

Cedar-Riverside Recreation Center

October 26, 2022 – Planning Committee



LEASE



Foundation

Recognizing needs in Cedar Riverside neighborhood, several private and public entities came together to create the Coyle Center on land owned by the MPRB. While significant funding to create the Coyle Center was raised by Pillsbury United Communities, the building and the land on which it is situated are owned by the MPRB.

The original lease includes construction drawings indicating the thresholds for performance of a building construction.

Parties

Minneapolis Park and Recreation Board as Landlord

Pillsbury United Communities as Tenant

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Article 3. TERM

Initial term 30 years, expiring 1 July 2023

Additional terms Seven additional periods, the first six of which shall be ten years and the last of which shall be nine years; the total of all terms equals 99 years

Article 4. BASE RENT

Base rent \$1.00 annually payable on the anniversary of the Commencement Date

Article 5. ADDITIONAL RENT

Additional rent Tenant shall pay all utilities (required in Section 10.2)

 Tenant shall pay costs of repair and maintenance (as required in Section 11.2)

 Tenant shall pay insurance premium costs (as required in Section 12.2)

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Article 6. USE

Use

All legal purposes

Article 7. OPERATION OF CENTER

Operation

The lease is subject to a 30-year operating covenant which directs:

- Operation of the Center by Tenant;
- Tenant payment in any two years shall not be less than the Minimum Expenditure Requirement (\$150,000) averaged in two successive years, with expenditures being the aggregate of in-house and outside staff and services plus the costs of utilities, maintenance, repair and replacement, insurance premiums, taxes and special assessments, and other expenditures by the Tenant;
- Liquidated damages result from a failure to meet the Minimum Expenditure Requirement.

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Article 7. OPERATION OF CENTER

Operation

During the 30 -yeaer operating covenant, the Landlord shall:

- Integrate the gym into its city-wide network of recreational facilities, with staffing to meet the needs of the neighborhood and provided staffing is not at a level less than other similarly sized facilities or gyms and operating hours for the gym are consistent with the Tenant's operating hours and further provided that such programming of the gym is developed and operated with input of the Tenant's Center Director;
- The Tenant has not obligation to operate the gym or provide any recreational programs customarily provided by the Landlord.

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Article 8. ADVISORY COMMITTEE

Advisory committee

Tenant shall organize an advisory committee which shall meet annually (except during the first and last years of any term of the lease); the advisory committee shall consist of nine members, one of which is appointed by the Landlord, one of which is appointed by the Tenant, and the balance being residents (four of which must reside west of Cedar Avenue).

The lease frames several parameters for meetings of and participation in the advisory committee.

In the event the Tenant fails to organize and conduct meetings of an advisory committee, liquidated damages may be applied by the Landlord to the Tenant.

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Article 9. ALTERATIONS

Alterations

Several pages of the lease describe requirements related to the construction of the building.

The Tenant may maintain, repair, demolish and/or replace the building; or alter, enlarge, remodel, improve, repair or maintain the building provided the integrity of the original building is not impaired or reduced; 30 days notice to the Landlord is required prior to the commencement of any of these activities.

Landlord improvements

Landlord provides landscaping and parking surfaces as defined in the Site Plans; assume this was acceptable as of the Commencement Date

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Article 11. REPAIRS AND MAINTENANCE

Landlord obligation to repair

Landlord is responsible for routine repairs and maintenance of the gymnasium; routine repairs and maintenance do not include structural or roof repairs, plumbing, electrical, or other building systems repairs;

Landlord maintains the land including snow removal at parking area

Tenant is responsible for snow removal at walks leading to the building

Tenant obligation to repair

Tenant is responsible for all repairs and maintenance required to keep the building in good order and condition

PUC PROGRAMS AND SERVICES



Founded to serve the “Ellis Island of the Midwest,” the Coyle Center is among the city’s busiest social service centers with a continuum of programs designed around the neighborhood’s rapidly changing immigrant communities

Program Areas

People

- Food access
- Community health
- Family services

Place

- Civic engagement
- Community voice
- Creative placemaking

Prosperity

- Economic mobility
- Career and future readiness
- Education

MPRB PROGRAMS AND SERVICES



Youth Sports Leagues - This past year

- 3 basketball teams, 1 soccer team and 1 flag football team
- MPRB staff worked with PUC to staff weekday and weekend games in the gym

Sports camps - This past summer

- Organized sports camps through the Sanneh Foundation
- Hard in the Paint basketball camps

Outdoor Programming - Throughout the spring and summer

- MPRB soccer skills clinic for youth ages 7-11, 3 days a week
- Teen pick-up soccer games Friday and Saturday nights. 7:30 -10:00 pm

Sensory Sundays - program started over three years ago

- A family -based program specifically designed for Autistic youth
- Hoping to add water safety at Phillips Aquatic Center.

PUC support- MPRB staff support Coyle staff for events and activities

- Multicultural Dinner
- Allina Bike Give Away
- Donated vegetable plants for a community garden space

PROJECT PARTNERS

- Project partners met monthly throughout the entire duration of the project
- MPRB Board of Commissioners authorized a Memorandum of Understanding with a four project partners to further "an exploration of providing independent and/or jointly delivered programs and activities through one or more shared facilities in the Cedar - Riverside neighborhood."



COMMUNITY DEMOGRAPHICS

- West of Cedar Avenue, People of Color make up 84% of the population
- East of Cedar Avenue, People of Color make up 46% of the population

- West of Cedar Avenue, there is a very high proportion of **young children (18%)**.

This rate is nearly three times the city -wide proportion (6.7%). This proportion is due to a rapid increase in young children since 2010.

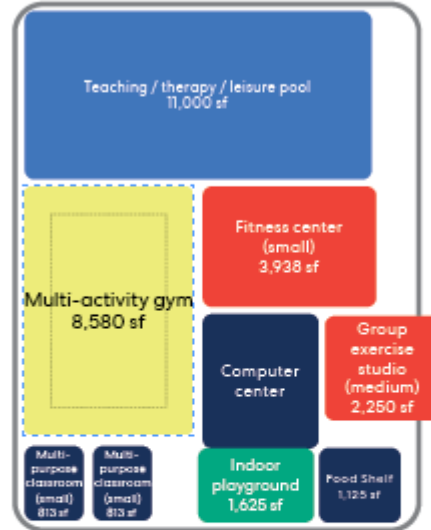
- East of Cedar Avenue is primarily dominated by **college -age people (61%)**.

- The 2017 **Cedar-Riverside neighborhood** median income was \$20,126
- The 2017 **City of Minneapolis** median income was \$55,720



COMMUNITY FEEDBACK

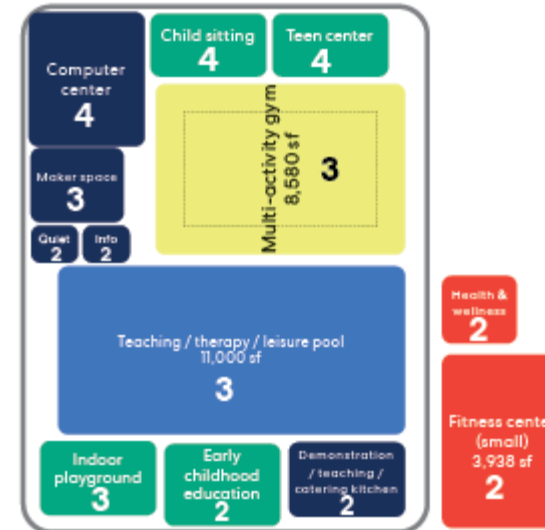
Prioritized Spaces - Survey
[Meeting-in-a-Box]



Prioritization:

- Pool**
- Gym**
- Group Fitness**
- Individual Fitness**
- Art / Creative (Multi-Purpose)**
- Computer Center**
- Food Shelf
- Indoor Soccer / Futsal
- Indoor Playground**
- Education / Classes (Multi-Purpose)**

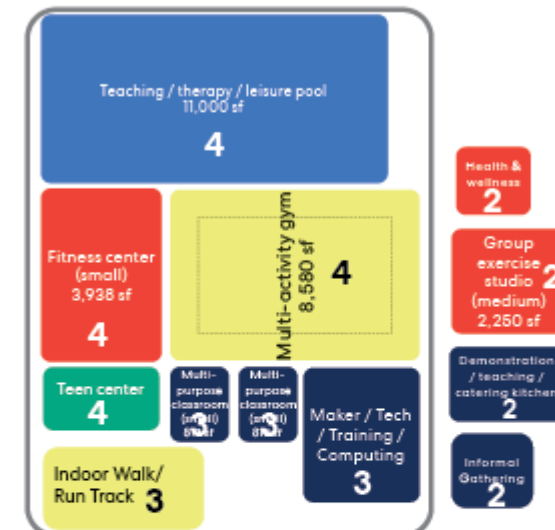
Prioritized Spaces - CAC 3 Small Groups



Prioritization:

- Computer Center**
- Child Sitting
- Teen Center**
- Maker Space**
- Gym**
- Pool**
- Indoor Playground**
- Quiet Space
- Info Hub
- Early Childhood Ed.
- Kitchen (teach/cater)**
- Individual Fitness**
- Health & Wellness**

Prioritized Spaces - CAC 4 Small Groups



Prioritization:

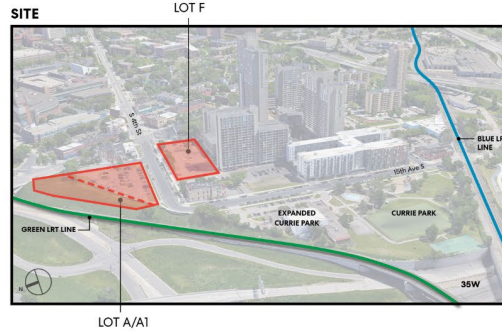
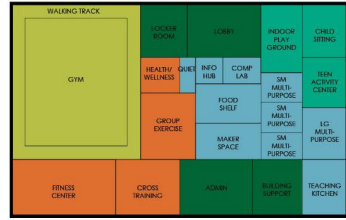
- Pool**
- Gym**
- Individual Fitness**
- Teen Center**
- Maker / Tech / Training / Computing**
- Indoor Walking / Running Track
- Multi-purpose spaces**
- Health & Wellness**
- Group Exercise Studio**
- Kitchen (teach/cater)**
- Informal Gathering

Key
Orange = Highest Priority
Bold = High Priority
 Standard = Priority

01 Community Advisory Committee and Partner Team Approved

- 46,198 GSF new recreation center
- Site: Lot A/A1 or Lot F
- 575-625 people served per day

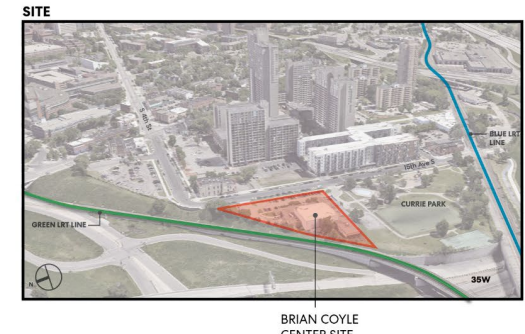
NEW RECREATION CENTER



02

- 46,198 GSF new recreation center
- Site: Brian Coyle Center
- 575-625 people served per day

NEW RECREATION CENTER

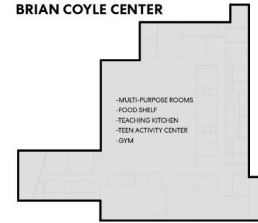


BRIAN COYLE CENTER SITE

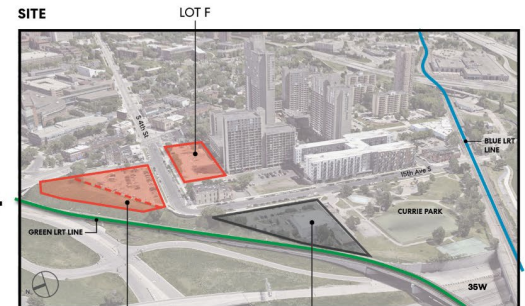
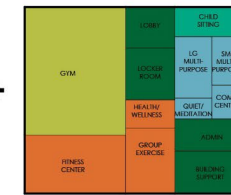
03

- 25,740 GSF new recreation center in addition to existing Brian Coyle Center
- Site: Brian Coyle Center, Lot A/A1 or Lot F
- 550-600 people served per day

EXISTING BRIAN COYLE CENTER



NEW RECREATION CENTER



LOT A/A1

EXISTING BRIAN COYLE CENTER

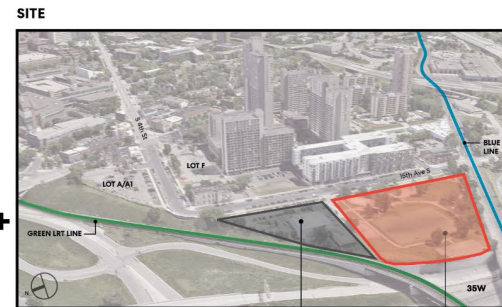
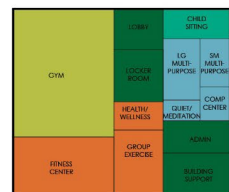
05 Currently Viable

- 25,740 GSF new recreation center in addition to existing Brian Coyle Center
- Site: Currie Park
- 550-600 people served per day

EXISTING BRIAN COYLE CENTER



NEW RECREATION CENTER



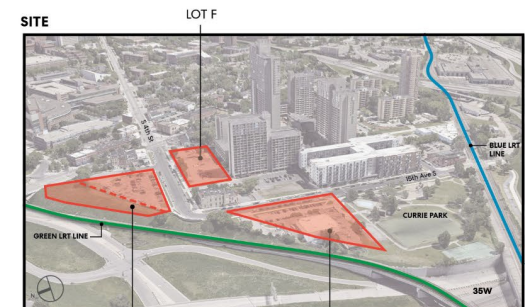
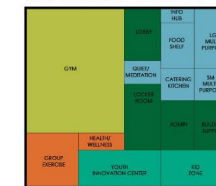
EXISTING BRIAN COYLE CENTER

CURRIE PARK

04

- 24,538 GSF new recreation center
- Site: Brian Coyle Center, Lot A/A1 or Lot F
- 400 people served per day

NEW RECREATION CENTER



LOT A/A1

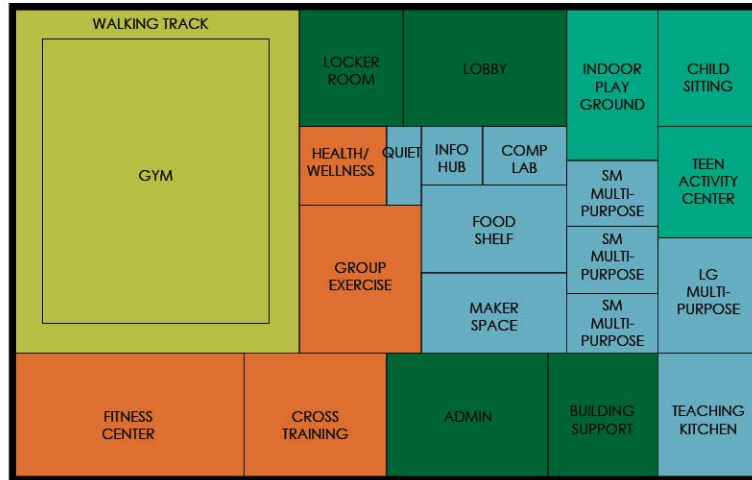
BRIAN COYLE CENTER SITE

This Pre-design report identifies Scenario 5 as the only Currently Viable program and site due to State of Minnesota site control requirements. If funded, MPRB will work to advance the CAC and Partner Team Approved Scenario 1.

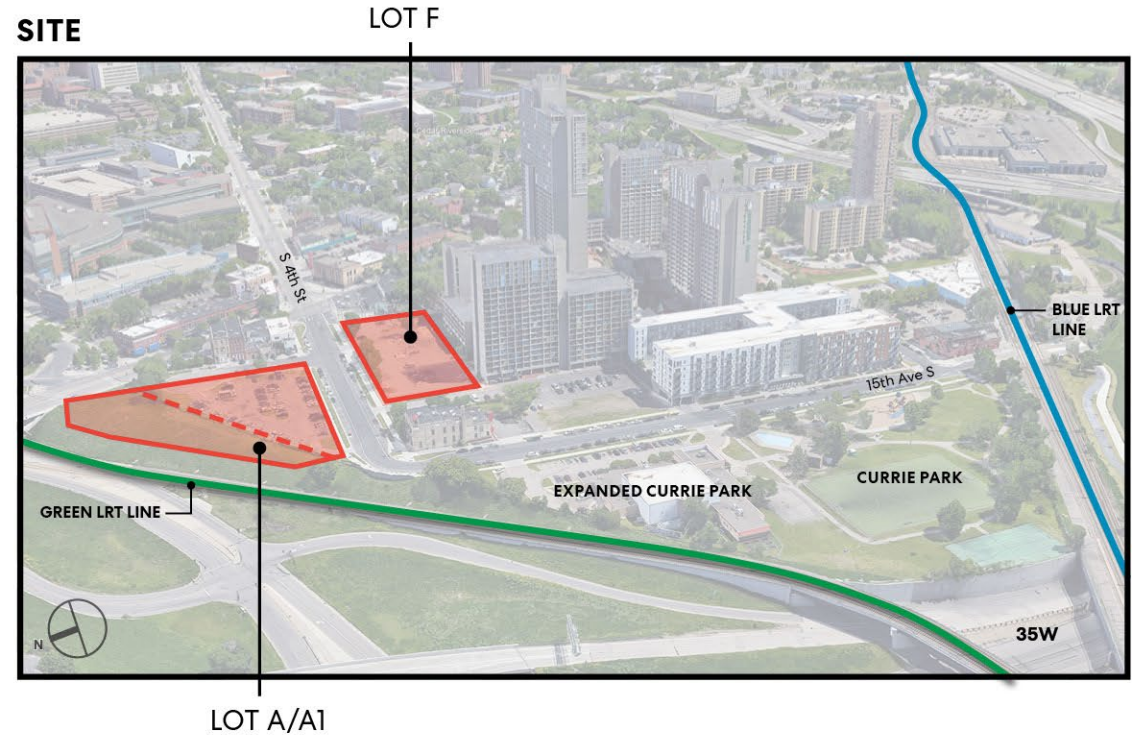
Scenario 01 - Community Advisory Committee and Partner Team Approved Project Program and Site Location

Scenario 01 offers a recreation center with a diverse range of uses and programming to accommodate the growing Cedar-Riverside community. This scenario assumes the lease agreement between MPRB and PUC is renegotiated and the new recreation center is built on Lot A/A1 or Lot F.

NEW RECREATION CENTER



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- Existing lease with Pillsbury United Communities is renegotiated
- Brian Coyle Center is demolished, Currie Park is expanded
- 46,198 GSF new recreation Center on Lot A/A1 or Lot F
- Structured parking as part of mixed-use development on site
- 575-625 people served per day

Lot A





LOCATIONS



LOT 'A'

CURRIE PARK | COYLE CENTER

QUESTIONS



CEDAR RIVERSIDE RECREATION CENTER