

BEMIDJI PARKS AND RECREATION COMMISSION MEETING AGENDA

Tuesday, October 14, 2025

**Carnegie Library
426 Bemidji Avenue N
4:30 PM**



- 1) CALL MEETING TO ORDER**
- 2) AMENDMENTS TO THE AGENDA**
- 3) APPROVAL OF MINUTES**
 - a) September 10, 2025 meeting minutes
- 4) PUBLIC COMMENTS/AGENDA ITEMS**

(Comments limited to Agenda items only and a 3- minute maximum per speaker; 15-minute maximum per meeting regarding groups).
- 5) 2026 FEES AND CHARGES**
 - b) Review and Discuss 2026 Fees and Charges
- 6) HISTORIC CARNEGIE LIBRARY**
 - c) Loon Country Arts Collective Lease
- 7) PARK AND RECREATION COMMISSION POSITION**
- 8) RECREATION PROGRAMMING/STAFFING**
 - d) 2025 AND PROPOSED 2026 PROGRAMMING
- 9) CIP Discussion**
 - e) CIP discussion
- 10) COMMISSIONER UPDATES**
- 11) PARKS AND TRAILS UPDATES**
 - f) Updates
- 12) ADJOURN**
- 13) NEXT MEETING**

MINUTES
PARKS & RECREATION COMMISSION MEETING
September 10, 2025

MEMBERS PRESENT: Kristine Bommersbach, Vicky Beckmann, Bethany Wesley, Tom Anderson

MEMBERS ABSENT: Vicky Beckmann, Mike Cronin, Tim Faver

COUNCIL AND BOARD REPRESENTATIVE: Gwenia Fiskevold Gould

CITY STAFF AND OTHERS: Scott Schroeder, Richard Spiczka

CALLED TO ORDER: Bethany Wesley called the meeting to order at 4:33 p.m.

AMENDMENTS TO THE AGENDA:

Motion by Bommersbach, seconded by Beckmann to approve the agenda as presented. Motion carried.

APPROVAL OF September 10th, 2025 MEETING MINUTES:

Motion by Bommersbach, seconded by Beckmann to approve the September 10th, 2025 Meeting Minutes.

PUBLIC COMMENT:

No public present to address the commission

FUTURE FOR PARKS AND TRAILS

- There was a discussion with City Manager, Richard Spiczka regarding the split of Parks and Recreation earlier this summer.
 - The decision to split Parks/Recreation into separate departments to improve efficiency and manage resources more effectively.
 - Recreation department budget increased from \$450K spending/\$150K revenue to \$650K spending/\$140K revenue, creating unsustainable \$400K+ annual subsidy.
 - Parks and Recreation spending has exceeded all other city departments over the past five years despite not being mentioned in city charter.
 - Spiczka discusses there are no plans on dissolving Recreation, rather create efficiencies with both departments.

- Schroeder discussed the future of Parks and Trails is maintenance focused going forward.
 - Comprehensive maintenance plan needed for garbage cans, tennis courts, and other park infrastructure on rotating schedule.
 - Strategic plan implementation emphasized with focus on maintenance over new construction based on public feedback.
 - Commission members encouraged to provide community network feedback and input on programming needs, trail ideas and facility enhancements in order to continue forward thinking

PARKS AND TRAILS UPDATE

- The future DNR grant opportunity.
- Council agenda items for approval, DNR grant and City wide tree trimming project.

COMMISSIONER UPDATES

- The commission discussed Commissioner Heinonen's resignation and the designer to post and fill that vacancy.
- Anderson discussed E-Bikes on the trails.
- Beckmann is looking for information on a dog park in the north end of the City.
- Fiskevold Gould asked for a plan with the historic bridge on the northeast of Diamond Point Park.

• **ADJOURNMENT**

- Motion to adjourn by Beckmann, seconded by Anderson. Motion carried.
- Meeting adjourned at 5:52 p.m.
- Next Meeting: October 14, 2025

Respectfully submitted,

Scott Schroeder

Parks Superintendent

PARKS AND RECREATION COMMISSION AGENDA ITEM



Meeting Date: October 14, 2025
Action Requested: Review and Recommend 2026 Fees and Charges to the City Council
Prepared By: Marcia Larson

Background:

Annually the City Council sets the Fees and Charges for the City via Ordinance. The 2025 and proposed 2026 Fees are attached for review and discussion. The Recreation Fees include garden plots. In 2025 the Commission recommended an increase of \$5/plot. This was proposed to City Council, Council opted to keep the fees at the 2024 level to ensure access to the garden plots by all residents.

The attached recreation fees does include the recommended increase from 2025 of \$5/plot in an effort to recover some of the direct and indirect costs.

Recommendation:

Approve Final 2026 Fee Schedule for the Recreation and Park and Trails Department for Recommendation to the City Council

RECREATION DEPARTMENT		
DESCRIPTION	CURRENT FEE	2026 FEE Note: new or increased fee is in BOLD print
Carnegie Lakeview Room:		
— Full Day — up to 8 Hours	\$400.00	\$400.00
— Half Day — up to 4 Hours	\$200.00	\$200.00
— Additional Hour (after 8 Hours)	\$ 35.00/hr	\$35.00/hr
— Deposit	\$300.00	\$300.00
— Non Profit Discount on full/half day rate	15%	15%
Carnegie Beatrice Mills Suite 2:		
9:00 a.m. to 4:00 p.m.	\$25.00/hour	\$25.00/hour
After 4:00 p.m.	\$35.00/hour	\$35.00/hour
Community Garden Plot:		
15 x 15 garden plot	\$20.00/each	\$25.00/each
10 x 15 garden plot	\$15.00/each	\$20.00/each
South Shore Marina:		
Seasonal Slip Rental	\$1,650.00	\$1,650.00
Weekend (3 day) Slip Rental (Friday-Sunday)	\$75.00	\$ 75.00

PARKS DEPARTMENT		
DESCRIPTION	CURRENT FEE	2026 FEE Note: new or increased fee is in BOLD print
Park Usage – Deposit (refundable)	\$250.00 (minimum)	\$250.00 (minimum)
City Park:		
City Park Building Rental	\$275.00	\$300.00
- Deposit (refundable)	\$300.00	\$300.00
Softball Field Rental	\$30/field/game	\$30/field/game
- Holiday Field Use Fee	\$50.00/day	\$50.00/day
Tournament Fees: *Includes use of Main Building & Complex		
- Tournament Field Rate	\$75.00/Field/Day	\$75.00/Field/Day
- Dragging Fee	\$6.00/time	\$6.00/time
- Chalking Fee	\$6.00/time	\$6.00/time
- Concession Fee (Daily Gross Sales)	5%-10%	5%-10%
- Fence Installation/field	\$100.00	\$100.00
- Deposit (refundable)	\$200.00	\$200.00
North Country Park:		
Baseball Field Rental	\$40.00 per field/practice/per day	\$40.00 per field/practice/per day
Diamond Point Park:		
Main Building Rental	\$275.00	\$300.00
- Deposit (refundable)	\$300.00	\$300.00
Pavilion Rental	\$135.00	\$150.00
— - Deposit (refundable)	\$200.00	\$200.00
Jigibig Facility Rental	\$250.00	\$250.00
- Deposit (refundable)	\$300.00	\$300.00
South Shore Park:		
Building Rental	\$250.00	\$275.00
- Deposit (refundable)	\$300.00	\$300.00
Nymore Park:		
Warming House Rental	\$ 50.00	\$100.00
- Deposit (refundable)	\$100.00	\$100.00
Miscellaneous Rental Fees:		
Court Reservation/Rental Fees (Pickleball/Tennis)	\$7.00/court (up to 4 courts)	\$7.00/court (up to 4 courts)
Disc Golf Course League/Tournament	\$75.00	\$75.00
Birthday Party Rental (2 hours/staffed)	\$150.00	\$150.00
Tourist Information Center	\$100.00/2 hours	\$100.00/2 hours
Commercial Permit Fee:		
Annual	\$250.00	\$250.00
Month	\$100.00	\$100.00
Day	\$25.00	\$ 25.00

PARKS AND RECREATION COMMISSION AGENDA ITEM



Meeting Date: October 14, 2025
Action Requested: Review/Discuss Lease Agreement
Prepared By: Marcia Larson, Recreation Department

Background:

The Bemidji Recreation Department has been working with the Loon Country Arts Collective (LCAC) and the City Attorney over the past several months to negotiate a lease agreement for space within the Historic Carnegie Library. The LCAC's former gallery space was damaged in the summer storm, and the organization has been seeking a new permanent location.

Lease Overview

The proposed lease agreement provides LCAC use of the Lakeview Room as a gallery space (open to the public Wednesday–Saturday, 11:00 a.m.–4:00 p.m.), along with office space in the Beatrice Mills Suite.

Rent: \$850 per month
Lease Start: Earliest November 1, 2025
Duration: 1 year with option to renew]

Benefits

Financial Stability for Carnegie: The lease provides a consistent rental income stream for the Carnegie Library. The building's current annual budget is approximately \$35,000, and income from private event rentals has been inconsistent.

Space Utilization: The agreement helps address underutilization of the Lakeview Room, while still allowing the Recreation Department to use the space during non-gallery hours. Recreation programming such as Yoga at the Carnegie, Storytime at the Carnegie, and Puzzle Pooloza will continue to take place.

Partnership Opportunities: LCAC's presence provides opportunities for joint programming and community engagement.

Art Display Improvements: The City is working with SHPO and a contractor on the installation of a paint rail system to allow artwork to be displayed without damaging the historic walls.

Timeline

October –November Finalize Lease: Goal is to bring the lease forward for Council approval at the first Council meeting in November.

November - December – Lease Begins: LCAC would move in and begin operating in the Lakeview Room and Beatrice Mills Suite.

Recommendation:

Staff recommends moving forward with finalizing the lease agreement with Loon Country Arts Collective for use of the Carnegie Library space, recognizing the mutually beneficial arrangement for the City, the Recreation Department, and the local arts community.

LEASE AGREEMENT – Upper Level of Bemidji Carnegie Library

THIS LEASE AGREEMENT (the “Lease” or “Agreement”) is made this ___ day of _____, 2025, by and between the City of Bemidji, a municipal corporation under the laws of the State of Minnesota, 317 4th St NW, Bemidji, MN 56601 (the “City” or “Landlord”), and Loon Country Arts Collective, a nonprofit corporation under the laws of the State of Minnesota, 7128 Fergeson Ct NE, Bemidji, MN 56601 (the “Tenant”); (collectively the “Parties”).

WHEREAS, the City is the owner of certain real property known as the Bemidji Carnegie Library, located at 426 Bemidji Avenue, in the City of Bemidji (the “Building” or “Property”); and

WHEREAS, Tenant wishes to lease a certain portion of the Building designated herein from the City for the operation of a retail art gallery and to host art classes and other events; and

WHEREAS, the Landlord is willing to lease to Tenant the certain portion of the Building designated herein for the purposes stated herein subject to the terms, covenants, and conditions contained in this Agreement.

NOW, THEREFORE, in consideration of the terms and conditions of this Lease, Landlord and Tenant agree as follows:

ARTICLE ONE **Definitions and Terms**

As used in this Lease, the following terms shall have the specific meanings set forth below:

- 1.1 “Commencement Date” means November 1, 2025.
- 1.2 “Expiration Date” means October 31, 2026, except as otherwise provided in this Agreement.
- 1.3 “Premises” means the approximately 2,338 square feet of the Building, constituting the entirety of the upper level of the Building, and an office space on the lower level of the Building, Room 007a, in the Beatrice Mills Meeting Room, as described and designated herein and depicted on Exhibit A, which is attached hereto and incorporated herein by reference. Tenant’s use of the upper level of the Building is shared. Tenant’s use of Room 007a is exclusive.
- 1.4 “Landlord” means the City of Bemidji, having as the address for notice purposes: 317 4th St NW, Bemidji, MN 56601; Attention: City Manager.
- 1.5 “Tenant” means the Loon Country Arts Collective, having an address for notice purposes of 7128 Fergeson Ct NE, Bemidji, MN 56601.

ARTICLE TWO
Demising Clause and Permitted Use

2.1 Demise. Landlord leases to Tenant and Tenant leases from Landlord the Premises on the terms and conditions contained in this Lease.

2.2 Permitted Use.

- a. Tenant shall have the right to occupy and use the Premises during the Lease Term for a retail art gallery and such other purposes as stated herein above. Tenant shall have the right to use the Premises during the Term for the purpose stated herein and for no other purpose, unless such other use or purpose is authorized in writing by Landlord, provided however that such permitted use does not constitute a hazard to the Property, other Tenants or to the Landlord.
- b. In addition to the Premises Tenant shall have the right to access shared common spaces throughout the Building, including restrooms, hallways, stairways, maintenance rooms/closets. Upon request to Landlord, and upon receiving approval from Landlord, Tenant may also utilize shared meeting space in the lower level of the Building.
- c. Tenant shall not remove any furniture from the upper level of the Building, including the benches and wood table currently located in the Lakeview Room of the Building's upper level. Tenant shall have the right to utilize the wood table for display purposes. Tenant shall also have the right to utilize a desk currently located in Room 007a. Upon request to Landlord, and upon receiving approval from Landlord, the desk currently located in Room 007a may be removed.
- d. Tenant acknowledges that the Premises are in a condition satisfactory to Tenant's purposes. Tenant accepts, acknowledges and agrees that the Premises herein described are in an "as is", "with all faults" condition and agrees that Landlord has not made, and does not hereby make any representation, warranty or covenant, expressed or implied, with respect to the condition, quality, durability, capability, or suitability of the Premises or against any patent or latent defects therein. The Tenant agrees that Landlord shall not be liable to the Tenant for any liability, claim, loss, damage or expense of any kind or nature caused directly or indirectly by the Premises or the inadequacy thereof for any purpose, or for any deficiency or defect therein, or for the use, operation or maintenance thereof, or for any repairs, servicing, adjustments, replacement, or expenses thereto or for any damage whatsoever and howsoever caused. Tenant understands and acknowledges that this Lease grants it only a right to use the Premises for the purposes stated herein, and does not confer any permanent property rights with respect to the Premises or any Landlord authorized improvements to be constructed thereon upon Tenant.

- e. Tenant shall not use or operate or permit the use or operation of the Premises in violation of any Federal, State, County or City laws, ordinances, rules or regulations, or contrary to the provisions of the applicable insurance policies and warranties covering the same. Tenant, by acceptance of this Agreement, agrees to abide by the terms hereof and to indemnify Landlord for any losses occurring as a result of such use in violation of said terms, laws, rules and ordinances. Tenant shall not use or allow the Premises to be used for any unlawful purpose.
- f. Tenant shall not do or permit anything to be done in or about the Premises nor bring or keep anything therein, which will in any way increase the existing rate of or affect any fire or other insurance upon the Premises or any of its contents, or cause a cancellation of any insurance policy covering the Premises or any part of the Premises or any of its contents.
- g. Tenant shall not intentionally commit or allow to be committed any waste on, destruction of, or damage to, or nuisance on the Premises, Building or Property. Should the Tenant intentionally commit or allow to be committed any waste on or destruction of the Premises, Building or Property, the Tenant shall immediately restore the Premises, Building and Property to the original condition of the Premises, Building and Property at the inception of this Lease or as altered in accordance with plans and specifications as submitted to, and approved by the Landlord's City Manager, or, alternatively, pay to Landlord the cost of restoring the Premises, Building and Property to the condition herein stated, payment to be made within Thirty (30) days from the date of written notice given by the Landlord to the Tenant of the amount of such costs.
- h. Tenant will be solely responsible for security of the Premises during the Lease Term and for any loss, damage, or destruction thereof. Tenant agrees that it will be solely responsible for security of any and all personal property located therein and for any loss, damage, or destruction thereof. Tenant hereby expressly waives any claims therefore against and indemnifies the Landlord for the same.
- i. Tenant shall, at Tenant's expense, obtain all necessary licenses and/or permits required for its use and operations on the Premises.

ARTICLE THREE

Term, Termination and Possession

3.1 Term. This Lease shall be for a one (1) year term beginning on the Commencement Date and ending on the Expiration Date, unless sooner terminated or extended as provided in this Agreement (the "Lease Term"). Subject to Landlord's reservation of rights, Tenant shall be entitled to possession of the Premises on the Commencement Date through the Lease Term and shall give up possession and vacate the Premises on the Expiration Date or such other earlier termination date as provided in this Agreement.

3.2 Renewal. The Lease Term may be renewed for two (2) successive additional one (1) year term(s), and the Expiration Date shall be adjusted accordingly for the renewal term(s). In order for Tenant to elect to extend the Lease Term as provided herein, Tenant shall provide at least Thirty (30) days written notice to Landlord prior to the Expiration Date and each one (1) year extension thereof, as applicable. Unless otherwise expressly stated to the contrary, all provisions of this Lease shall be applicable to any such renewal period. If Tenant does not timely exercise its renewal option as set forth herein, Landlord shall not be required to renew this Lease beyond the initial term or any renewal, and Landlord may, at its sole option and discretion, allow this Lease to expire at the end of the initial term or any renewal. In no event shall Tenant be entitled to renew the term hereof, even though such notice is timely given, unless Tenant shall have timely performed all of its obligations hereunder as of the date of the expiration of the initial term hereof or any renewal term.

3.3 Termination. Notwithstanding any provisions to the contrary contained in this Agreement, this Lease shall terminate upon; (a) the Expiration Date; (b) upon uncured default; or (c) upon Sixty (60) days written notice from Landlord to Tenant declaring termination, whichever comes first.

3.4 Action Upon Termination. If this Agreement expires or is terminated for any reason, Tenant shall remove all of its personal property from the Premises and peacefully surrender possession of the Premises to Landlord prior to the date of expiration or termination at Tenant's sole cost and expense. Failure of the Tenant to remove its personal property by such date shall constitute a waiver of the right to do so and such personal property shall be deemed abandoned and the items may then be disposed of or used at the discretion of the Landlord without compensation to Tenant. All improvements to the Premises that are not personal property are the property of the Landlord and there shall be no compensation for the same paid by Landlord to Tenant during the Term hereof or following expiration, termination or cancelation of this Agreement. Upon expiration, termination or cancelation of this Agreement, the Premises shall be returned to its pre-Lease condition, reasonable wear and tear excepted, unless an alternate condition is agreed upon in writing by Landlord. Tenant shall be responsible for the costs of repairs for any damages caused by Tenant to the Premises, Building or Property during the Term, including but not limited to damage caused by Tenant's removal of Tenant's personal property, reasonable wear and tear excepted, as well as costs incurred by the Landlord to store or dispose of Tenant's personal property if Tenant abandons any of Tenant's personal property on the Property.

ARTICLE FOUR

Rent and Security Deposit

4.1 Rent. Tenant shall, for the entire Lease Term, pay to Landlord without demand, rent in the amount of Eight Hundred Fifty and No/100ths Dollars (\$850.00) per month (the "Rent"), starting on the Commencement Date and due the first day of each subsequent month. All payments by Tenant to Landlord pursuant to this Agreement shall be made to the address specified for Landlord herein.

4.2 Security Deposit. A security deposit of \$1,500.00 shall be paid by Tenant to Landlord upon execution of this Lease. The deposit shall be held by Landlord for the performance

of Tenant's covenants and obligations under this Lease, it being expressly understood that the security deposit shall not be considered an advance payment of Rent or a measure of Landlord's damage in case of default by Tenant. Upon the occurrence of any event of default by Tenant or breach by Tenant of the terms and conditions of this Lease, Landlord may, from time to time, without prejudice to any other remedy, use the security deposit to the extent necessary to make good any arrears of Rent, to remove any items or clean the space after Tenant vacates, or to repair any damage or injury, or pay any expense or liability incurred by Landlord as a result of the event of default or breach, and any remaining balance of the security deposit shall be returned to Tenant upon termination of this Lease.

4.3 Other Costs and Expenses. Unless expressly stated otherwise herein to the contrary, it is the intention of this Agreement that all costs and expenses of any nature or kind whatsoever, attributable to the Premises, including but not limited to any existing or future Tenant paid and Landlord approved improvements, shall be borne by Tenant and Tenant shall have the sole responsibility and liability for such costs and expenses, and the Landlord shall not have any responsibility or liability therefor.

ARTICLE FIVE **Payment of Taxes**

5.1 The Premises is currently tax exempt, and is expected to remain tax-exempt property as to the Landlord under this Lease. However, as a non-governmental lessee, Tenant shall bear the cost of all taxes, assessments and other governmental charges (collectively referred to as "Taxes") that accrue against the Premises during the Lease Term, which are the result of this Lease or Tenant's use of the Premises. Landlord shall pay such Taxes when accrued and shall invoice Tenant for their portion of the same. Tenant shall make payment to Landlord within Thirty (30) days of the date of invoicing by Landlord.

5.2 Tenant shall be liable for all Taxes levied or assessed against any personal property, improvements or fixtures placed upon the Premises.

5.3 Tenant shall reimburse and hold Landlord harmless for any and all amounts Landlord may pay in satisfaction, release or discharge thereof attributable to this Lease.

ARTICLE SIX **Maintenance, Parking, and General Upkeep Responsibilities**

The Parties shall share the responsibility and cost of maintenance, janitorial and common area expenses as follows:

6.1 Landlord shall be responsible for and shall keep in good repair and operating condition at its own expense:

6.1.1 All structural parts of the existing Building containing the Premises, including roof, glass windows, doors, foundation and all structural parts of the floors, walls and ceilings.

6.1.2 All existing mechanical and utility systems serving the Premises, including electrical wiring, heating, (and, where applicable, cooling) devices and ductwork.

6.2 Parking. Tenant understands that off-street parking is not available at the Building, Tenant shall be responsible for parking for Tenant's employees, customers, agents and invitees, in relation to its use of the Premises. However, Landlord shall provide up to two (2) "parking passes" for use by Tenant and its employees for the Parking Lot located near the Tourist Information Center and Paul Bunyan and Babe statues.

6.3 Tenant Maintenance. Tenant shall be responsible for maintenance of its own implements, temporary improvements, or articles which are the personal property of Tenant.

6.4 Snow Removal. Landlord shall keep the public sidewalks adjacent to the building and any public sidewalks or stairways leading from the public sidewalks to the building free from snow, ice, and debris.

6.5 Trash Removal. Landlord shall keep the common areas of the Building free of all accumulations of trash and debris, and shall provide the Premises with a means or system of waste or trash disposal.

6.6 Janitorial. Landlord shall provide janitorial services and supplies to the common areas of the Building. Tenant shall be responsible for providing these services to the Premises.

6.7 Other. Except as otherwise provided in this Agreement, Tenant is responsible, at Tenant's expense, for obtaining all services and paying corresponding expenses, of any kind or nature whatsoever, related to Tenant's use of the Premises.

ARTICLE SEVEN **Repairs**

7.1 Repairs. Landlord shall make such necessary repairs so as to continue to provide all such service appurtenances as are required by this Lease, provided, however, that Landlord shall not be responsible for repairs upon implements, temporary improvements, or articles which are the personal property of Tenant, nor shall Landlord bear the expense of repairs to the Premises necessitated by damage caused by acts or omissions of Tenant, its agents, employees, tenants, visitors, volunteers, contractors, guests, clients, customers, patrons, or invitees beyond normal wear and tear. Tenant also shall be responsible to Landlord for damage to the Premises caused by acts or negligence of Tenant or Tenant's agents, employees or invitees. However, Landlord shall be responsible for damage to the Premises and property of Tenant located thereon caused by acts or negligence of Landlord.

ARTICLE EIGHT **Utilities**

8.1 Landlord shall pay all charges of public or private utility companies or commercial suppliers for electricity, water, sewage, natural gas, and other forms of energy, if any, furnished to the Building, including the Premises. Tenant remains responsible for its telecommunication services.

8.2 Tenant agrees to observe reasonable precautions to prevent waste of heat, electricity, water, air conditioning, and any other utility or service, whether such is furnished by the Landlord or obtained and paid for by Tenant

8.3 No Warranty. Landlord does not warrant that any of the services referred to above or any other services upon or to the Premises will be free from interruption. Tenant acknowledges that any one or more of such services may be suspended if there is a strike, an accident, force majeure, or if repairs or improvements must be made for reasons beyond Landlord's control. Any such interruption or discontinuance of services shall never be deemed an eviction or disturbance of Tenant's use and possession of the Premises, or any part thereof, or render the Landlord liable to Tenant for damages by abatement of rent or otherwise, or relieve Tenant from performance of Tenant's obligations under this Lease.

ARTICLE NINE **Subletting and Assignment**

9.1 Tenant shall not assign its interest in this Lease and shall not sublet any portion of the Premises, or any right or privilege provided under this Lease or use of the Premises, or suffer any other person to occupy or use any portion of the Premises without the written consent of Landlord, which consent may be withheld in Landlord's sole judgment and discretion. Any assignment or sublease shall be in a form approved by Landlord and shall incorporate therein the terms of this Agreement.

ARTICLE TEN **Quiet Possession and Subordination**

10.1 Landlord covenants that Tenant, upon paying the Rent, security deposit, and performing the covenants under this Lease, shall peaceably and quietly have, hold and enjoy the Premises during the Lease Term.

10.2 This Lease is subject and subordinate to all present or future financial encumbrances on the Premises and Property, and is further subject to all present and future easements, conditions, contracts and encumbrances of record, and to all applicable laws, ordinances and governmental rules and regulations. Such subordination shall be self-executing without further act on the part of Landlord or Tenant; provided, however, that Tenant shall at any time hereafter, at the request of Landlord or any lien holder, regulatory agency, or any purchaser of the Premises or Property, execute any instruments that may be required, and Tenant hereby irrevocably authorizes Landlord to execute and deliver in the name of Tenant any such instrument if Tenant fails to timely do so in Landlord's reasonable judgment and discretion.

ARTICLE ELEVEN
Landlord's Reserved Rights

11.1 Landlord reserves the following rights: (a) to take any and all measures necessary or desirable for the operation, safety, protection or preservation of the Premises, Building, and Property, including repairs, alterations, decorations, additions or improvements, whether structural or otherwise, in and about the Premises or any part of the Property; (b) to enter to verify use of the Premises or perform cleaning or other Premises related maintenance services; and (c) to utilize the Premises—excepting Room 007a, which Tenant has exclusive possession of—for City sponsored events when not otherwise in use by the Tenant and outside of Tenant's hours of operation, with advanced written notice to Tenant.

11.2 Notwithstanding any provision of this Agreement to the contrary, and without compensation to the Tenant therefore, the Landlord, its employees and its agents shall have the right to enter the Premises at all times for all reasonable purposes.

11.3 Landlord may order the immediate cessation of any use, improvements, project or work that exceeds the scope of this Agreement or otherwise poses a threat to the life, health, safety or welfare of the public, or the Premises, Building, or Property.

11.4 Landlord may enter upon the Premises and may exercise any or all of the foregoing rights or any other rights provided in this Agreement without being deemed guilty of an eviction (actual or constructive) or disturbance of Tenant's use or possession and without being liable in any manner to Tenant and without abatement of Rent or affecting Tenant's obligations hereunder. Nothing in this Agreement shall be interpreted as requiring the City to perform any such acts independent of the requirements of the other provisions of this Agreement.

ARTICLE TWELVE
Landlord's Title

12.1 Tenant acknowledges that this is an agreement to lease the Premises only and that the Tenant does not in any way acquire title to the Premises, Building or any portion of the Property, under or by virtue of this Agreement.

12.2 Without the prior written consent of Landlord, Tenant agrees not to do any act to encumber, convert, pledge, sell, assign, lease, lend, conceal, abandon, give up possession of, or destroy the Premises, Building or any portion of the Property.

ARTICLE THIRTEEN
Alterations and Improvements

13.1 Landlord shall make improvements to the Premises, Building, and Property as is reasonably possible based on its sole discretion and judgment. For purposes of this Agreement, Landlord shall include the installation of paint rails located in the Premises upon Landlord's prior receipt of payment from Tenant in an amount of \$4,800.00 to be deposited with Landlord and used by Landlord to reimburse Landlord for the costs incurred by Landlord for such improvement,

representing the cost of the paint rails and their installation. The paint rails will be used to hang artwork from the Premises' walls. The paint rails will be approximately 100 linear feet in length and will be installed on all walls in the Lakeview Room, located on the Building's upper level, excepting portions of the walls already occupied by fire alarms, windows, vents, doors, closets, and fireplaces or where installation is otherwise not possible. Any amount remaining following installation of the paint rails will be returned to Tenant within Fifteen (15) days of completion without interest on any remaining funds. Landlord shall not be obligated to expend any Landlord funds in excess of the Tenant's deposited improvement funds. A description and depiction of the improvements and their location as described in this paragraph is attached hereto as Exhibit B.

13.2 With the exception of paragraph 13.1, Landlord has made no promise to alter, remodel, repair, replace or improve the Premises, Building or Property, or any improvements thereon and has made no representation of the condition of the Premises, Building or Property, or any improvements thereon or the suitability of the Premises, Building or Property, or any improvements thereon for the purpose stated herein other than what is contained in this Lease.

13.3 Tenant shall not make material alterations, repairs, or replacement of the Premises or improvements to or within the Premises without the written consent of Landlord. Consent shall be obtained by submitting a written description to Landlord of the proposed alterations, repairs, improvements or replacements, including the location, size, proposed use, materials, color, and any other information that may be required by the Landlord. Landlord may approve, disapprove, require more information, or require certain modifications to the proposed alteration, repair, improvement or replacement at its sole judgment and discretion. Tenant's final written proposal including a clear indication of Landlord's assent and signed by Landlord's City Manager shall constitute written consent of Landlord. Unless otherwise agreed by both Parties, approved alteration, repair, improvement or replacement of the improvements shall be at the sole expense of Tenant.

13.4 Tenant shall allow no mechanic's liens to be incurred or filed against the Premises, Building, or Property. Tenant shall promptly pay for all alterations, repairs, replacements, and improvements, which it may make under this Lease that are approved by Landlord, and shall save and hold harmless Landlord from any and all losses, including attorneys' fees, incurred by reason of mechanic's liens or other claims for skill, labor or material furnished or performed, or claimed to have been furnished or performed, on account of any such alteration, repair, replacement, or improvement made by Tenant hereunder. Tenant may contest any such mechanic's liens and prosecute all proceedings for the purpose of such contest pursuant to Minn. Stat. § 514.01, et seq. Tenant shall indemnify and hold harmless Landlord against any loss or liability by reason of such contest.

13.5 Any leasehold alterations, repairs, replacements, or improvements to the Premises shall be and remain the property of Landlord and no compensation shall be paid to the Tenant regarding the same at any time during the Lease Term or following expiration, termination or cancelation of this Agreement.

13.6 Tenant shall, at Tenant's expense, make any alteration, repair, replacement, or improvement to the Premises, which are needed to maintain the Premises in their original condition or their condition as altered, if such alteration has been approved in writing by the Landlord. The

Tenant shall at all times maintain the Premises, and any allowed improvements made thereto, in a good and safe condition.

ARTICLE FOURTEEN
Condition of Premises

14.1 Tenant, at its expense, shall keep the Premises in a safe and Leasable condition based on the purpose of this Agreement. If Tenant does not do so, Landlord may (but need not) restore the Premises to a safe and Leasable condition, but Landlord has no duty or obligation to do so, and Tenant shall pay the cost within Thirty (30) days of being billed by Landlord. This Article shall not apply to damage or destruction otherwise provided for in Article Fifteen of this Agreement.

14.2 At the expiration or termination of this Lease, the Premises will be returned to Landlord in good condition, reasonable wear and tear excepted.

ARTICLE FIFTEEN
Destruction or Damage

15.1 Tenant Obligations. Tenant agrees:

- a. That it will obtain all necessary federal, state and local permits for its operations as necessary.
- b. That it will operate in accordance with all federal, state and local laws and regulations.
- c. That it will be solely responsible for security of the Premises and for any loss, damage, or destruction thereof.
- d. That it will keep the Premises in such repair as at the commencement of the Lease Term or may be put in during continuance thereof, reasonable wear and tear and damage by fire or extended peril coverage perils only excepted.
- e. That it will not injure, overload or suffer to be injured or overloaded the Premises or any part thereof.
- f. That it will not make or suffer any unlawful, improper or offensive use of the Premises or any use thereof contrary to any federal or state law or any ordinance of the City now or hereafter made, or which shall be injurious to any person or property or which shall be liable to endanger or affect any insurance on the said Premises.

15.2 Casualty Damage. If all or a substantial portion of the Premises is rendered un-Leasable by fire or casualty, and it is reasonably anticipated by Landlord that even though undertaken and pursued with all due diligence, it will require more than six (6) months to repair the Premises,

then within Thirty (30) days after the fire or casualty, Landlord shall send a written notice of its determination to the Tenant. Then either Party may terminate this Lease as of the date of the fire or casualty by sending the other party a notice in writing of its election to so terminate within Fourteen (14) days after the date of the notice from the Landlord described above. During the period when the Premises are 50% or more un-Leasable due to fire or casualty such that all or a substantial portion of the Premises cannot be occupied or operated for the purposes stated herein, the Rent shall be abated on a prorated basis for the period during which the Premises is 50% or more un-Leasable.

ARTICLE SIXTEEN

Hold Harmless

16.1 Indemnification. Tenant shall defend, indemnify and hold Landlord harmless from any liability, loss, cost, and obligations, including reasonable attorneys' fees, arising out of the condition, repair, maintenance, use, replacement, construction or operation of the Premises and any improvements located thereon, any subleases and sublessee uses, and any event uses, including but not limited to any accident or other occurrence causing or inflicting injury and/or damage to any person or property, happening or done, in, upon, or about the Premises or Property, or due directly or indirectly to this Lease, subleases, or the condition, maintenance, use or operation of the Premises or Property by Tenant, Tenant's employees, tenants, assignees, visitors, members, board, officers, agents, contractors, volunteers, clients, customers, patrons, guests, and invitees. The indemnification provision of this Article shall not apply to damages or other losses proximately caused by or resulting from the negligence or willful misconduct of Landlord. All indemnification obligations shall survive termination, expiration or cancellation of this Lease.

16.2 Assumption of Risk. Tenant knows, understands and acknowledges the risks and hazards associated with using the Premises, Building and Property for the purposes stated herein, including but not limited to subleasing and event uses of the Premises, Building and Property, and hereby assumes any and all risks and hazards associated therewith. Tenant hereby irrevocably waives any and all claims against the Landlord or any of its officials, employees or agents for any bodily injury (including death), loss or property damage incurred by Tenant as a result of using the Premises, Building or Property, including but not limited to subleasing and other uses of the Premises, Building and Property, except to the extent such claims arise out of the negligence or willful misconduct of Landlord, and Tenant hereby irrevocably releases and discharges the Landlord and any of its officials, employees or agents from any and all claims of liability, except to the extent such claims arise out of the negligence or willful misconduct of Landlord.

16.3 Hazardous Materials. Tenant agrees that it shall indemnify, defend and hold the Landlord, and its officials, agents and employees harmless from any claims, judgments, damages, penalties, fines, costs, liabilities (including sums paid in settlement of claims and cost of cleanups) or loss including attorney's fees, consultant fees and expert fees that arise during or after the Term of this Lease from or in connection with the presence or suspected presence of toxic or hazardous substances in the soil, groundwater, or soil vapor on or under the Premises, Building or Property, which exist as a result of the operations, acts, defaults, omissions, negligence or willful misconduct of Tenant, its officers, employees, tenants, assignees, or agents. Tenant shall not use or engage in the manufacture of hazardous chemicals on the Premises.

16.4 No Third-Party Right of Action. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against Landlord or Tenant. Tenant's services under this Agreement are being performed solely for Landlord's benefit, and no other entity shall have any claim against Tenant because of this Agreement or the performance or nonperformance of services provided hereunder.

ARTICLE SEVENTEEN
Holding Over

17.1 Landlord's Rights. If Tenant without the consent of Landlord retains possession of the Premises or any part thereof after termination, expiration or cancelation of the Lease Term, then Landlord can elect to recover possession of the Premises by pursuing its rights under this Lease or at law. In such case, Landlord shall further be able to recover in damages for the period Tenant holds over an amount equal to \$1,500.00 per month computed on a daily basis until Landlord receives possession of the Premises and in addition thereto, Tenant shall pay Landlord all direct damages sustained by reason of Tenant's retention of possession. Alternatively, Landlord can elect to retain Tenant on a month to month tenancy, terminable by Thirty (30) days written notice from Landlord to Tenant, at a rent amount equal to \$1,500.00 per month.

ARTICLE EIGHTEEN
Surrender of Possession

18.1 Upon the termination of the Lease Term, Tenant shall immediately surrender the Premises (together with any alterations and improvements) to Landlord in good order, repair and condition, ordinary wear and fire or casualty losses for which Tenant is not responsible excepted, and shall remove all equipment, trade fixtures and other items of Tenant's personal property from the Premises. Tenant shall pay Landlord upon demand the cost of repairing any damage to the Premises caused by such removal. Tenant shall leave the Premises in its pre-Lease condition, reasonable wear and tear and any approved improvements and alterations excepted. If Tenant fails or refuses to remove Tenant's personal property from the Premises, Tenant shall be presumed to have abandoned the personal property and Landlord may dispose of the same without incurring liability, at Tenant's expense, and without any compensation by Landlord to Tenant for such personal property or any improvements.

ARTICLE NINETEEN
Compliance with Laws, Ordinances and Regulations

19.1 Throughout the Lease Term, Tenant, at its sole cost and expense, shall promptly comply with all present and future laws, ordinances, orders, rules, opinions, directives, regulations and requirements of all federal, state, City and other local governments having jurisdiction over the same.

19.2 Tenant shall likewise observe and comply with, or shall cause to be observed and complied with, all the requirements of all policies of commercial/comprehensive general liability, fire and other insurance at any time in force with respect to the Premises.

ARTICLE TWENTY

Insurance

20.1 Personal Property Insurance Coverage. Tenant shall at all times during the term of this Lease, and at the Tenant's sole expense, insure all personal property owned or under the control of Tenant, which is situated on the Premises against loss or damage by fire and other perils as required by the Minnesota Standard Fire Insurance Policy and the Extended Coverage Endorsements for 100% of the full replacement thereof. Further, Tenant agrees to defend, indemnify, and hold Landlord harmless from any loss, claim, demand, or cause of action resulting from destruction to, or damage of, such personal property.

20.2 Liability Insurance Coverage. Tenant shall, at Tenant's expense, maintain in effect commercial general liability insurance covering both bodily injury and property damage with limits not less than \$1,000,000 per occurrence. The Tenant's insurance policy and certificate shall not be canceled or its conditions altered in any manner without Ten (10) days prior written notice to Landlord's City Clerk. The insuring company shall deliver to the City Clerk certificates of all insurance required, signed by an authorized representative, and stating that all provisions of the specified requirements are satisfied.

20.3 Failure to Maintain Insurance. Failure by Tenant to maintain insurance as required herein during the Term hereof, shall constitute a default subject to termination of this Agreement pursuant to Article Twenty-One hereof.

ARTICLE TWENTY-ONE

Default and Remedies

21.1 If Tenant shall default in the payment of any Rent, or in the payment of any other sum required to be paid by Tenant under this Lease, and such default shall continue for Ten (10) days after written notice to Tenant, or if Tenant shall default in the observance or performance of any of the other covenants or conditions in this Lease, which Tenant is required to observe or perform, and such default shall continue for Thirty (30) days after written notice to Tenant, or if a default involves a hazardous condition and is not cured by Tenant immediately upon written notice to Tenant, or if the interest of Tenant in this Lease shall be levied upon under execution or other legal process, or if any voluntary petition in bankruptcy or for corporate reorganization or any similar relief shall be filed by Tenant, or if any involuntary petition in bankruptcy shall be filed against Tenant under any federal or state bankruptcy or insolvency act and shall not have been dismissed within Thirty (30) days following the filing thereof, or if a receiver shall be appointed for Tenant or any of the property of Tenant by any court and such receiver shall not be dismissed within Thirty (30) days from the date of appointment, or if Tenant shall make an assignment for the benefit of creditors, or if Tenant shall abandon or vacate the Premises, then Landlord may treat the occurrence of any one or more of the foregoing events as a breach of this Lease and thereupon at its option may, without notice or demand of any kind to Tenant or any other person, terminate this Lease and immediately repossess the Premises, in addition to all other rights and remedies provided at law or in equity. The provisions of this Section shall survive any termination of this Lease.

21.2 No right or remedy conferred upon or reserved to Landlord or Tenant by this Agreement shall be exclusive of any other right or remedy herein or by law provided; all rights and remedies conferred upon Landlord and Tenant by this Agreement or by law shall be cumulative and in addition to every other right and remedy.

21.3 If any action at law or in equity shall be brought by Landlord to recover any payments and/or costs to be made by Tenant under this Agreement or on account of any breach of this Agreement by Tenant or for the recovery of the possession of the Premises, Landlord shall be entitled to recover from Tenant, as applicable, reasonable attorney's fees, the amount of which shall be fixed by the Court and shall be made a part of any judgment or decree rendered.

ARTICLE TWENTY-TWO

Notices

22.1 All notices required under the terms of this Lease shall be deemed to have been properly served or given Three (3) days after their deposit in the United States mail if sent by registered or certified mail, return receipt requested, postage prepaid, or Two (2) days after deposit in a nationally recognized overnight courier service, addressed to Landlord or Tenant at the addresses identified below or to such other address within the continental limits of the United States and to the attention of such Party as the Parties may from time to time designate by written notice to the other.

If to Landlord: Rich Spickza, City Manager
City of Bemidji
317 4th St NW
Bemidji, MN 56601
218-759-3590
richard.spiczka@ci.bemidji.mn.us

If to Tenant: [name], [title]
Loon Country Arts Collective
7128 Fergeson Ct NE
Bemidji, MN 56601
[phone number]
[email]

ARTICLE TWENTY-THREE

Signage

23.1 Tenant shall be allowed to install a sign with the name of the gallery on the sign outside of the Building and a similar name sign within the Building, but outside the Premises, subject to Landlord's approval of the signs' locations, contents (text, style and color) and sizes. All signs shall be removable and temporary and in compliance with City Code. Any damages or costs incurred by the Landlord caused by the installation or removal of signs shall be the responsibility of the Tenant and shall be reimbursed to the Landlord within Thirty (30) days of

invoicing the Tenant. All signage placed by Tenant on the Premises shall be removable and shall be subject to the following:

- a. All signs must comply with City ordinances and applicable law;
- b. Sign installation or removal shall be conducted by the City in a location approved by the City;
- c. All signs shall only be for purposes of identifying Tenant's name and must be approved by the City prior to use; and
- d. The Parties agree that the City, in permitting the Tenant to install a sign on the Premises, is not creating a forum for public speech protected by the United States or Minnesota constitutions. The City hereby reserves the right to reject any sign or other media placed upon the Property, Building, and Premises.

ARTICLE TWENTY-FOUR

Miscellaneous

24.1 Voluntary and Knowing Action. The Parties, by executing this Lease, state that they have carefully read this Lease and understand fully the contents thereof; that in executing this Lease they voluntarily accept all terms described in this Lease without duress, coercion, undue influence, or otherwise, and that they intend to be legally bound thereby.

24.2 Authorized Signatories. The Parties each represent and warrant to the other that: (1) the persons signing this Lease are authorized signatories for the entities represented; and (2) no further approvals, actions or ratifications are needed for the full enforceability of this Lease against it; each Party indemnifies and holds the other harmless against any breach of the foregoing representation and warranty.

24.3 No Partnership, Joint Venture, or Fiduciary Relationship. Nothing contained in this Lease shall be interpreted as creating a partnership, joint venture, or relationship of principal and agent between the Parties, it being understood that the sole relationship created hereby is one of Landlord and Tenant. No third party is entitled in any way to rely upon any provision in this Lease. This Lease is intended solely for the benefit of Landlord and Tenant and no third party shall have any rights or interest in any provision of this Lease, or as a result of any action or inaction of the Landlord in connection therewith.

24.4 Records—Availability and Retention. Pursuant to Minn. Stat. § 16C.05, subd. 5, the Tenant agrees that the Landlord, the State Auditor, or any of their duly authorized representatives at any time during normal business hours and as often as they may reasonably deem necessary, shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., which are pertinent to the accounting practices and procedures of the Tenant and involve transactions relating to this Lease. The Tenant agrees to maintain these records for a period of six years from the date of termination of this Lease.

24.5 Governing Law. This Lease shall be deemed to have been made and accepted in Beltrami County, Minnesota, and the laws of the State of Minnesota shall govern any interpretations or constructions of the Lease without regard to its choice of law or conflict of laws principles.

24.6 Data Practices. The Parties acknowledge that this Lease is subject to the requirements of Minnesota's Government Data Practices Act, Minn. Stat. c. 13.

24.7 Nondiscrimination. The provisions of any applicable law or ordinance relating to civil rights and discrimination shall be considered part of this Agreement as if fully set forth herein.

24.8 Dispute Resolution. Landlord and Tenant agree to negotiate all disputes between them in good faith for a period of Thirty (30) days from the date of notice of dispute prior to proceeding to formal dispute resolution or exercising their rights under law.

24.9 Force Majeure. The Parties shall each be excused from performance under this Agreement while and to the extent that either of them are unable to perform, for any cause beyond its reasonable control. Such causes shall include, but not be restricted to pandemic, fire, storm, flood, earthquake, explosion, war, pandemic, total or partial failure of transportation or delivery facilities, raw materials or supplies, interruption of utilities or power, and any act of government or military authority. In the event either party is rendered unable wholly or in part by force majeure to carry out its obligations under this Agreement then the party affected by force majeure shall give written notice with explanation to the other party immediately.

24.10 Interested City Officials. No elected or appointed official, officer, or employee of the Landlord shall during his or her tenure or employment and for one year thereafter, have any interest, direct or indirect, in this Agreement or the proceeds thereof.

24.11 No Waiver. Any Party's failure in any one or more instances to insist upon strict performance of any of the terms and conditions of this Lease or to exercise any right herein conferred shall not be construed as a waiver or relinquishment of that right or of that Party's right to assert or rely upon the terms and conditions of this Lease. Any express waiver of a term of this Lease shall not be binding and effective unless made in writing and properly executed by the waiving Party.

24.12 Severability. The invalidity or unenforceability of any provision of this Lease shall not affect the validity or enforceability of any other provision. Any invalid or unenforceable provision shall be deemed severed from this Lease to the extent of its invalidity or unenforceability, and this Lease shall be construed and enforced as if the Lease did not contain that particular provision to the extent of its invalidity or unenforceability.

24.13 Headings and Captions. Headings and captions contained in this Lease are for convenience only and are not intended to alter any of the provisions of this Lease and shall not be used for the interpretation of the validity of the agreement or any provision hereof.

24.14 Survivability. All covenants, indemnities, guarantees, releases, representations and warranties by any party or parties, and any undischarged obligations of Landlord and the Tenant arising prior to the expiration of this Lease (whether by completion or earlier termination), shall survive such expiration.

24.15 Recitals and Exhibits. The recitals hereto and exhibits attached to this Lease are considered an integral part of it as if fully set forth within it.

24.16 Entire Agreement. All prior understandings, letters of intent, discussions and agreements are merged in the governing terms of this Lease, which is a complete and final written expression of the intent of the Parties superseding all prior agreements and understandings.

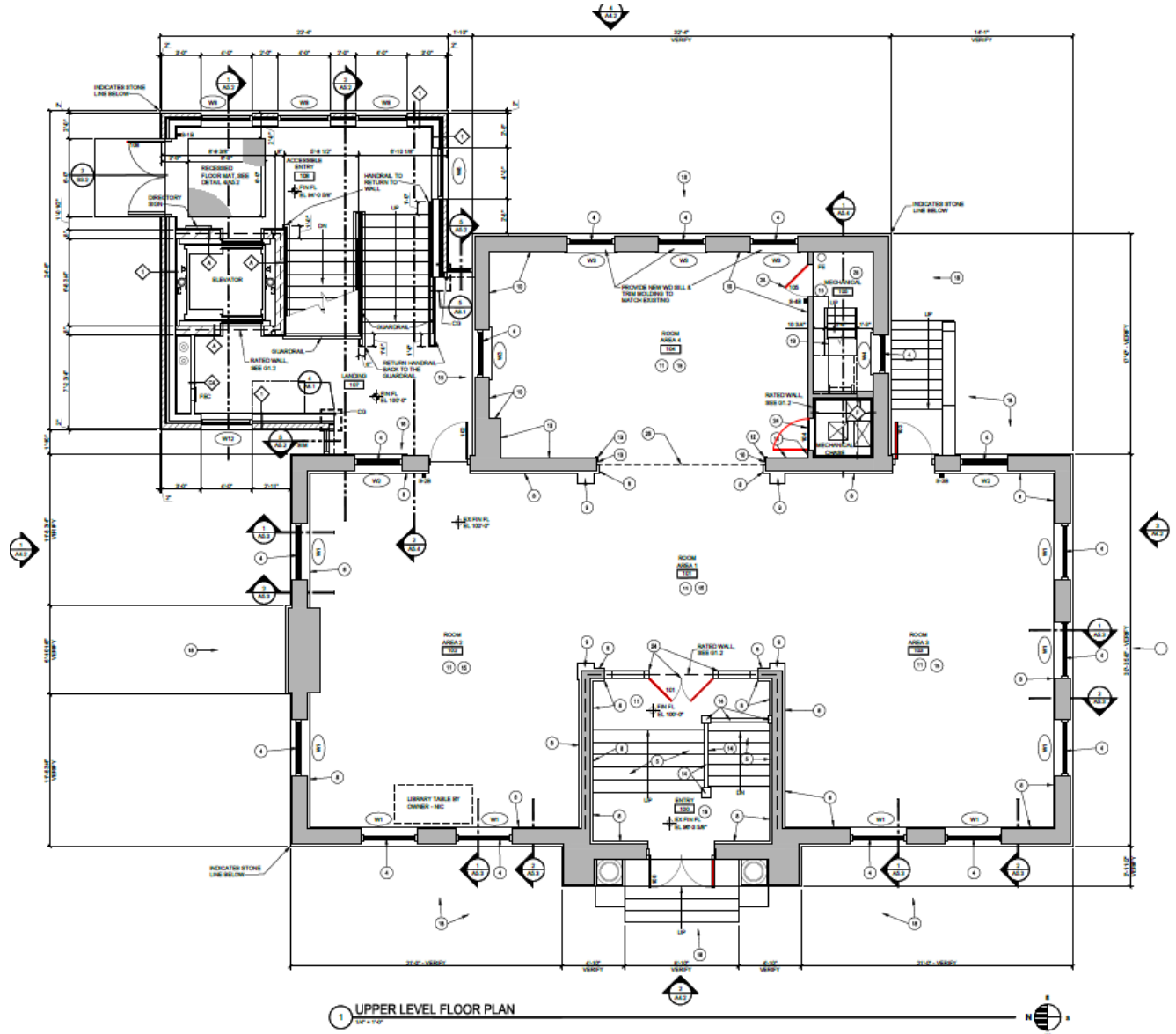
24.17 Modification/Amendment. Any alterations, variations, modifications, amendments or waivers of the provisions of this Lease shall only be valid when they have been reduced to writing, and signed by an authorized representative of the Landlord and the Tenant.

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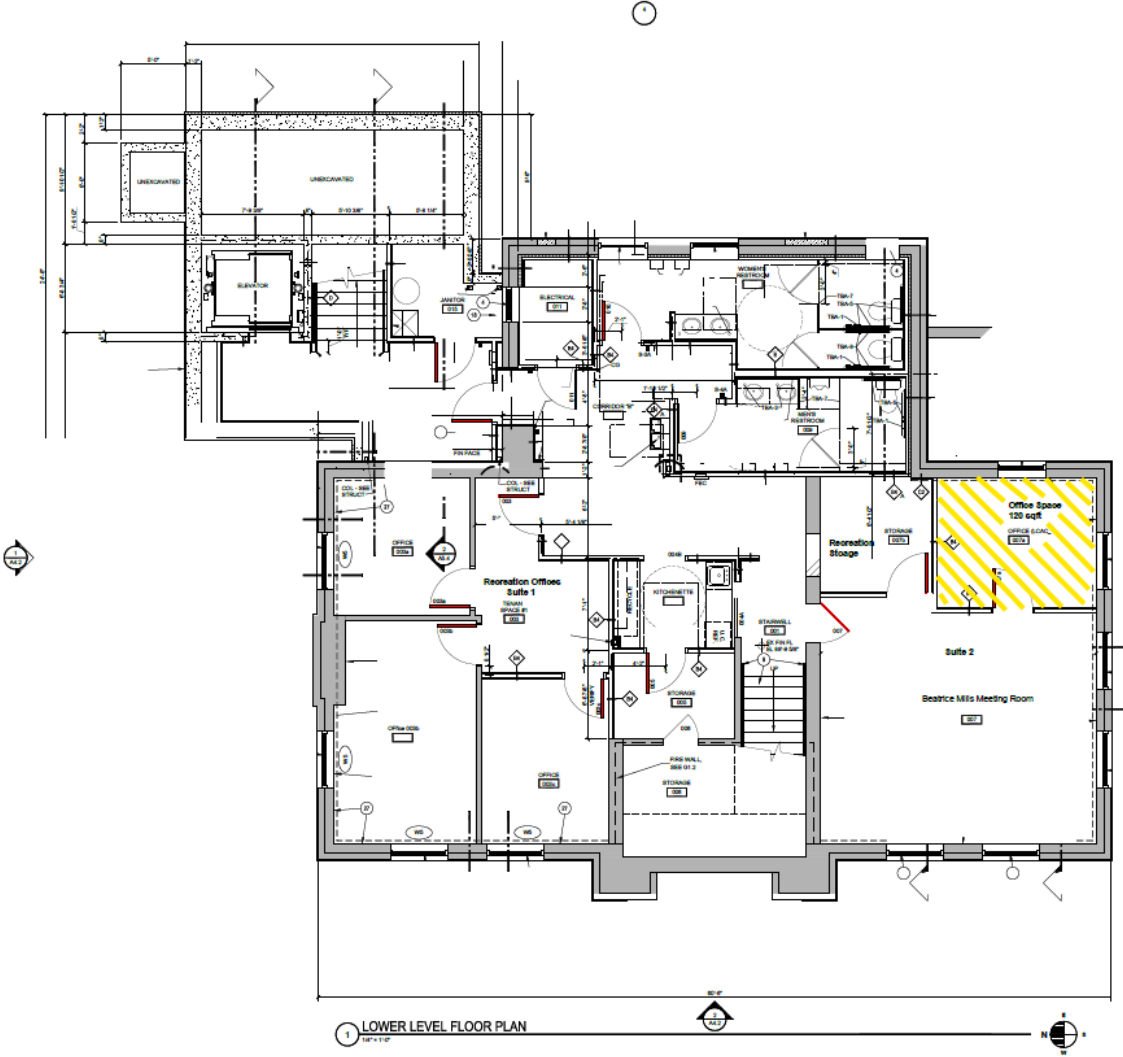
EXHIBIT A

DESCRIPTION AND DEPICTION OF PREMISES

Shared use of approximately 2,338 square feet of the Building, constituting the Building's entire upper level



Exclusive use of Room 007a in the Beatrice Mills Meeting Room in the Building's lower level



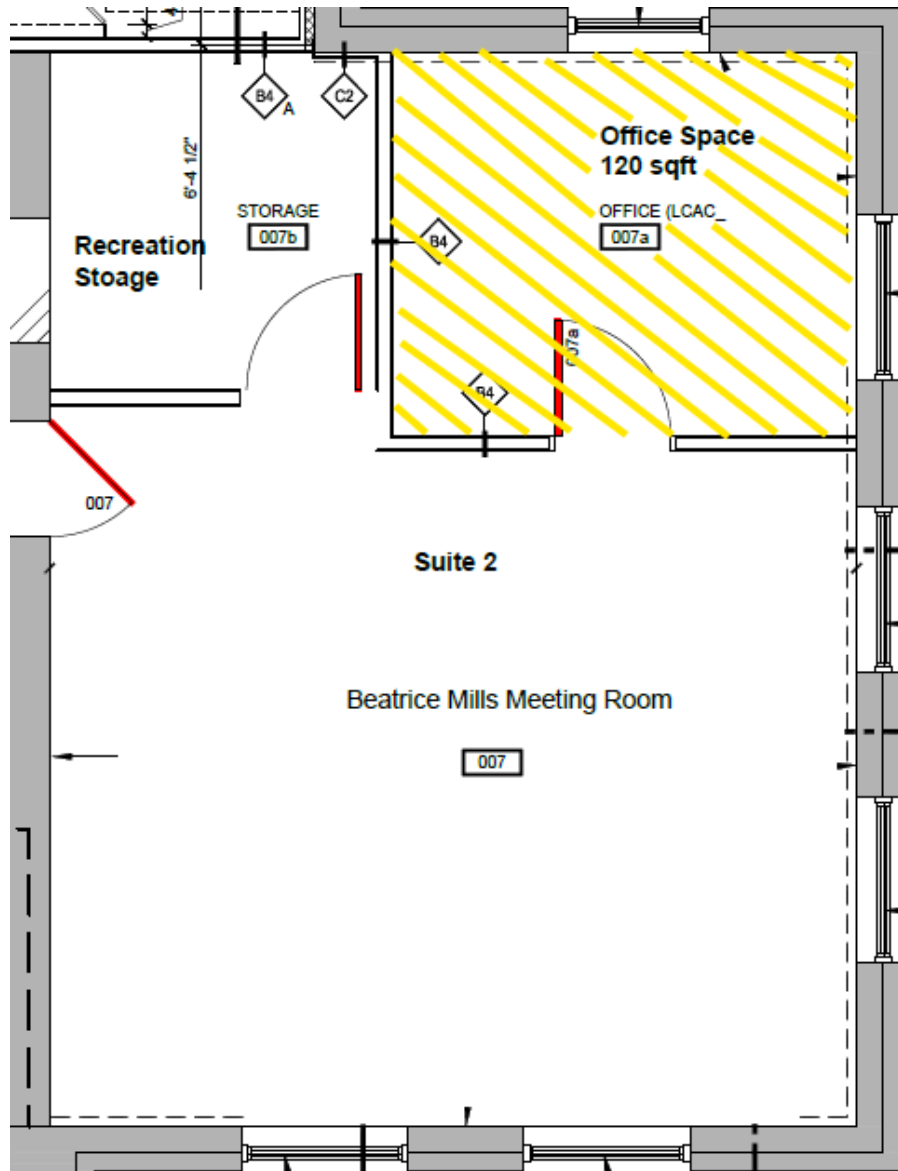
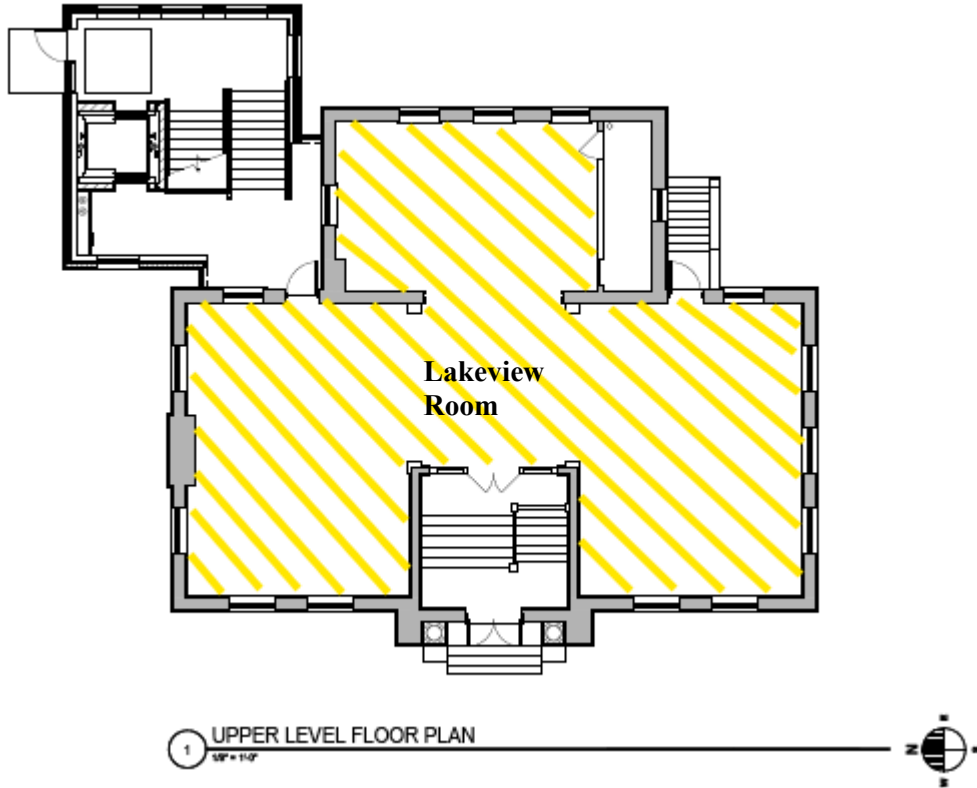


EXHIBIT B

DESCRIPTION AND DEPICTION OF IMPROVEMENTS

The paint rail system will be installed along the walls of the Lakeview Room on the Builder's upper level, excepting portions of the walls already occupied by fire alarms, windows, vents, doors, closets, and fireplaces or where installation is otherwise not possible.



PARKS AND RECREATION COMMISSION AGENDA ITEM



Meeting Date: October 14, 2025
Action Requested: No Action Requested
Prepared By: Marcia Larson, Recreation Department

Background:

Attached are the proposed program calendars for October through December 2025 and the first six months of 2026. The 2025 program schedule builds upon successful past offerings, evaluated based on participation levels, cost recovery, staffing capacity, partnerships, volunteer engagement, and overall popularity.

All programs for 2025 are priced to recover both direct and indirect costs, with the potential for modest profit to be reinvested into future programming. We believe with 1 additional full-time and 1-2 part-time-as-needed staff, we would be able to increase capacity for 2026.

2025 Program Highlights

Programming for the remainder of 2025 continues to emphasize variety, accessibility, and community partnerships.

After-School Programs:

The ability to offer after-school programming will depend on the successful hiring of a Recreation Program Assistant with experience working with children. Staff-to-participant ratios generally range from 1:10–12, depending on the program type and skills being taught.

Seasonal Events:

The Halloween Dance and Boo Bash will not be held this year. However, the Boo Dash remains part of the community's race series, and the Bark and Boo event will continue at the Nymore Dog Park.

Ongoing and Returning Activities:

- Walk and fitness challenges
- Adult/Family Activities (puzzle pooloza)
- Community partner-led youth and family programs - fishing etc.

2026 Tentative Programming

Looking ahead, the department's goal for 2026 is to continue building on successful youth programs—particularly by re-envisioning the Kids in Motion Camp into half-day, skill- or theme-based camps. While continuing successful programs -Snowshoeing and outdoor adventure events; Crafters clubs and seasonal workshops

Two grant applications have been submitted to support this next phase:

- **Region 2 Arts Council:** Kids in Theatre (2 weeks), Kids in Art (2 weeks), and After-School Art Programming.
- **Bernick's Family Foundation:** Adventure Series to introduce youth to outdoor recreation

opportunities.

Proposed 2026 Adventure Series – Event Highlights

Each event will be designed as a stand-alone program, but together they form a cohesive seasonal series encouraging youth to explore diverse outdoor skills and environments:

1. Paddle & Play (Kayaking + Paddleboarding)
 - o Water safety and paddling technique instruction
 - o Small-group rotations on kayaks and paddleboards
 - o Fishing from kayaks and “Casting with Cops” with Bemidji Police Department partners
2. Trail Adventure Day (Biking + Running)
 - o Introductory mountain biking sessions (helmets provided)
 - o Trail running relays and scavenger hunts
 - o Collaboration with local mountain bike groups or the high school team
3. Outdoor Athletics Sampler
 - o Rotations through pickleball, disc golf, and kickball
 - o Emphasis on teamwork, sportsmanship, and inclusion
 - o Adaptive equipment available to ensure accessibility
4. Ninja Warrior & Circuit Challenge
 - o Portable obstacle course and fitness circuits
 - o Timed runs and team challenges focused on agility and problem-solving
5. Mindful Movement in Nature (Nature Play + Yoga)
 - o Nature play and yoga stations promoting balance and stress relief
 - o Focus on mindfulness, breathing, and connection to nature

Summary

The 2025 and tentative 2026 recreation programs continue to align with the City’s mission to enhance quality of life through accessible, safe, and engaging recreation opportunities. Staff will continue to pursue partnerships and funding that support innovative and sustainable programs for residents of all ages.

Recommendation:

Review and Provide Input

January 2026

Recreation Programs!

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Dec 28	29 10:30 AM Storytime at tl	30	31	Jan 1	2	3 9 AM Snowshoe/Walk C
4	5 10:30 AM Storytime at tl	6 5:30 PM Cozy Crafting C	7	8	9 1 PM Early Release-Fishing	10 9 AM Snowshoe/Walk C
11	12 10:30 AM Storytime at tl	13 5:30 PM Cozy Crafting C	14	15	16 5:30 PM Puzzlepalooza	17 9 AM Snowshoe/Walk C
18	19 10:30 AM Storytime at tl	20 5:30 PM Cozy Crafting C	21	22	23	24 5 PM Candlelight Snow Sh
25	26 10:30 AM Storytime at tl	27 5:30 PM Cozy Crafting C	28	29	30	31 9 AM Snowshoe/Walk C

February 2026

Recreation Programs!

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Feb 1	2 10:30 AM Storytime at tl	3	4	5	6	7
				Virtual Ice Fishing Tournament		9 AM Snowshoe/Walk C
8	9	10	11	12	13	14
	10:30 AM Storytime at tl	Virtual Ice Fishing Tournament			5 PM Candlelight Snow Sh	9 AM Frozen Ox 5K
15	16	17	18	19	20	21
						5:30 PM Daddy Daughter D
22	23	24	25	26	27	28
	10:30 AM Storytime at tl	Find the YETI	Find the YETI	Find the YETI	Find the YETI 5:30 PM Puzzlepalooza	Find the YETI

March 2026

Recreation Programs!

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Mar 1 Find the YETI ↻	2 Find the YETI ↻ 10:30 AM Storytime at tl ↻	3 Find the YETI ↻	4 1 PM 1/2 Day Program-TBA	5	6	7
8	9 10:30 AM Storytime at tl ↻	10	11	12	13	14 9 AM Shamrock Shuffle Ter
15	16 10:30 AM Storytime at tl ↻	17	18	19	20	21
22	23 10:30 AM Storytime at tl ↻	24	25	26	27	28
29	30 10:30 AM Storytime at tl ↻	31	Apr 1	2	3	4

April 2026

Recreation Programs!

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Mar 29	30 10:30 AM Storytime at tl	31	Apr 1	2	3	4
5	6 10:30 AM Storytime at tl	7	8	9	10	11
12	<div style="background-color: #f0e6f8; padding: 5px;"> <p>Book Swap Drop Off</p> <p>1 PM Early Release 1/2 day 3:30 PM After School</p> </div>					
19	<div style="background-color: #f0e6f8; padding: 5px;"> <p>Book Swap</p> <p>3:30 PM After School</p> </div>					
26	27	28	29	30 3:30 PM After School	May 1	2

May 2026

Recreation Programs!

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Apr 26	27	28	29	30 3:30 PM After School ↻	May 1	2
3	4	5	6	7 3:30 PM After School ↻	8	9
10	11	12	13	14 3:30 PM After School ↻	15	16
17	18	19	20	21 3:30 PM After School ↻	22	23
24	25	26	27	28	29	30
31	Jun 1	2	3	4	5	6

June 2026

Recreation Programs!

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
May 31	Jun 1	2	3	4	5	6
7	8 12:30 PM Theatre Can	9 12:30 PM Theatre Can	10 12:30 PM Theatre Can	11 12:30 PM Theatre Can	12 12:30 PM Theatre Can	13
14	15 12:30 PM Theatre Can	16 12:30 PM Theatre Can	17 12:30 PM Theatre Can	18 12:30 PM Theatre Can	19 12:30 PM Theatre Can	20
21	22	23	24	25	26	27
28	29	30	Jul 1	2	3	4

July 2026

Recreation Programs!

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Jun 28	29	30	Jul 1	2	3	4
5	6 1 PM Kids in Art Cam🔄	7 1 PM Kids in Art Cam🔄	8 1 PM Kids in Art Cam🔄	9 1 PM Kids in Art Cam🔄	10 1 PM Kids in Art Cam🔄	11
12	13 1 PM Kids in Art Cam🔄	14 1 PM Kids in Art Cam🔄	15 1 PM Kids in Art Cam🔄	16 1 PM Kids in Art Cam🔄	17 1 PM Kids in Art Cam🔄	18
19	20	21	22	23	24	25
26	27	28	29	30	31	Aug 1

October 2025

Recreation Programs!

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Sep 28	29	30	Oct 1	2	3	4
Fall Walking Challenge						
	10:30 AM Storytime at the	3:30 PM Art-ventures After		5:30 PM Recreation Run Cl		12 PM Monarch Festival
5	6	7	8	9	10	11
Fall Walking Challenge						
		3:30 PM Art-ventures After		5:30 PM Recreation Run Cl	5 PM Puzzle Palooza	
12	13	14	15	16	17	18
Fall Walking Challenge						
	Find the Golden Pumpkin Scavenger Hunt					
	Garden Check/Cleanout	4:30 PM Parks and Recreati	1 PM Home Alone 1/2 day	5:30 PM Recreation Run Cl	Nov Puzzle Palooza Live	
	Marina Slip Removal (earli	5:30 PM Adult Yoga with H				
	10:30 AM Storytime at tl					
	1 PM Interviews					
	4:30 PM Chat About - Run					
19	20	21	22	23	24	25
Fall Walking Challenge						
Find Golden Pumpkin End	Case of Missing Pumpkin F	1 PM Live / Alternative Fun	3:30 PM Lego League After			9 AM Boo Dash 5K Trail Ru
Garden Cleanout Deadline	Garden Checks Final	5 PM BLS				
	10:30 AM Storytime at tl	5:30 PM Adult Yoga with H				
	5 PM CPR					
26	27	28	29	30	31	Nov 1
Fall Walking Challenge						
	MRPA Conference					
	10:30 AM Storytime at tl	5:30 PM Adult Yoga with H	3:30 PM Lego League After	5:30 PM Bark N Boo		

November 2025

Recreation Programs!

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Oct 26	27	28	29	30	31	Nov 1
Fall Walking Challenge						
MRPA Conference						
	10:30 AM Storytime at tl	5:30 PM Adult Yoga with H	3:30 PM Lego League After	5:30 PM Bark N Boo		
2	3	4	5	6	7	8
Fall Walking Challenge						
	Case of Missing pumpkin F 10:30 AM Storytime at tl		BECC Monthly Meeting 3:30 PM Lego League After	5:30 PM Adult Yoga with H		
9	10	11	12	13	14	15
Fall Walking Challenge						
	10:30 AM Storytime at the 5 PM CPR	5 PM BLS	Community Ed Advisory Co 3:30 PM Lego League After	5:30 PM Adult Yoga with H	Dec. Puzzle Palooza Live	1 PM Puzzle Palooza
16	17	18	19	20	21	22
Fall Walking Challenge						
	10:30 AM Storytime at tl		3:30 PM Lego League After	5:30 PM Adult Yoga with H	4:30 PM Tentative Puzzle P.	
23	24	25	26	27	28	29
Fall Walking Challenge						
Last Day of Case of the Mi	10:30 AM Storytime at tl	5:30 PM Tentative Cozy				
30	Dec 1	2	3	4	5	6
Fall Walking Challenge Fall Walking Ends	10:30 AM Storytime at tl	5:30 PM Tentative Cozy	Becc Monthly Meeting	Tentative Parent's Night O	Virtual Ugly Sweater 5k Tentative 5 PM Puzzle Palooza	

December 2025

Recreation Programs!

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Nov 30 Fall Walking Challenge Fall Walking Ends	Dec 1 10:30 AM Storytime at tl	2 5:30 PM Tentative Cozy	3 Becc Monthly Meeting	4 Tentative Parent's Night Out	5 Virtual Ugly Sweater 5k Tentative 5 PM Puzzle Palooza	6
7	8 10:30 AM Storytime at tl	9 5:30 PM Tentative Cozy	10	11	12 8 AM Tentative Ice fishing 12:30 PM Kids Kitchen - Hc	13 Virtual Ugly Sweater 5k Tentative 10 AM Ugly Sweater 5k
14	15 10:30 AM Storytime at tl	16 5:30 PM Tentative Cozy	17	18 Tentative Parent's Night Out	19	20
21	22 10:30 AM Storytime at tl	23	24	25	26	27
28	29 10:30 AM Storytime at tl	30	31	Jan 1	2	3 9 AM Snowshoe/Walk C

PARKS AND RECREATION COMMISSION AGENDA ITEM



Meeting Date: October 14, 2025
Action Requested:
Prepared By: Presented by & Title

Background:
Attached is what is being asked for regarding the CIP in the Parks and Trails department
Recommendation:

2026 Justification for CIP items

- Cameron Trail Project, \$50,000- This fund was awarded to the City back in June. I am wrapping up the post award documentation.
- Resurfacing tennis court (Nymore), \$27,500- Resurfacing the tennis courts is necessary to maintain a safe and playable surface for all users, as cracks and uneven areas present tripping hazards and negatively impact play. A fresh surface extends the life of the courts, protecting the City's investment and reducing long-term repair costs.
- Garbage receptacles (City Park), \$15,000- Garbage receptacles are the most used asset within our Parks and Trails system. Heavy daily use and exposure to weather, causing them to deteriorate, rust, or become damaged over time. Establishing a replacement cycle ensures clean, functional, and visually appealing receptacles that support public health and cleanliness standards.
- Stump grinder, \$12,500- I find it very odd a City that maintains over 10,000 trees, does not own a stump grinder.
- Toro 6040 Field Groomer, \$50,000- Industry standard for occurrence to relevel ballfields is 150 games played. On average there are 100 games played on our City owned fields. In 2024 we had a contractor level them for the first time in 6 years at the cost of \$27,800. This piece of equipment would eliminate the need for an outside vendor. This piece not only could do annually leveling. It also can do the daily operations for dragging, nailing and prep work for league play.
- Sierra 2500HD w/plow mnts (replaces 2016), \$60,000- There currently is not a vehicle replacement plan for the Parks department. Ideally, this would take place every 10 years. The vehicle this would replace is becoming a maintenance issue with building expenses.
- ADA entrance at TIC, \$7,500- This has always been a head scratcher how this facility can operate without an ADA entrance considering the building promotes visitors. This is more of a need, rather than an ask.
- Altoz XC610s mower, \$11,500- The typical life span for zero turn mowers is 5 years. The fact this one made it 10 seasons speaks for our maintains practices. Downside, mowers don't hold their value when trading in past 5 years.
- Two E-bikes, \$5,000- The TIC is asked repeatedly for E-bike rentals. They would be marketed to rent for \$20 an hour. The estimated ROI for E-bikes would start by the beginning of the second season, if not last summer of the first rental season.



City of Bemidji Capital Improvement Plan 2026 - 2030

Dept Name	Project Name/Description	GL Code	2026-2030 Data	2026	2027	2028	2029	2030	2026-2030 Totals	Where \$ coming from 2026
Parks & Trails	96" Toro rpl 2024	101-45200-40580				45,000.00			45,000.00	UNFUNDED
Parks & Trails	Algoma Project (joining project) grants	101-45200-40520					150,000.00		150,000.00	UNFUNDED
Parks & Trails	Altoz XC610S mower 2016 rpl	101-45200-40580		11,500.00					11,500.00	UNFUNDED
Parks & Trails	Altoz XP660HD Mower 2017 repl	101-45200-40580			12,500.00				12,500.00	UNFUNDED
Parks & Trails	BOBCAT 720 rpl 2000	101-45200-40580			45,000.00				45,000.00	UNFUNDED
Parks & Trails	Bobcat SG 60 stump grinder	101-45200-40580		12,500.00					12,500.00	Levy General Fund
Parks & Trails	Bobcat Tool Cat 5600 + bkt rpl 2020	101-45200-40580					55,000.00		55,000.00	UNFUNDED
Parks & Trails	Boss Plow rpl 2017	101-45200-40580			7,500.00				7,500.00	UNFUNDED
Parks & Trails	Boss plow rpl 2018	101-45200-40580				7,500.00			7,500.00	UNFUNDED
Parks & Trails	Boss plow rpl 2019	101-45200-40580					8,000.00		8,000.00	UNFUNDED
Parks & Trails	Cameron Trail Project Grant	101-45200-40520		140,567.00					140,567.00	Grant
Parks & Trails	Cameron Trail Project Grant	101-45200-40520		48,000.00					48,000.00	Levy General Fund
Parks & Trails	Diamond Point Water /Drink station	224-47312-40520			13,000.00				13,000.00	OPC Fund
Parks & Trails	Garbage receptacles	101-45200-40580		15,000.00		15,000.00			30,000.00	Levy General Fund
Parks & Trails	Library Park Bottle Filler	101-45200-40520			13,000.00				13,000.00	UNFUNDED
Parks & Trails	Library Park Irrigation	101-45200-40520				15,000.00			15,000.00	UNFUNDED
Parks & Trails	Nymore Playground	101-45200-40520				195,000.00			195,000.00	UNFUNDED
Parks & Trails	Nymore tennis court resurfacing	101-45200-40520		27,500.00					27,500.00	Levy General Fund
Parks & Trails	Otto Schmunk -shade/tables/scaping	101-45200-40520				25,000.00			25,000.00	UNFUNDED
Parks & Trails	Outdoor Rec-Brinkman trails/parking	101-45200-40520						80,000.00	80,000.00	UNFUNDED
Parks & Trails	Paul Bunyan Park Lg Shade/Event Strtr	101-45200-40520					400,000.00		400,000.00	UNFUNDED
Parks & Trails	RAM 1500 TRUCK (w/plow mts) rpl 215	101-45200-40580			50,000.00				50,000.00	UNFUNDED
Parks & Trails	Sand Pro 3040 rpl 2015	101-45200-40580					25,000.00		25,000.00	UNFUNDED
Parks & Trails	SIERRA 2500HD w/plow mts rpl 2018	101-45200-40580				55,000.00			55,000.00	UNFUNDED
Parks & Trails	SIERRA WT 4WD w/plow mts rpl 2016	101-45200-40580		60,000.00					60,000.00	UNFUNDED
Parks & Trails	South Shore Shade Structure - Beach	101-45200-40520				21,000.00			21,000.00	UNFUNDED
Parks & Trails	TIC renovations to accommodate ADA	233-49823-40520		7,500.00						TIC Fund
Parks & Trails	Toro 6040 field groomer	101-45200-40580		50,000.00					50,000.00	Levy General Fund
Parks & Trails	Trail Sealcoating	101-45200-40520			25,000.00	25,000.00			50,000.00	UNFUNDED
				372,567.00	166,000.00	403,500.00	638,000.00	80,000.00	1,652,567.00	

PARKS AND RECREATION COMMISSION AGENDA ITEM



Meeting Date: October 14, 2025
Action Requested:
Prepared By: Presented by & Title

Background:
Attached are the updates for Parks & Trails
Recommendation:

Parks and Trails updates

Parks-

- Diamond Point bridge has been repaired
- Potential new dog park location discussed with planning department. With North Country Park being the most practical. (See map attached) The funding for such a project would need to come by grant and or fund raising.

Trails-

- Had discussions with residents on Lake Blvd in reference to the homeless encampments on the shoreline below the trail.

Grants-

- The ReLeaf Grant is due October 28 and would fund a tree inventory, 5-year management plan, tree ordinance review with a tree manual and 201 stumps to be removed. The funds would also go towards the tree purchase and install of 286 trees. The ask for the grant is \$489,575.00 and awardees will be notified in January of 2026. 🙌

Fee Schedule-

- Attached is the proposed fee schedule with **bold** being increased.



PARKS DEPARTMENT		
DESCRIPTION	CURRENT FEE	2026 FEE Note: new or increased fee is in BOLD print
Park Usage—Deposit (refundable)	\$250.00 (minimum)	\$250.00 (minimum)
City Park:		
City Park Building Rental	\$275.00	\$300.00
- Deposit (refundable)	\$300.00	\$300.00
Softball Field Rental	\$30/field/game	\$30/field/game
- Holiday Field Use Fee	\$50.00/day	\$50.00/day
Tournament Fees:		
*Includes use of Main Building & Complex		
- Tournament Field Rate	\$75.00/Field/Day	\$75.00/Field/Day
- Dragging Fee	\$6.00/time	\$6.00/time
- Chalking Fee	\$6.00/time	\$6.00/time
- Concession Fee (Daily Gross Sales)	5%-10%	5%-10%
- Fence Installation/field	\$100.00	\$100.00
- Deposit (refundable)	\$200.00	\$200.00
North Country Park:		
Baseball Field Rental	\$40.00 per field/practice/per day	\$40.00 per field/practice/per day
Diamond Point Park:		
Main Building Rental	\$275.00	\$300.00
- Deposit (refundable)	\$300.00	\$300.00
Pavilion Rental	\$135.00	\$150.00
— Deposit (refundable)	\$200.00	\$200.00
Jiigibiig Facility Rental	\$250.00	\$250.00
- Deposit (refundable)	\$300.00	\$300.00

South Shore Park:		
Building Rental	\$250.00	\$275.00
- Deposit (refundable)	\$300.00	\$300.00
Nymore Park:		
Warming House Rental	\$ 50.00	\$100.00
- Deposit (refundable)	\$100.00	\$100.00
Miscellaneous Rental Fees:		
Court Reservation/Rental Fees (Pickleball/Tennis)	\$7.00/court (up to 4 courts)	\$7.00/court (up to 4 courts)
Disc Golf Course League/Tournament	\$75.00	\$75.00
Birthday Party Rental (2 hours/staffed)	\$150.00	\$150.00
Tourist Information Center	\$100.00/2 hours	\$100.00/2 hours
Commercial Permit Fee:		
Annual	\$250.00	\$250.00
Month	\$100.00	\$100.00
Day	\$25.00	\$ 25.00