shall be construed as a “cooperative activity” and it is the intent of the Participating Independent Districts and HVED that they shall be deemed a “single governmental unit” for the purposes of liability, all as set forth in Minnesota Statutes § 471.59, subdivision 1a(a); provided further that for purposes of that statute, each Participating Independent District party to this Agreement expressly declines responsibility for the acts or omissions of the other party/Participating Independent District. Any limit(s) of liability applicable to the Participating Independent Districts may not be added together or stacked for any purpose. The total aggregate liability of one or more of the Participating Independent Districts, the Cooperative Board, or their respective officers or employees arising out of the activities of the Cooperative Board shall not exceed the limits for a single Participating Independent District as set forth in Minn. Stat. § 466.04(1)n. The provisions of this section shall not be construed to create, as between Participating Independent Districts or between Participating Independent Districts and the Cooperative Board, any right of indemnification.

Except as provided in Article V, Section 4, hereof, no Participating Independent District shall be liable for the acts or omissions of another Participating Independent District. The liability and the monetary limits of liability of HVED, the Participating Independent Districts, their officers, employees, representatives, and agents shall be governed by the Municipal Tort Claims Act (Minnesota Statutes Chapter 466) and other applicable law.

#### **ARTICLE IV**

##### **FACILITIES EQUIPMENT AND SUPPLIES; CONTRACTS AND BIDDING; PURCHASES.**

**Section 1. CONTRACTS; BIDDING.** Contracts for the acquisition and betterment of the Project Building, and leases, purchases, rentals and sales of equipment and supplies for the Project Building shall be made by HVED in accordance with state law.

#### **ARTICLE V**

##### **NOTICES; WITHDRAWAL; DISSOLUTION; TERMINATION; BREACH; AMENDMENTS.**

**Section 1. NOTICES.** All notices required or permitted to be given by a Collaborating District shall be given by the clerk of its school board. The notice shall be in writing and shall be sent by first class mail to the board of HVED at its administrative offices. A notice shall be timely if postmarked on the day it is due. In the case of a notice requiring school board action, a certified copy of the resolution, motion or minutes of the school board specifying the school board action shall be sent with the notice.

**Section 2. WITHDRAWAL OF PARTICIPATING INDEPENDENT DISTRICTS.**

**Subd. 1. Procedure.** A Participating Independent District may only withdraw from this Agreement if it also withdraws as a Member District of HVED in the manner provided in the Joint Powers Agreement. Subject to the terms of Article VII, Section 2, subdivision 2, below, a Participating Independent District may withdraw from this Agreement at the end of any fiscal year by resolution adopted by a majority vote of the full membership of its school board and by formal written notice to the school board of each other Participating Independent District and to the Executive Director of HVED no less than one (1) year prior to the effective date of withdrawal and no later than **June 30** of the prior fiscal year. The notice shall include a certified copy of the adopted withdrawal resolution. A withdrawal from this Agreement shall only be permitted as specified in this section. A Participating Independent District that is dissolved and attached to another school district or that is consolidated with another school district must withdraw according to the procedures outlined herein unless the Participating Independent District's interest and obligations under this Agreement and the Joint Powers Agreement are transferred to the school district to which the Participating Independent District is attached or consolidated.

**Subd. 2. Withdrawal During Lease Term.** A Participating Independent District that withdraws from HVED and this Agreement prior to **June 30** of the year in which full payment of the Lease Agreement obligation, or an obligation refunding the Lease Agreement obligation, is due to be made, the Participating Independent District shall pay the remaining portion of its share of the unpaid lease obligation within five (5) years of the date of withdrawal. In the event that withdrawal occurs within the last five years of the Lease Agreement obligation, the remaining portion of the Participating Independent District's share of the unpaid lease obligation shall be paid by the end of the Lease Agreement obligation. The payments shall be made in semi-annual payments. The unpaid portion will be calculated by taking an average of the last five (5) years of the Participating Independent District's percent of payment for the Project Building as calculated using EXHIBIT A: Lease Payment Calculation.

**Subd. 3. Distribution to Withdrawing Participating Independent District.** There shall be no distribution of assets related to the existing Project Building or any other assets financed pursuant to the Lease Agreement upon a withdrawal by a Participating Independent District and that withdrawing Participating Independent District shall forfeit all interest in the Project Building or other assets financed pursuant to the Lease Agreement. Unless otherwise

agreed in writing by all the Collaborating Districts, the provisions of this subdivision shall survive the expiration or termination of this Agreement.

### **Section 3. DISSOLUTION OF HVED.**

**Subd. 1. Distribution of Project Building and Related Assets.** The Collaborating Districts recognize that the Project Building will be paid for by the Participating Independent Districts through levies and other fund sources. (a) If HVED were to dissolve before the lease was paid off and its assets and liabilities were to be divided among its then Participating Independent Districts, it is the intent of this paragraph that the Project Building would be divided between the then Participating Independent Districts based on the ratio of the amounts paid by each then Participating Independent District to finance the acquisition and betterment of the Project Building to the total amounts paid by all the then Participating Independent Districts during the term of the Lease Agreement to that date for this purpose. Each Participating Independent District would remain liable for its portion of the remaining lease costs as provided in the Lease Payment allocation formula in EXHIBIT A attached hereto. (b) If the title to the Project Building has vested in HVED and HVED were thereafter to dissolve, the Project Building or the proceeds of its sale, if applicable, would be divided between HVED's then member districts based on the terms of the then current "Joint Powers Agreement."

**Subd. 2. Survival of Provisions.** Unless otherwise agreed in writing by all the Collaborating Districts, the provisions of this section shall survive the withdrawal of any Participating Independent District from or the expiration or termination of this Agreement.

**Section 4. BREACH OF AGREEMENT.** Any Collaborating District breaching this Agreement and given written notice of the breach and the nature thereof shall have thirty (30) days in which to cure the breach. The breaching Collaborating District shall be liable for any expenses incurred by any other Collaborating District to enforce the provisions of this Agreement and any damages incurred by other Collaborating Districts as a result of the breach. In the event a breach of this Agreement involves the failure by a Participating Independent District to pay any or all of its apportioned share of any payment under the Lease Agreement, representatives of each Collaborating District shall meet as soon as practicable following said breach and determine how to address any resulting shortfall in the ability to make payments under the Lease Agreement. The unpaid apportioned share of the breaching Participating Independent District shall be apportioned among the non-breaching Participating Independent Districts in the manner set forth in Article III, Section 1, hereof. The payment of the breaching Participating Independent District's apportioned share by the non-breaching Participating Independent Districts shall not relieve the breaching Participating Independent District from liability for payment of the unpaid share or from any damages incurred by a Participating Independent District as a result of the breach.

**Section 5. TERMINATION.** After the repayment in full of any obligations issued to finance, or to refund the financing of, the acquisition and betterment of the Project Building, this Agreement may be terminated if the school board of all Collaborating Districts adopt written

resolutions approving such termination. Upon termination, all funds and property remaining after payment of all outstanding debts and obligations, including the Project Building site, the Project Building, and equipment of any nature, shall become the property of HVED. To the extent permitted by law, the termination shall not affect the continuing liability of present or former Collaborating Districts for indebtedness incurred prior to the termination, or for other continuing obligations, including unemployment compensation or its proportionate share of continuing lease costs.

**Section 6. AMENDMENTS TO THIS AGREEMENT.** Amendments to this Agreement may be proposed by the school board of any Participating Independent District or by the Joint Powers Board of HVED. Notice of proposed amendments shall be sent to all Collaborating Districts. Adoption of an amendment to this Agreement must be approved by resolution by the school board of each Collaborating District before it shall become effective. An amendment shall require the signatures of the proper officers of the Collaborating Districts and shall be an addendum to this Agreement.

## ARTICLE VI

### DURATION; INTERPRETATION; SAVINGS CLAUSE.

**Section 1. DURATION.** This Agreement shall be perpetual in duration unless terminated pursuant to the provisions hereto, any amendments hereto, or any state law terminating the Agreement.

**Section 2. CAPTIONS.** The captions of the provision of this Agreement are for convenience only and shall not be considered or referred to concerning questions of interpretation or construction.

**Section 3. SAVINGS CLAUSE.** Should any provision or article of this Agreement be found unlawful, the other provisions of this Agreement shall remain in full force and effect if by doing so the purposes of this Agreement, taken as a whole, can be made operative. Should any such provision or article be found unlawful, representatives of the school boards of the Collaborating Districts shall meet for the purpose of arriving at an agreement on a lawful provision to replace the unlawful provision or article. The newly agreed upon provision or amendment must be approved by the school boards of the Collaborating Districts by resolutions adopted in the manner specified in Article V, Section 6 hereof for the adoption of amendments.

**Section 4. EXECUTION IN COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which, when taken together, shall constitute the same and whole instrument.

[Remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, the officers indicated below of the Collaborating Districts have signed this Agreement by authority of their respective school boards.

**HIAWATHA VALLEY EDUCATION  
DISTRICT**

Approved at the regular meeting  
of the Governing Board thereof held  
on the \_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Its: Board Chair

By: \_\_\_\_\_  
Its: Board Clerk



IN WITNESS WHEREOF, the officers indicated below of the Collaborating Districts have signed this Agreement by authority of their respective school boards.

**CALEDONIA AREA PUBLIC SCHOOLS**

Approved at the regular meeting  
of the School Board thereof held  
on the \_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Its: Chair

By: \_\_\_\_\_  
Its: Board Clerk

IN WITNESS WHEREOF, the officers indicated below of the Collaborating Districts have signed this Agreement by authority of their respective school boards.

**CHATFIELD PUBLIC SCHOOLS**

Approved at the regular meeting  
of the School Board thereof held  
on the \_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Its: Chair

By: \_\_\_\_\_  
Its: Board Clerk

IN WITNESS WHEREOF, the officers indicated below of the Collaborating Districts have signed this Agreement by authority of their respective school boards.

**DOVER-EYOTA PUBLIC SCHOOLS**

Approved at the regular meeting  
of the School Board thereof held  
on the \_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Its: Chair

By: \_\_\_\_\_  
Its: Board Clerk

IN WITNESS WHEREOF, the officers indicated below of the Collaborating Districts have signed this Agreement by authority of their respective school boards.

**LA CRESCENT-HOKAH PUBLIC SCHOOLS**

Approved at the regular meeting  
of the School Board thereof held  
on the \_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Its: Chair

By: \_\_\_\_\_  
Its: Board Clerk

IN WITNESS WHEREOF, the officers indicated below of the Collaborating Districts have signed this Agreement by authority of their respective school boards.

**LANESBORO PUBLIC SCHOOLS**

Approved at the regular meeting  
of the School Board thereof held  
on the \_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Its: Chair

By: \_\_\_\_\_  
Its: Board Clerk

IN WITNESS WHEREOF, the officers indicated below of the Collaborating Districts have signed this Agreement by authority of their respective school boards.

**LEWISTON-ALTURA PUBLIC SCHOOL DISTRICT**

Approved at the regular meeting  
of the School Board thereof held  
on the \_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Its: Chair

By: \_\_\_\_\_  
Its: Board Clerk

IN WITNESS WHEREOF, the officers indicated below of the Collaborating Districts have signed this Agreement by authority of their respective school boards.

**MABEL-CANTON PUBLIC SCHOOLS**

Approved at the regular meeting  
of the School Board thereof held  
on the \_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Its: Chair

By: \_\_\_\_\_  
Its: Board Clerk

IN WITNESS WHEREOF, the officers indicated below of the Collaborating Districts have signed this Agreement by authority of their respective school boards.

**PLAINVIEW-ELGIN-MILLVILLE  
COMMUNITY SCHOOLS**

Approved at the regular meeting  
of the School Board thereof held  
on the \_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Its: Chair

By: \_\_\_\_\_  
Its: Board Clerk



IN WITNESS WHEREOF, the officers indicated below of the Collaborating Districts have signed this Agreement by authority of their respective school boards.

**RUSHFORD-PETERSON SCHOOL DISTRICT**

Approved at the regular meeting  
of the School Board thereof held  
on the \_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Its: Chair

By: \_\_\_\_\_  
Its: Board Clerk

IN WITNESS WHEREOF, the officers indicated below of the Collaborating Districts have signed this Agreement by authority of their respective school boards.

**SPRING GROVE PUBLIC SCHOOLS**

Approved at the regular meeting  
of the School Board thereof held  
on the \_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Its: Chair

By: \_\_\_\_\_  
Its: Board Clerk

IN WITNESS WHEREOF, the officers indicated below of the Collaborating Districts have signed this Agreement by authority of their respective school boards.

**ST. CHARLES PUBLIC SCHOOLS**

Approved at the regular meeting  
of the School Board thereof held  
on the \_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Its: Chair

By: \_\_\_\_\_  
Its: Board Clerk

IN WITNESS WHEREOF, the officers indicated below of the Collaborating Districts have signed this Agreement by authority of their respective school boards.

**WABASHA-KELLOGG SCHOOL DISTRICT**

Approved at the regular meeting  
of the School Board thereof held  
on the \_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Its: Chair

By: \_\_\_\_\_  
Its: Board Clerk

## **EXHIBIT A**

### **FINANCE ALLOCATION FORMULA**

#### **Debt Service Cost Allocation Formula**

The current formula for allocation of HVED's debt service costs for the Project Building among the Participating Independent Districts is as follows:

1. The first twenty (20) percent of debt service costs is divided equally among the Participating Independent Districts.
2. The remaining eighty (80) percent of debt service costs is allocated among the Participating Independent Districts based on the average of each Participating Independent District's percentage of the total pupil units and unduplicated child count of all Participating Independent Districts.
3. The total allocation of each Participating Independent District's share of HVED's debt service costs for the Project Building, as described in Paragraphs 1 and 2, shall be described as the following mathematical formula:  $(.2 \times \text{Total Debt Service Costs} / 12) + (.8 \times \text{Total Debt Service Costs} \times (\text{Pupil Units}\% + \text{Unduplicated Child County}\%) / 2)$ . In the event that the number of Participating Independent Districts changes, the "12" in this equation will be changed to reflect the then current number of Participating Independent Districts.
4. By way of example, and assuming that there are twelve Participating Independent Districts, if a Participating Independent District has twelve (12) percent of the Participating Independent Districts' total pupil units and ten (10) percent of the Participating Independent Districts' total unduplicated child count, the Participating Independent District will be responsible for one twelfth (1/12) of the first twenty (20) percent of debt service costs and the Participating Independent District's allocation of the remaining eighty (80) percent of the debt service costs will be eleven (11) percent.

#### **Lease Payment Allocation Formula**

The formula for allocation of lease payments under the Lease Agreement among the Participating Independent Districts is as follows:

1. The first twenty (20) percent of lease payments is evenly divided among the Participating Independent Districts.
2. The remaining eighty (80) percent of the lease payment is allocated among the Participating Independent Districts based on the average of each Participating

Independent District's percentage of the total pupil units and unduplicated child count of all Participating Independent Districts.

3. The total allocation of each Participating Independent District's share of HVED's lease payments for the Project Building, as described in Paragraphs 1 and 2, shall be described as the following mathematical formula:  $(.2 \times \text{Total Lease Payment Costs} / 12) + (.8 \times \text{Total Lease Payment Costs} \times (\text{Pupil Units}\% + \text{Unduplicated Child County}\%) / 2)$ . In the event that the number of Participating Independent Districts changes, the "12" in this equation will be changed to reflect the then current number of Participating Independent Districts.
4. By way of example, and assuming that there are twelve Participating Independent Districts, if a Participating Independent District has twelve (12) percent of the Participating Independent Districts' total pupil units and ten (10) percent of the Participating Independent Districts' total unduplicated child count, the Participating Independent District will be responsible for one twelfth (1/12) of the first twenty (20) percent of lease payment costs and the Participating Independent District's allocation of the remaining eighty (80) percent of the lease payment costs will be eleven (11) percent.

The percentages determined above for each Participating Independent District shall be multiplied times the next annual lease payment required under the Lease Agreement. This amount shall be the amount allocated to that Participating Independent District as its share of the lease payment for that year.