



Parks, Recreation & Forestry STAFF REPORT

MEMO DATE: 4/30/2020

MTG. DATE: 5/4/2020

TO: Village of Cottage Grove Board of Trustees

CC: Matt Giese, Village Administrator

FROM: Sean Brusegar, CPRP - Director of Parks, Recreation & Forestry

RE: Miracle Field Ground Lease

BACKGROUND:

In June of 2019 the Village Board of Trustees directed staff to pursue a lease agreement with the Miracle League to occupy 43,968 square feet of land at Bakken Park. The ground lease has been completed by Stafford Law and reviewed by the Miracle League's Attorney.

Some key points of the ground lease:

- The Village will have opportunities to program the Miracle Field when the Miracle League is not using the facility.
- The Miracle League will pay the Village \$1.00 per year to occupy the 43,968 square feet of Bakken Park.
- The Miracle League will assume all costs in construction of the facility.
- Initial lease term is for 10 years.
- Village will do routine trash pick-up, mowing and maintaining the area around the Miracle Field. The Miracle League will be responsible for maintenance, operation, repair and management of the field.
- The Village will pay for all electric and water utilities. This is expected to be less than \$225.00 per year (see attachment).
- The Miracle League will provide a certificate of insurance for \$1,000,000.
- The Director of Parks, Recreation & Forestry for the Village of Cottage Grove will be on the Board of Directors for Jump In Foundation (Miracle League).



STAFF RECOMMENDATION:

On April 16, 2020 the Parks, Recreation & Forestry Committee voted 4-0-0 for the Village of Cottage Grove to absorb the electrical and water fees for the Miracle Field.

Staff recommends approving the Miracle Field Ground Lease.