

EXHIBIT 1

LEASE AGREEMENT BETWEEN THE CITY OF DULUTH AND PLANT-A-LOT COMMUNITY GARDEN PROGRAM

THIS LEASE AGREEMENT (this “Agreement”) is entered into by and between the **CITY OF DULUTH**, a municipal corporation and political subdivision organized and existing under the laws of the State of Minnesota (“City”) and **PLANT-A-LOT COMMUNITY GARDEN PROGRAM**, a Minnesota nonprofit corporation (“DCGP”).

The parties acknowledge the following:

A. DCGP is a Minnesota nonprofit corporation whose mission is to cultivate healthy neighborhoods by providing access to land, resources, and community (its “Mission”). DCGP carries out its Mission by connecting people of the local community together through the growing and sharing of food through urban gardens so that anyone, regardless of resources or experiences, can have a place to grow fresh produce (the “Services”). The Services include: (i) providing 400 sq. ft. garden plots to individuals and families to cultivate fruits, vegetables and other edible plants; (ii) loaning out garden tools, books, and food preservation equipment; and (iii) hosting educational classes and garden tours.

B. City supports community gardens as part of its commitment to promoting citizen access to arable land, good nutrition, improving the ecological footprint of City, encouraging active and healthy living, agricultural education, and providing spaces for human interaction, food production, and esthetic natural beauty in our daily lives.

C. City owns numerous tracts of real property that are currently utilized or could be utilized for community gardening purposes, which are legally described on the attached Exhibit A (collectively, the “City Properties”).

D. DCGP believes that the City Properties are generally suitable in soil composition and fertility for growing fruits, vegetables, and other eligible plants.

E. DCGP desires to lease the City Properties in order to further its Mission to provide arable urban land to individuals and families to cultivate fruits, vegetables, and other edible plants (the “Community Garden Program”).

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained in this Agreement, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

I. Leased Premises

A. City demises and leases to DCGP exclusive use of those portions of the City Properties depicted on the attached Exhibit B (collectively the “Leased Premises”), subject to the rights of City as set forth in this Agreement. In the event the parties mutually agree to (i) expand any of the sites included in the Leased Premises; (ii) add additional sites to the Leased Premises; or (iii) remove sites from the Leased Premises, the agreement of the parties shall be documented

through an amendment to this Agreement, which amendment shall be in writing and shall be executed in the same manner as this Agreement.

B. DCGP may only utilize the Leased Premises in relation to provision of the Services.

C. DCGP is taking the Leased Premises “as is”, in their present physical condition, and City makes no warranty, either express or implied, that the Leased Premises are suitable for any purpose. City makes no warranty that the Leased Premises are suitable for growing fruits, vegetables, or any other plants.

D. The right of DCGP to use and maintain the Leased Premises is subject to DCGP’s compliance with the provisions, covenants, and conditions of this Agreement.

E. DCGP must follow City’s permitting procedures, including paying any applicable fees, for use of any City-owned property outside of the Leased Premises.

II. Lease Fee and Improvements

A. Monthly rent during the Term (defined below) shall be \$0. The consideration for the lease of the Leased Premises shall instead be (i) the public benefit provided by DCGP through its provision of the Services; and (ii) payment of all taxes, charges, costs and expenses that DCGP assumes or agrees to pay under this Agreement, together with all interest and penalties that may accrue thereon in the event of the failure of DCGP to pay those items.

B. All improvements to the Leased Premises will become the exclusive property of City upon termination or expiration of this Agreement, whichever occurs first.

III. Term of Lease

Notwithstanding the date of execution of this Agreement, this Agreement shall commence on March 1, 2024, and shall continue through the end of the day on February 28, 2027 (the “Term”).

IV. Early Termination or Expiration of Agreement

A. Public Purpose. City may unilaterally remove any portion of the Leased Premises from this Agreement with sixty (60) days’ written notice to DCGP if City determines, in its sole discretion, that any portion of the Leased Premises is needed for a public purpose other than the Community Garden Program. At the expiration of the sixty (60) days, this Agreement shall be deemed amended as necessary to remove the applicable portion of the Leased Premises and this Agreement shall be deemed terminated as to the applicable portion of the Leased Premises.

B. Abandonment. City may terminate this Agreement with thirty (30) days’ written notice to DCGP if City determines that DCGP has abandoned the Leased Premises or the Community Garden Program, or both.

C. Without Cause. This Agreement may be terminated without cause by either party by serving at least sixty (60) days' written notice upon the other.

D. For Cause. City may terminate this Agreement for the material breach by DCGP of any provision of this Agreement, including its exhibits, if such breach is not cured to the satisfaction of City within fourteen (14) days of delivery of a written notice by City (or such longer time as specified in the notice) to DCGP identifying the breach and the necessary actions to remedy the breach.

E. Immediately By City. City may terminate this Agreement as to any portion of the City Properties immediately if City believes in good faith that the health, welfare, or safety of the Leased Premises' neighbors would be placed in immediate jeopardy by the continuation DCGP's operations.

F. Surrender Possession.

1. Upon expiration or early termination of this Agreement, DCGP shall surrender possession of the Leased Premises to City in as good condition and state of repair as the Leased Premises were in at the time DCGP took possession, normal wear and tear excepted.

2. Prior to expiration of the Term or within fourteen (14) days of early termination of this Agreement, as the case may be, DCGP may remove any personal property, plants, and vegetation from the Leased Premises. These removed personal property, plants, and vegetation shall remain the exclusive property of DCGP. All personal property, plants, and vegetation remaining on Leased Premises upon expiration of the Term or fourteen (14) days after early termination of this Agreement, as the case may be, shall become the exclusive property of City.

3. All buildings, non-plant fixtures, and improvements, if any, to the Leased Premises shall be deemed to be the exclusive property of City after expiration of the Term or early termination of this Agreement, as the case may be. Examples of non-plant fixtures include, but are not limited to, fencing, gates, garden bed structures, and benches.

V. Maintenance and Operation

A. DCGP acknowledges that it and all of its members, invitees, and users shall use the Leased Premises at their own risk.

B. DCGP shall maintain the Leased Premises in a safe and clean order, condition, and state of repair and take care of all plants and structures contained therein, including all fences, raised beds, tables, benches, and ornamental items. DCGP's maintenance responsibilities shall include, but not be limited to, snow removal, cleaning, washing, sand or debris removal, tree and grass cutting and removal, trash collection and removal, sweeping, and restroom services, if appropriate or applicable. City shall not provide or assist in maintenance of the Leased Premises.

C. DCGP is solely responsible for storage, theft, and/or vandalism of the Leased Premises and all personal property, including but not limited to equipment, tools, and machinery.

D. DCGP shall provide City's Property and Facilities Manager, or their designee (the "Manager") with forty-eight (48) hours prior written notice of its planned application of any fertilizers, herbicides, or pesticides on the Leased Premises. No fertilizer, herbicides, or pesticides may be applied to the Leased Premises without the prior written permission of the Manager, which permission may be granted or withheld in the Manager's sole discretion. The application of any restricted label fertilizers, herbicides, or pesticides may be performed only by an applicator currently licensed by the State of Minnesota. Any restricted label fertilizers, herbicides, or pesticides applied by other than a currently licensed applicator shall be grounds for immediate termination of this Agreement. City reserves the right to prohibit application of environmentally harmful fertilizers, herbicides or pesticides on the Leased Premises, in its sole discretion.

E. DCGP shall pay for all utilities, if any, provided on and to the Leased Premises.

F. DCGP is responsible for providing water to the Leased Premises to operate the Community Garden Program and shall, to the extent possible, utilize rainwater collection systems. Where water needs exceed available DCGP water resources, DCGP may request that City fill the water tanks on the Leased Premises. All water requests shall be placed by Tuesday of the week during which water is requested. City may fulfill the request if (i) City's resources permit, as determined by the Manager in their sole discretion, and (ii) the water tanks are in proper working condition and placed in an accessible location on the Leased Premises.

G. DCGP is responsible for the legal, proper, and final disposal of garbage and refuse generated by its operations at the Leased Premises and shall pay all costs related thereto.

H. DCGP shall procure, at DCGP's sole expense, all licenses and permits necessary to operate the Community Garden Program and to carry out the provisions of this Agreement.

I. No permanent structures or murals or other permanent works of art may be built, displayed, or stored on the Leased Premises without written permission from the Manager, which permission may be given or withheld in the Manager's sole discretion.

J. No automobiles, trucks, or other motorized vehicles may be stored or parked at any time in or on the Leased Premises, except in designated parking spaces, if any.

K. DCGP shall maintain the public sidewalks on or abutting the Leased Premises, specifically including the sidewalks depicted on Exhibit B, starting on April 1st and ending on October 31st or the last day of the gardening season, whichever occurs first, during each year of the Term. DCGP is not responsible for sidewalk maintenance starting on November 1 or the day after the last day of the gardening season, whichever occurs first, and ending on March 31 of each year of the Term (the "Winter Season"), unless DCGP operates the Community Garden Program on the Leased Premises during the Winter Season, in which event DCGP is responsible to maintain the public sidewalks on or abutting the Leased Premises year-round.

L. DCGP shall be solely responsible for any losses or damages to the Leased Premises caused by DCGP, including its employees, agents, invitees, volunteers, and program participants. DCGP shall pay to City upon demand the reasonable costs incurred by City to repair any damage

done to the Leased Premises by DCGP, its employees, volunteers, servants, agents, contractors, invitees, and licensees.

M. In addition to the costs and charges set forth above, DCGP shall bear, and promptly pay, on or before the due date, all other costs, fees, and charges of any kind whatsoever arising out of the use or occupancy of the Leased Premises.

VI. Access

City shall have unlimited access to the Leased Premises for the purposes of inspection and ensuring DCGP's compliance with this Agreement.

VII. Alterations or Improvements and Signage

A. DCGP shall not make any alterations or improvements to the Leased Premises that are not herein described without the prior written consent of City and then only upon the terms and conditions which may be imposed by City. DCGP may, at its sole cost and expense, make suitable improvements or alterations to the Leased Premises only upon advance written approval from the Manager, which approval may be given or withheld in the Manager's sole discretion. All such improvements (excluding appliances and equipment plugged into an electricity source) shall become the property of City. Prior to commencing any improvements or alterations, DCGP shall submit to City a Project Proposal Request along with detailed plans. A copy of City's current form of Project Proposal Request is attached as Exhibit C. These documents shall be submitted to City at least forty-five (45) days before the planned commencement of the work. No work may begin until the Project Proposal has been approved and all necessary building permits are secured. All construction shall conform to state law and the Duluth City Code.

B. No signage may be installed by DCGP on the Leased Premises unless and until a request for approval of signage installation has been submitted to City's Manager of Parks and Recreation (the "Parks Manager") and approved through the relevant City policies and procedures, including City's Commemorative Naming Policy. DCGP shall not proceed with signage fabrication until it receives City's written approval. Subject to the foregoing, DCGP may seek naming rights for the individual sites within the Leased Premises. DCGP's signage must either (in the Parks Manager's sole discretion): (i) adhere to City's Gate, Wayfinding, and Signage Design Plan, as amended from time to time, or (ii) be consistent with existing sign design at the applicable site within the Leased Premises. Notwithstanding the foregoing, City reserves the right to install its own signage on the Leased Premises. DCGP may not sell or install advertising banners of any kind on the Leased Premises.

C. Not less than thirty (30) days prior to commencement of any construction, alteration or improvement on the Leased Premises, DCGP will provide City with sufficient proof of required insurance, including worker's compensation. Such insurance must be in form and substance that is acceptable to City's Claims Investigator and Adjuster before the commencement of any construction.

VIII. Insurance and Indemnification

A. During the Term, DCGP shall maintain such insurance coverage as required by this Agreement and as will protect DCGP and City against risk of loss or damage to the Leased Premises and against claims that may arise or result from the maintenance and use of the Leased Premises during the Term. DCGP shall procure and maintain continuously in force: (1) workers compensation insurance in accordance with applicable law; (2) Commercial General and Liability Insurance with limits not less than \$1,500,000 Single Limit that shall provide for the following: Liability for Premises, Operations, Completed Operations, Independent Contractors, and Contractual Liability. DCGP may meet the minimum amount of insurances as required above by obtaining an Umbrella policy with a “form following” provision. Insurance coverage shall include premises and operations coverage, independent contractors - protective contingent liability, personal injury, contractual liability covering the indemnity obligations set forth herein, and products – completed operations. City does not represent or guarantee that these types or limits of coverage are adequate to protect DCGP’s interests and liabilities. Insurance required by this Agreement shall be taken out and maintained in responsible insurance companies organized under the laws of the states of the United States and licensed to do business in the State of Minnesota.

B. City shall always be named as an Additional Insured under the Commercial General Liability Policy, and DCGP shall provide Certificate(s) of Insurance evidencing such coverage with 30-days’ notice of cancellation provision included. DCGP shall provide City with Certificate(s) of Insurance evidencing the required insurance coverage - with 30-day notice of cancellation, non-renewal, or material change provisions included - upon execution of this Agreement and a certificate showing continued maintenance of such insurance shall be on file with City during the Term. City reserves the right to require DCGP to increase the coverages set forth above and to provide evidence of such increased insurance to reflect the municipal liability limits set forth in Minn. Stat. § 466.04, as amended from time to time.

C. City shall not be liable to DCGP for any injury or damage resulting from any defect in the construction or condition of the Leased Premises nor for any damage that may result from the negligence of any other person whatsoever.

D. To the fullest extent permitted by law, DCGP shall defend, indemnify, and hold City and its employees, officers and agents harmless from and against any and all costs or expenses, claims or liabilities, including but not limited to, reasonable attorney’s fees and expenses, whether asserted by itself or any third party, including claims arising from the acts, omissions, negligence, or misconduct of DCGP or that of its agents, employees, invitees or contractors, or of DCGP’s use or occupancy of the Leased Premises. The obligations shall include, but not be limited to, the obligations to defend, indemnify, and hold harmless City in all matters where claims of liability against City are alleged to be or could be found to arise out of acts or omissions of DCGP, or are passive, derivative, or vicarious of the negligent or intentional acts or omissions of DCGP, or arise out of or relate to the Services or DCGP’s negligent, intentional, or wrongful acts or omissions, including breach of any duty in this Agreement by DCGP. The obligations to defend, indemnify, and hold harmless shall be triggered upon the assertion of a claim for damages against City. On ten days’ written notice from City, DCGP will appear and defend all lawsuits against City growing out of such injuries or damages using counsel acceptable to City. This section shall survive the termination of this Agreement for any reason. DCGP shall not have the obligation to indemnify City for City’s intentional, willful or wanton acts.

E. DCGP shall indemnify City for any damage to the Leased Premises or any of City's property caused by DCGP, its employees, agents, volunteers, participants, users or invitees.

IX. Incident Reports

DCGP shall notify the Manager in writing of any incident of injury or loss or damage to the Leased Premises or any of DCGP's participants or invitees occurring within the Leased Premises during the Term, except for damage to DCGP's personal property. Such written report shall be in a form acceptable to City's Claims Investigator and Adjuster. A copy of City's current form of Incident Report is attached as Exhibit D.

X. Records Retention

As provided in Minnesota Statutes Section 16C.05, Subd. 5, all DCGP books, records, documents, and accounting procedures and practices related to the Leased Premises and the Community Garden Program are subject to examination by City or the State Auditor for six (6) years after the termination or expiration of this Agreement. Upon forty-eight (48) hours advance notice by City or the State Auditor, DCGP shall provide all requested financial information. DCGP shall maintain all books, records, documents and other evidence pertaining to this Agreement for six years following termination or expiration of this Agreement.

XI. Taxes

DCGP shall pay all licenses, fees, taxes, and assessments of any kind whatsoever that arise because of, out of, or in the course of DCGP's operations or use of the Leased Premises, including real property taxes, if applicable. In the event DCGP fails to do so, City may pay the same on behalf of DCGP and immediately collect the amounts paid from DCGP. DCGP shall collect and/or pay any sales and use taxes imposed by any governmental entity entitled to impose such taxes on or before the date they are due and to file all required reports and forms in proper form related thereto on or before their due date.

XII. Independent Relationship

A. Nothing contained in this Agreement is intended or should be construed in any manner as creating or establishing the relationship of copartners between the parties hereto or as constituting DCGP as agents, representatives or employees of City for any purpose or in any manner whatsoever. The parties do not intend by this Agreement to create a joint venture or joint enterprise, and expressly waive any right to claim such status in any dispute arising out of this Agreement.

B. DCGP and its employees shall not be considered employees of City and any claims that may or might arise under the Workers' Compensation Act of the State of Minnesota on behalf of DCGP's employees or agents while so engaged shall in no way be the responsibility of City.

XIII. No Assignment Allowed

DCGP shall not in any way assign or transfer its rights or interests under this Agreement.

XIV. Laws, Rules and Regulations

A. During the Term, DCGP shall conduct its activities and operations on the Leased Premises in strict compliance with the United States Constitution and with the applicable laws, rules, and regulations of the United States, State of Minnesota, St. Louis County, and City of Duluth, including Section 50-20.3.B. of the Uniform Development Code or other applicable sections.

B. DCGP shall not discriminate and shall comply with all applicable federal and state laws regarding non-discrimination.

XV. Government Data Practices

A. All data collected, created, received, maintained or disseminated for any purpose by the parties because of this contract is governed by the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it may be amended or replaced from time to time (the “Minnesota Government Data Practices Act”). DCGP shall comply with the Minnesota Government Data Practices Act. DCGP shall hold City, its officers, and employees harmless from any claims resulting from DCGP’s failure to comply with this law.

B. The civil remedies of Minnesota Statutes Section 13.08 apply to the release of data related to this Agreement by DCGP. If DCGP receives a request to release data related to this Agreement and referred to in the Minnesota Government Data Practices Act, DCGP shall immediately notify City and consult with City as to how DCGP should respond to the request. DCGP shall hold City, its officers, and employees harmless from any claims resulting from DCGP’s unlawful disclosure or use of data protected under state and federal laws.

XVI. Waiver

The waiver by City of any breach of any term, covenant, or condition in this Agreement shall not be deemed a waiver of any subsequent breach of same or any term, covenant, or condition of this Agreement.

XVII. No Third-Party Rights

This Agreement is to be construed and understood solely as an agreement between the parties hereto regarding the subject matter herein and shall not be deemed to create any rights in any other person or on any other matter. No person, organization, or business shall have the right to make claim that they are a third-party beneficiary of this Agreement or of any of the terms and conditions hereof, which, as between the parties hereto, may be waived at any time by mutual agreement between the parties hereto.

XVIII. Notices

Notices shall be sufficient if sent by regular United States mail, postage prepaid, addressed to the parties at the addresses set forth below:

Plant-a-Lot Community Garden Program
Attn: Land Stewardship Coordinator
206 W 4th St., Suite 214
Duluth, MN 55806-2713
(218) 722-4583

City of Duluth
Attn: Property and Facilities Manager
1532 W. Michigan Street
Duluth, MN 55806
(218) 730-4430

or to such other persons or addresses as the parties may designate to each other in writing from time to time.

XIX. Applicable Law

The laws of the State of Minnesota shall govern all interpretations of this Agreement, and the appropriate venue and jurisdiction for any litigation that may arise under the Agreement will be in and under those courts located within St. Louis County, Minnesota.

XX. Amendments

Any amendments to this Agreement shall be in writing and shall be executed in the same manner as this Agreement.

XXI. Severability

If any term or provision of this Agreement is declared by a court of competent-jurisdiction to be illegal or in conflict with any law, then the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular term or provision held to be invalid.

XXII. Authority To Execute Agreement

The parties represent to each other that the execution of this Agreement has been duly and fully authorized by their respective governing bodies or boards, that the officers of the parties who executed this Agreement on their behalf are fully authorized to do so, and that this Agreement when thus executed by said officers of said parties on their behalf will constitute and be the binding obligation and agreement of the parties in accordance with the terms and conditions hereof.

XXIII. Entire Agreement

This Agreement, including Exhibits, constitutes the entire Agreement between the parties and supersedes all prior written and oral agreements and negotiations between the parties relating to the subject matter hereof, including all prior leases between the parties affecting all or any portion of the Leased Premises.

IN WITNESS WHEREOF, the parties have set their hands the day and date first shown below.

CITY OF DULUTH

**PLANT-A-LOT COMMUNITY
GARDEN PROGRAM**

By: _____
Mayor

By: _____

Attest: _____
City Clerk

Its: _____

Date Attested: _____

Printed Name: _____

Date: _____

Countersigned:

City Auditor

Approved as to form:

City Attorney

EXHIBIT A CITY PROPERTIES

The following described real property in St. Louis County, Minnesota:

Apple Tree Circle Community Garden Legal Description: Lots 17 and 18, Block 7, HUNTER AND MARKELL'S GRASSY POINT ADDITION TO DULUTH, as outlined in red on Exhibit B.

Chester Creek Community Garden Legal Description: Ten (10), Block Six (6), CHESTER PARK DIVISION OF DULUTH; Ely $\frac{1}{2}$ of Lot 11, Block Six (6), CHESTER PARK DIVISION OF DULUTH; and Lots 9, 10, and 11, Block 117, ENDION DIVISION OF DULUTH, EXCEPT the W'ly 5 feet of Lot 11 in said Block 117, and EXCEPT that part of Lot 9 used for street purposes, as outlined in red on Exhibit B.

Harrison Community Garden Legal Description: Those parts of Blocks Thirty-Five (35) and Thirty-six (36), including adjacent right-of-way, WEST PARK DIVISION OF DULUTH, as outlined in red on Exhibit B.

Lakeview Community Garden Legal Description: Southerly 37 $\frac{1}{2}$ feet of Lot 16, Block 21, ENDION DIVISION OF DULUTH, being that portion of said lot particularly described as follows: Commencing at a point 112 $\frac{1}{2}$ feet South of the Northwest corner of said lot; thence Southerly along the Westerly line of said lot a distance of 37 $\frac{1}{2}$ feet to the Southwest corner thereof; thence Easterly along the North line of South Street 57.3 feet to the East line of said lot; thence Northerly of the East line of said lot 37 $\frac{1}{2}$ feet; thence Westerly at right angles to the Easterly line of said lot 57.3 feet to the beginning, as outlined in red on Exhibit B.

Riverside Community Garden Legal Description: That part of the plat of RIVERSIDE designated as "Park," as outlined in red on Exhibit B.

Rock Nut Community Garden Legal Description: Lots Twelve (12) and Thirteen (13), Block One-Hundred Twenty-Six (126), PORTLAND DIVISION OF DULUTH, as outlined in red on Exhibit B.

Stoney Ground Community Garden Legal Description: Lots Fifteen (15) and Sixteen (16), Block One-Hundred Forty-Five (145), PORTLAND DIVISION OF DULUTH, as outlined in red on Exhibit B.

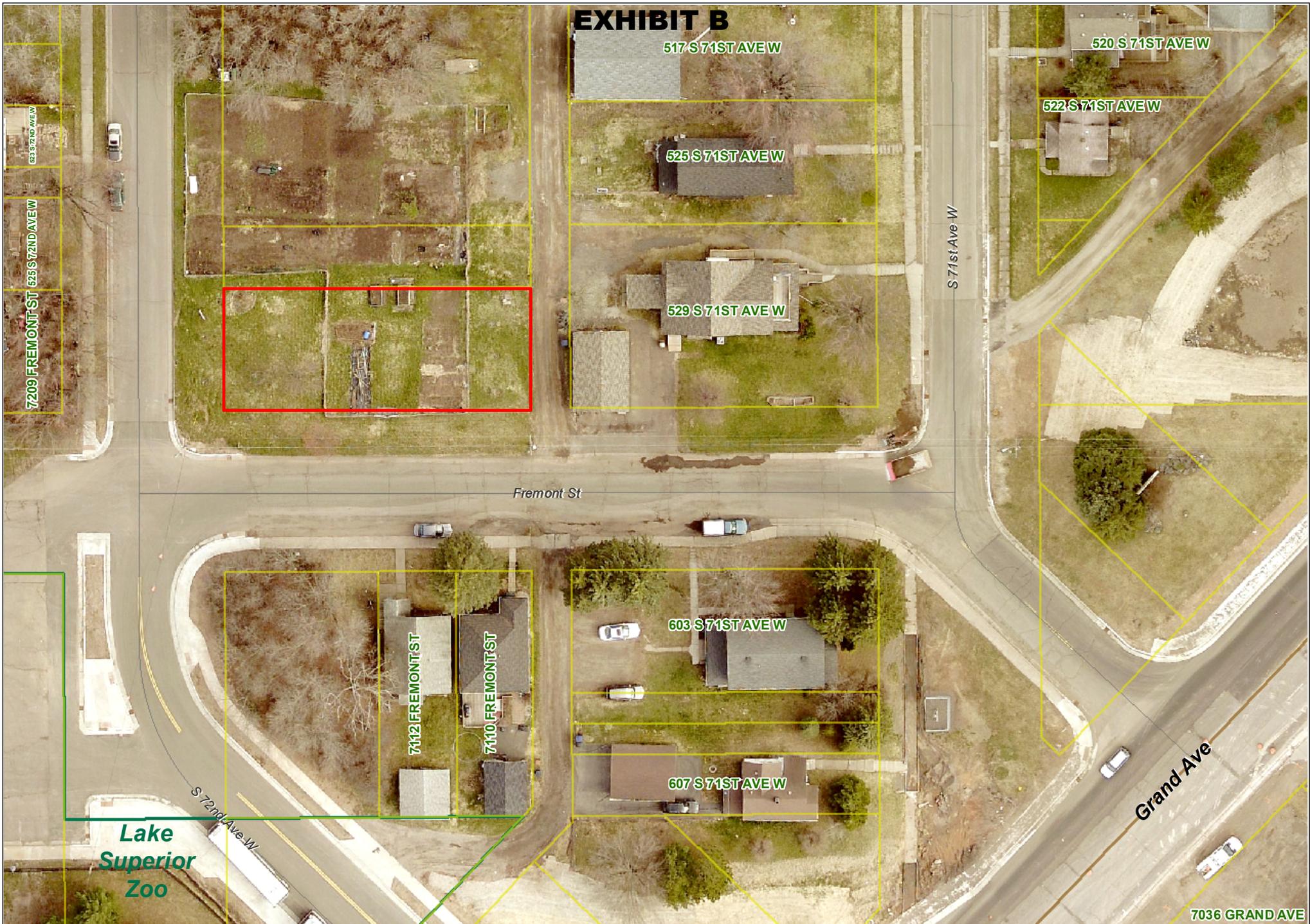


EXHIBIT B

517 S 71ST AVE W

520 S 71ST AVE W

522 S 71ST AVE W

525 S 71ST AVE W

529 S 71ST AVE W

Fremont St

S 71st Ave W

7112 FREMONT ST

7110 FREMONT ST

603 S 71ST AVE W

607 S 71ST AVE W

Grand Ave

Lake Superior Zoo

7036 GRAND AVE

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the areas shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

Apple Tree Circle Community Garden

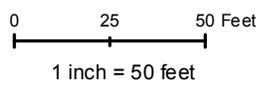
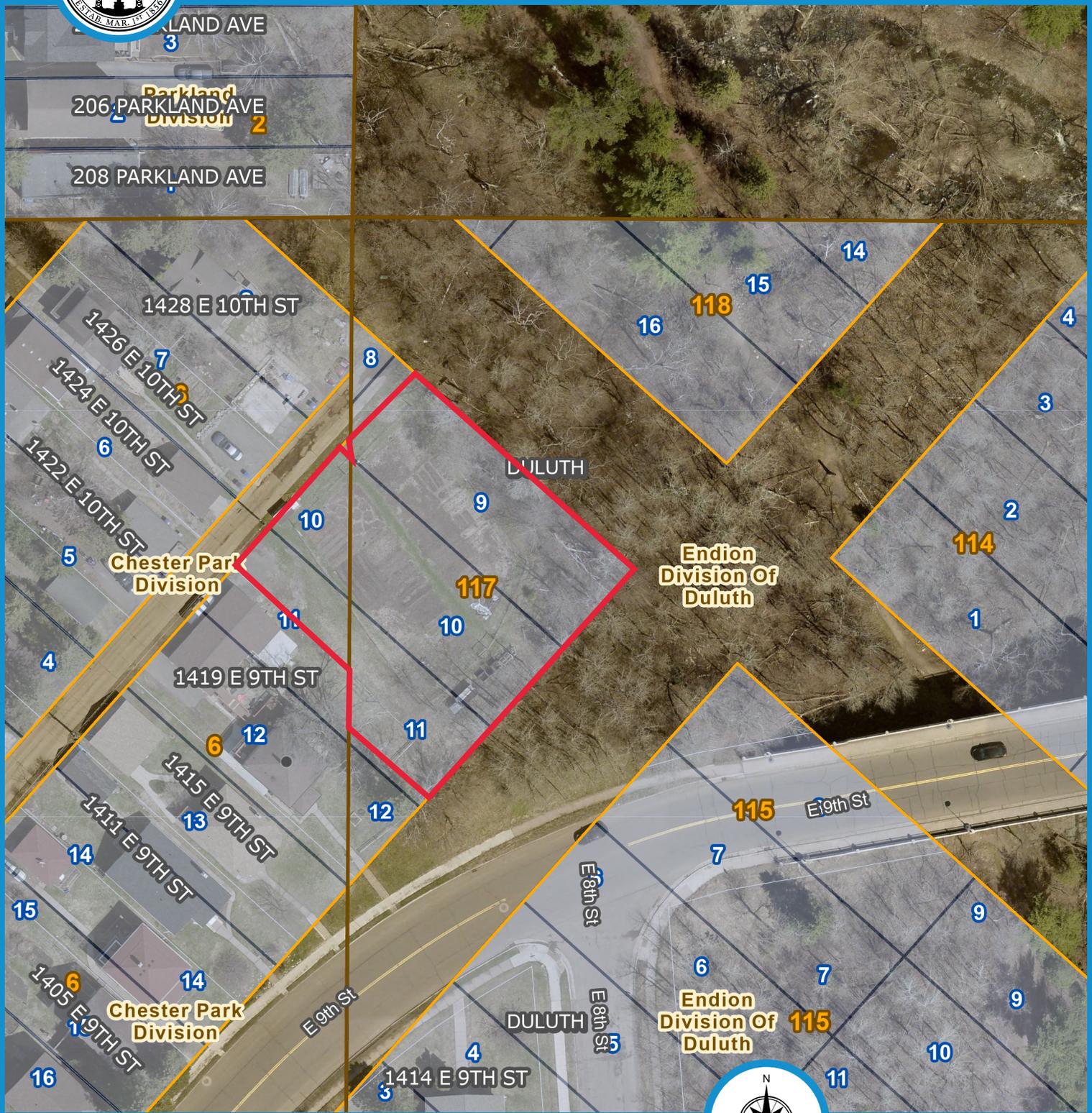


photo date: 2016
Printed: 9/9/2016





EXHIBIT B CHESTER CREEK COMMUNITY GARDEN



County Land Explorer

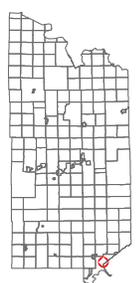
St. Louis County www.stlouiscountymn.gov/explorer Minnesota

Disclaimer

This is a compilation of records as they appear in the Saint Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein

Map created using County Land Explorer
www.stlouiscountymn.gov/explorer

© Copyright St. Louis County Minnesota | All Rights Reserved Printed: 3/18/2024



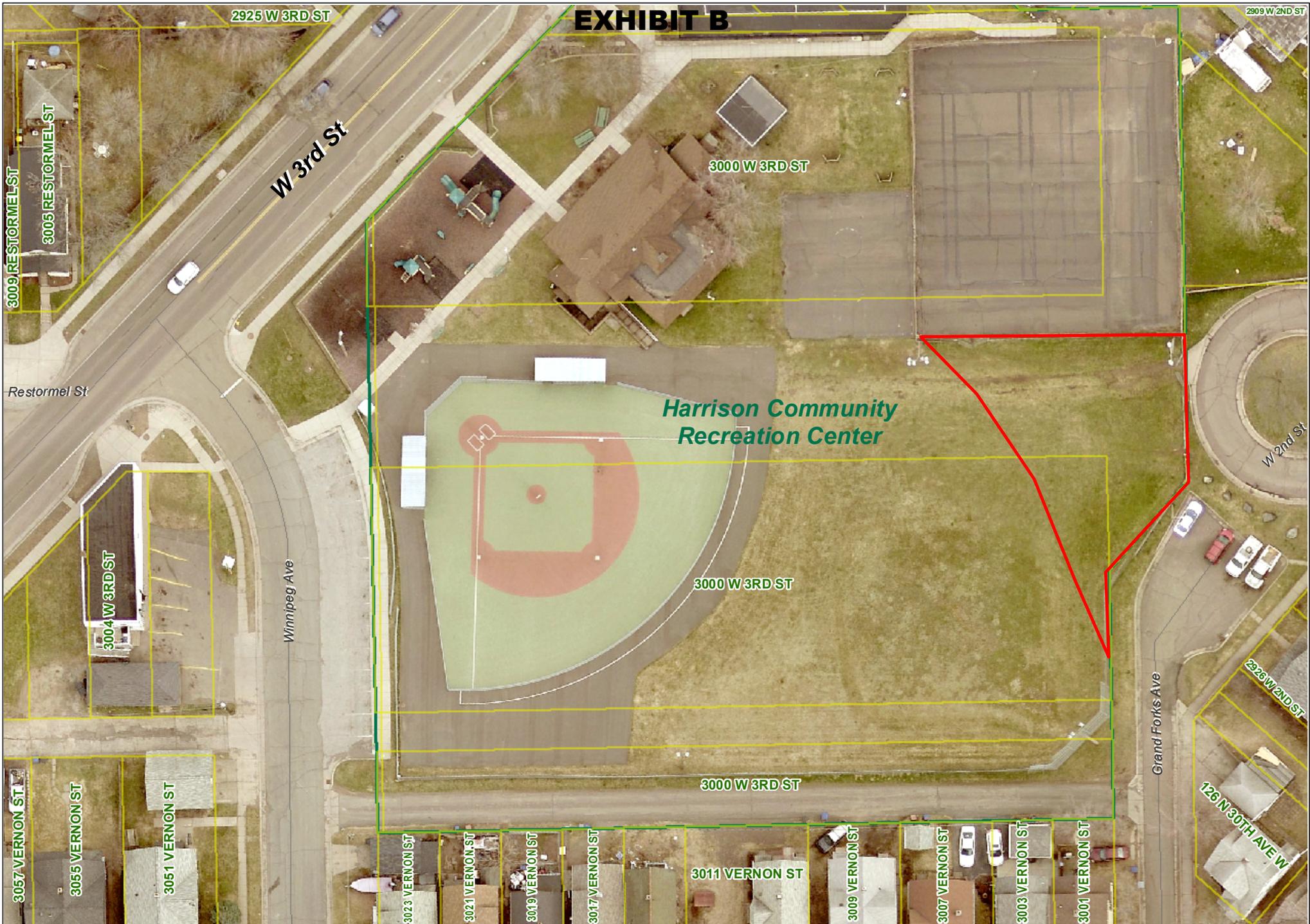


EXHIBIT B

Harrison Community Recreation Center

Harrison Community Garden

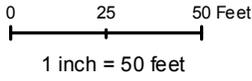


photo date: 2016
Printed: 9/9/2016



The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.



EXHIBIT B LAKEVIEW COMMUNITY GARDEN



County Land Explorer

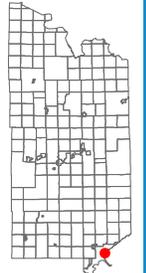
St. Louis County www.stlouiscountymn.gov/explorer Minnesota

Disclaimer

This is a compilation of records as they appear in the Saint Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein

Map created using County Land Explorer
www.stlouiscountymn.gov/explorer

© Copyright St. Louis County Minnesota | All Rights Reserved Printed: 3/18/2024



320 SPRING ST

EXHIBIT B

320 SPRING ST

Grand Ave

47 RIVERSIDE DR

Riverside Park

1 INDUSTRIAL AVE

3 INDUSTRIAL AVE

Spring St

Industrial Ave

20 RIVERSIDE DR

10 RIVERSIDE DR

10 RIVERSIDE DR

2 SUNNYSIDE ST
6 SUNNYSIDE ST
8 SUNNYSIDE ST
10 SUNNYSIDE ST
12 SUNNYSIDE ST
14 SUNNYSIDE ST
16 SUNNYSIDE ST
18 SUNNYSIDE ST

37 RIVERSIDE DR
35 RIVERSIDE DR
33 RIVERSIDE DR
31 RIVERSIDE DR
29 RIVERSIDE DR
27 RIVERSIDE DR

36 ENGLAND AVE
34 ENGLAND AVE
32 ENGLAND AVE
30 ENGLAND AVE
28 ENGLAND AVE
26 ENGLAND AVE
22 ENGLAND AVE

37 ENGLAND AVE
35 ENGLAND AVE
33 ENGLAND AVE
31 ENGLAND AVE
29 ENGLAND AVE
25 ENGLAND AVE
23 ENGLAND AVE

21 RIVERSIDE DR
19 RIVERSIDE DR
17 RIVERSIDE DR
15 RIVERSIDE DR

20 ENGLAND AVE
18 ENGLAND AVE
14 ENGLAND AVE
12 ENGLAND AVE
10 ENGLAND AVE

21 ENGLAND AVE
17 ENGLAND AVE
15 ENGLAND AVE
11 ENGLAND AVE

Riverside Dr

England Ave

Sunnyside St

Union St

Old Grand Ave

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the areas shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

Riverside Community Garden

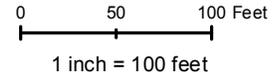
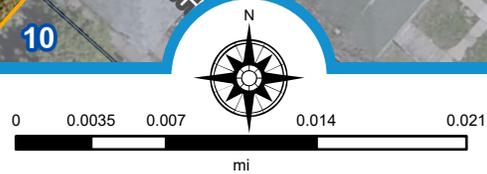
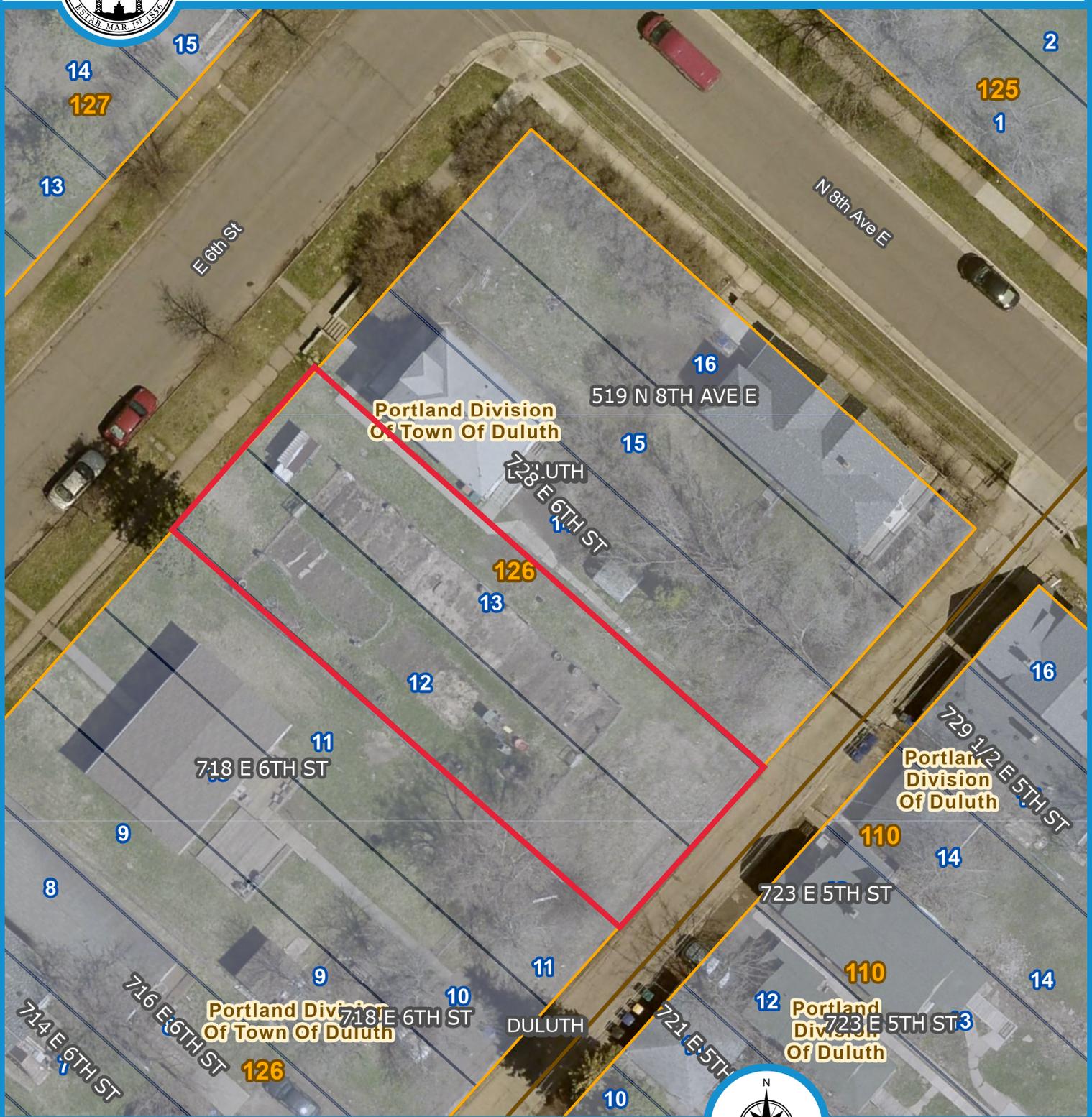


photo date: 2016
Printed: 9/9/2016





EXHIBIT B ROCK NUT COMMUNITY GARDEN



St. Louis County www.stlouiscountymn.gov/explorer Minnesota

Disclaimer

This is a compilation of records as they appear in the Saint Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein

Map created using County Land Explorer
www.stlouiscountymn.gov/explorer

© Copyright St. Louis County Minnesota | All Rights Reserved Printed: 3/18/2024

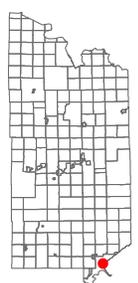


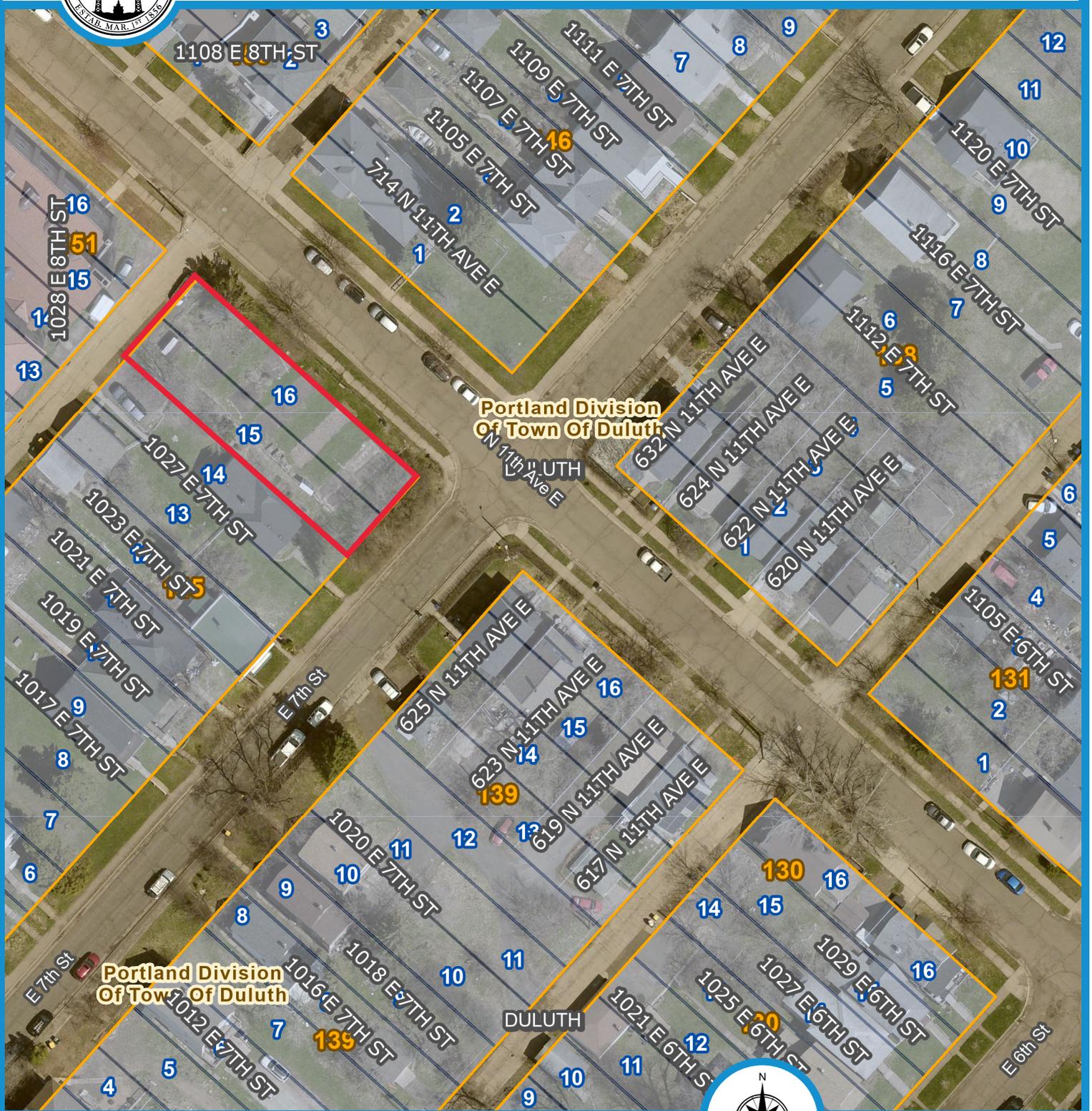


EXHIBIT B

STONEY GROUND COMMUNITY GARDEN



St. Louis County MN



County Land Explorer

St. Louis County www.stlouiscountymn.gov/explorer Minnesota

Disclaimer

This is a compilation of records as they appear in the Saint Louis County Offices affecting the area shown. This drawing is to be used only for reference purposes and the County is not responsible for any inaccuracies herein

Map created using County Land Explorer
www.stlouiscountymn.gov/explorer

© Copyright St. Louis County Minnesota | All Rights Reserved Printed: 3/18/2024

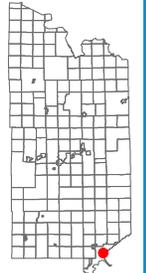


EXHIBIT C

PROJECT PROPOSAL APPLICATION FORM

Use this form to propose a City of Duluth improvement project on park property. Responses should be attached to your submission. This form is to be used by external community groups, organizations and individuals, as well as internally generated requests.

Once a project proposal request is received, Parks will initiate the review process, with the intent to provide a response within sixty (60) days. Other Departments/Divisions may apply different parameters, review criteria, and/or timelines that are not within Parks' purview.

Please submit completed application materials to: projectproposal@duluthmn.gov.

APPLICANT CONTACT INFORMATION - REQUIRED

Date of Application

Name

Organization

Email

Phone

Organization Description (length operating, membership, formal/informal, non-profit status, mission, etc.)

Proposed Project Name

Proposed Project Location

PROJECT PROPOSAL FORM - APPLICATION QUESTIONS

Please submit responses to the following questions regarding your proposed project.

- 1. Describe, with as much detail as possible, the location(s) of the proposed project.** Give the park/trail name(s), location within park/trail, GPS coordinates, and/or attach an image clearly identifying the location(s).
- 2. Describe the proposed project in as much detail as possible.** Why is the project needed and necessary? What is the timeline? What do you propose doing? Maps, sketches, diagrams, and/or schematic drawings are required for any physical improvements. These may include location, sizes, wording, colors, etc. Include or attach any additional information about this project.
- 3. Describe the benefits of the proposed project.** Is it expected to add to or reduce costs for the City or a user group? Is it a functional improvement? Does it provide aesthetic benefit to the park? Are there potential safety concerns or does it resolve safety concerns?

4. **Describe the approximate cost to complete the project and the funding sources.** Are funding sources planned, pending, or secured? Is the proposer seeking City funding or resources to support the project? If so, what resources and how much (time, materials, cash contribution...)?

5. **Does this project have the support of neighbors living nearby and/or other groups who may be regularly using the space?** How have you communicated the proposed project to them?

6. **Does the project require any specific permitting?** If so, have permits been secured? (Park space reservations for exclusive use, construction permits, land use, etc.)

NOTE: It is generally advised that applicants be aware of permit requirements, but not pursue these until approval of the project is granted.

7. **Long-term maintenance.** If applicable, what is the long-term maintenance plan for the proposed project? Who will be involved and what are their proposed roles/responsibilities? Timeline?

For Temporary Art Installations:

8. **Describe the envisioned timeline and duration of the installation.** Dates, length of time, etc. from installation to removal.

9. **Does the project have a designated point of contact** to respond to vandalism, damage, etc. on short notice if needed? Please provide contact information.

10. If an event is intended to coincide with the installation, have you or will you be coordinating this with the Parks Permit Coordinator or another City staff person? Please share details.

Additional Information:

FOR OFFICE USE ONLY

The following criteria will be used to evaluate project proposals:

- Impacts to any of the following energy types? Electricity, Gas, Oil, Steam, Water and Sewer.
- Alignment and compatibility with plans: Comprehensive Plan, Parks and Recreation Master Plan, system plans, strategic plans, mini-master plans, etc.
- Compliance with ADA and/or ABA standards for accessibility
Compatibility with surrounding and adjoining uses
- Compatibility with current licenses, agreements, contracts between City and applicable third-party organizations
- Compliance with zoning and land use
- Permit requirements identified and able to be obtained

	Y	N	N/A
1. Is the proposed location(s) available and safe for proposed project?			
2. Will the proposed project ensure that current users or park use have limited negative impact or interference? (Safety, enjoyment of space...)			
3. Will the proposed project ensure that the physical nature of the site and its surroundings—short and long-term—are not negatively impacted? <i>Turf damage, modifications creating safety concerns, tree damage, litter, disintegration or detachment of installation materials...</i>			
4. If the park has an established theme or style, will the proposed project complement that theme or style?			
5. Is the proposer or their approved appointee available to respond to, address, repair, and/or remove the proposed project materials within a reasonable notice period if requested by City? <i>Graffiti, vandalism, weather impacts, broken parts, etc.</i>			
6. Will private/special/public events in the vicinity of the proposed project remain unaffected?			
a. If affected, is artist willing to adjust or mitigate?			
7. Might private/special/public events benefit from the proposed project?			
8. Temporary Art: Is this truly a Temporary Art Installation? <i>Not a permanent installation, permanent mural, nor a special/private event. Consult permitting as appropriate.</i>			

CITY OF DULUTH
PARKS AND RECREATION
411 WEST FIRST STREET DULUTH, MN 55802
projectproposal@duluthmn.gov
(218) 730-4300

EXHIBIT D City of Duluth Incident/Injury Report

Supervisor to complete within 24 hours of incident/injury. If injury required treatment by a medical provider, attach medical documentation. Completed forms should be emailed to accidentreporting@duluthmn.gov.

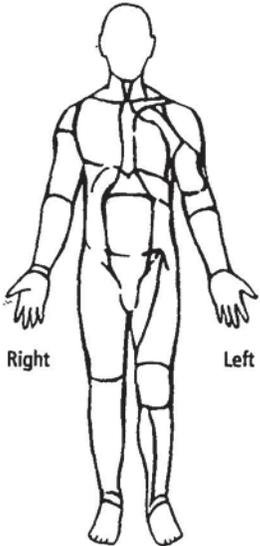
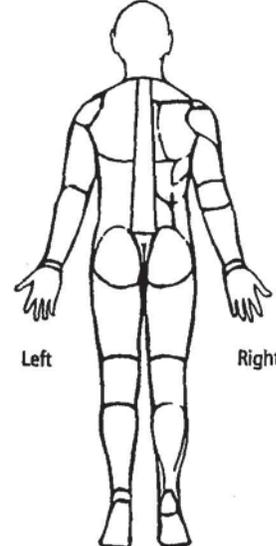
Date of incident/injury:	<input type="checkbox"/> Employee <input type="checkbox"/> Non-Employee	Department/Division:
Choose one that best describes this claim: <input type="checkbox"/> Incident only, no medical care <input type="checkbox"/> Medical only, no lost time <input type="checkbox"/> Injury includes lost time		
Initial treatment sought:	<input type="checkbox"/> Hospital ER <input type="checkbox"/> Clinic <input type="checkbox"/> Refused to see MD / None	Doctor/clinic name, address, phone number:

Last name:	First name:	MI:	SSN:
Address:			
City:	State:	Zip code:	Phone:
Date of hire:	Occupation:	Date of birth:	
			Gender: <input type="checkbox"/> Male <input type="checkbox"/> Female

Did injury occur on employer's premises? <input type="checkbox"/> Yes <input type="checkbox"/> No	Name and address of the place of the occurrence:
Time employee began work: _____ <input type="checkbox"/> a.m. <input type="checkbox"/> p.m.	Time of injury: _____ <input type="checkbox"/> a.m. <input type="checkbox"/> p.m.
Date employer notified of injury: _____	Date employer notified of lost time: _____
First date of any lost time: _____	Return to work date: _____ RTW with restrictions: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Describe the nature of the illness or injury. Be specific. Include body parts affected.	
Describe the activities when injury occurred with details of how it happened.	
What tools, equipment, machines, objects and/or substances were involved?	

Incident investigation conducted: <input type="checkbox"/> Yes <input type="checkbox"/> No	Date supervisor notified: _____	Date report completed: _____
Supervisor name: _____	Supervisor phone number: _____	
Names and phone numbers of witnesses:		
Incident was a result of: <input type="checkbox"/> safety violation <input type="checkbox"/> machine malfunction <input type="checkbox"/> product defect <input type="checkbox"/> motor vehicle accident <input type="checkbox"/> N/A		
Supervisor comments:		
What actions have been taken to prevent recurrence?		

City of Duluth Incident/Injury Report

<p>CAUSE</p> <p><input type="checkbox"/> Slip and fall</p> <p><input type="checkbox"/> Struck by equipment</p> <p><input type="checkbox"/> Lifting or moving</p> <p><input type="checkbox"/> Caught (in, on, or between)</p> <p><input type="checkbox"/> Needle puncture</p> <p><input type="checkbox"/> Object in eye (<input type="checkbox"/> Right <input type="checkbox"/> Left)</p> <p><input type="checkbox"/> Repetitive/overuse</p> <p><input type="checkbox"/> Other (specify): _____</p> <p>TYPE OF INJURY</p> <p><input type="checkbox"/> Scrape/bruise</p> <p><input type="checkbox"/> Sprain/strain</p> <p><input type="checkbox"/> Puncture wound</p> <p><input type="checkbox"/> Cut/laceration</p> <p><input type="checkbox"/> Concussion</p> <p><input type="checkbox"/> Bite</p> <p><input type="checkbox"/> Chemical burn/rash/breathing difficulties</p> <p><input type="checkbox"/> No apparent injury</p> <p><input type="checkbox"/> Other (specify): _____</p>	<p style="text-align: center;">MARK AREAS OF INJURY BELOW:</p> <p style="text-align: center;">Areas can be marked by typing an "X" in the text box wherever needed.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Front</p>  </div> <div style="text-align: center;"> <p>Back</p>  </div> </div>
---	---

COMPLETE FOR VEHICLE, EQUIPMENT, OR PROPERTY DAMAGE				
<p>For vehicle accidents: Attach sketch and additional information of how vehicle accident occurred. Include street names, direction of travel, locations of vehicles, objects and traffic control devices (↑ North)</p>				
Incident Location: _____		Time of incident: _____ <input type="checkbox"/> a.m. <input type="checkbox"/> p.m.		
Police called: <input type="checkbox"/> Yes <input type="checkbox"/> No		Police Traffic Accident Report ICR #: _____		
City vehicle, property, or equipment involved	Description:			
	Vehicle #:	Make/Model:	Year:	
	Describe damage:			
Non-city vehicle, property, or equipment involved	Owner full name: _____		<input type="checkbox"/> Driver <input type="checkbox"/> Passenger <input type="checkbox"/> Other	
	Owner address: _____			
	Owner phone number: _____		Vehicle license #: _____	
	Make/Model: _____		Color: _____	Year: _____
	Describe damage:			
Weather conditions:	Roadway conditions:	Light conditions:	Approximate temperature: _____ °F	
<input type="checkbox"/> Clear <input type="checkbox"/> Wind	<input type="checkbox"/> Dry <input type="checkbox"/> Mud	<input type="checkbox"/> Night	Estimated speed: _____ mph	
<input type="checkbox"/> Rain <input type="checkbox"/> Cloudy	<input type="checkbox"/> Wet <input type="checkbox"/> Paved	<input type="checkbox"/> Day	Vehicle: <input type="checkbox"/> Loaded <input type="checkbox"/> Empty	
<input type="checkbox"/> Fog <input type="checkbox"/> Sleet	<input type="checkbox"/> Snow <input type="checkbox"/> Unpaved	<input type="checkbox"/> Good	What was load: _____	
<input type="checkbox"/> Snow	<input type="checkbox"/> Ice	<input type="checkbox"/> Poor	Drug and/or alcohol test? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

The Incident/Injury Form should be printed and signed by supervisor and employee. Completed forms can be scanned to accidentreporting@duluthmn.gov.

Supervisor Signature: _____

Date: _____

Employee Signature: _____

Date: _____