



# Huntsville, Alabama

305 Fountain Circle  
Huntsville, AL 35801

## Cover Memo

**Meeting Type:** City Council Regular Meeting **Meeting Date:** 6/27/2024

**File ID:** TMP-4264

**Department:** Parks and Recreation

**Subject:**

**Type of Action:** Approval/Action

Resolution authorizing the Mayor to enter into a Facility Use Agreement between the City of Huntsville and Knight-Eady Sports Group, LLC, to sponsor an event called the "Space Race", to include 5k run/walk/ride, entertainment, music, food and beverages at Big Spring Park East.

Resolution No.

**Finance Information:**

**Account Number:** NA

**City Cost Amount:** NA

**Total Cost:** NA

**Special Circumstances:**

**Grant Funded:** NA

**Grant Title - CFDA or granting Agency:** NA

**Resolution #:** NA

**Location: (list below)**

**Address:** 201 Church Street Huntsville-Big Spring Park East

**District:** District 1  District 2  District 3  District 4  District 5

**Additional Comments:**

Subject to subsection 1 (c) concerning the road closures of portions of the following streets (Church, Gallatin, Lowe, Joseph Lowery, St. Claire, Monroe, Heart of Huntsville, Woodson, Holmes, Monroe, Greene, Holmes, and Jefferson).

Licensee may access the Premises for the Event set-up starting at 7:00 AM on Wednesday, September 11, 2024 and lasting until 11:00 PM on Wednesday, September 11, 2024. Event set-up will resume at 6:00 AM on

Thursday, September 12, 2024. The Event shall commence at 5:00 PM on Thursday, September 12, 2024, and shall conclude no later than 10:00 PM on Thursday, September 12, 2024. The take-down of the Event and restoration of the Premises, shall begin, immediately after the event and be concluded no later than 1:00 AM on Friday, September 13, 2024.

**RESOLUTION NO. 24-**

**BE IT RESOLVED** by the City Council of the City of Huntsville, Alabama, that the Mayor be, and he is hereby authorized to enter into an Agreement by and between the City of Huntsville and Knight-Eady Sports Group., LLC an Alabama Limited Liability Corporation, hereinafter referred to as “Knight Eady”, on behalf of the City of Huntsville, a municipal corporation in the State of Alabama, which said agreement is substantially in words and figures similar to that certain document attached hereto and identified as "Facility Use Agreement between the City of Huntsville and Knight-Eady Sports Group, LLC", consisting of seven (7) pages including Exhibit A, and the date of June 27, 2024, appearing on the margin of the first page, together with the signature of the President or President Pro Tem of the City Council, an executed copy of said document being permanently kept on file in the Office of the City Clerk of the City of Huntsville, Alabama.

**ADOPTED** this the 27<sup>th</sup> day of June 2024.

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President of the City Council of  
the City of Huntsville, Alabama

**APPROVED** this the 27<sup>th</sup> day of June 2024.

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Mayor of the City of Huntsville

**FACILITY USE AGREEMENT**  
**BETWEEN THE CITY OF HUNTSVILLE**  
**AND KNIGHT-EADY SPORTS GROUP, LLC**

**FACILITY USE AGREEMENT BETWEEN THE CITY OF HUNTSVILLE**  
**AND KNIGHT-EADY SPORTS GROUP, LLC**

This License Agreement (the “Agreement”) is entered into this 27<sup>th</sup> day of June, 2024, by and between the City of Huntsville, a municipal corporation in the State of Alabama (hereinafter referred to as the “City” or “Licensor”), and Knight Eady Sports Group, LLC, an Alabama Limited Liability Corporation (hereinafter referred to as “Knight Eady” or “Licensee”).

**WHEREAS**, the City of Huntsville has a public interest in activities that encourage healthy lifestyles; and

**WHEREAS**, the City of Huntsville has a public interest in growing the workforce by promoting the City of Huntsville as an outstanding place to live, work, and play; and

**WHEREAS**, Knight Eady desires to sponsor an event called the “Space Race” to include 5k walk/run/ride, entertainment, music, food, and beverages, at Big Spring Park East, located at 201 Church Street, Huntsville, AL 35801;

**NOW THEREFORE**, for and in consideration of the mutual covenants herein, the parties agree as follows:

1. Use of premises, timing, and road closures.

(a) Subject to the terms and conditions of this License Agreement, the City hereby grants Licensee a license to utilize those premises owned by Licensor, which are shown on the map, attached hereto and incorporated herein by reference as **Exhibit A**, along with portions of the following streets to be used for the 5K (Church, Gallatin, Lowe, Joseph Lowery, St. Clair, Monroe, Heart of Huntsville, Woodson, Holmes, Monroe, Greene, Holmes, and Jefferson), hereinafter referred to as the “Premises” to be used for an event called “Space Race.”

(b) Subject to subsection 1(c) concerning the road closures of portions of the following streets (Church, Gallatin, Lowe, Joseph Lowery, St. Clair, Monroe, Heart of Huntsville, Woodson, Holmes, Monroe, Greene, Holmes, and Jefferson), Licensee may access the Premises for Event set-up starting at 7:00 AM on Wednesday, September 11, 2024 and lasting until 11:00 PM on Wednesday, September 11, 2024. Event set-up will resume at 6:00 a.m. on Thursday, September 12, 2024. The Event shall commence at 5:00 PM. on Thursday, September 12, 2024, and shall conclude no later than 10:00 PM on Thursday, September 12, 2024. The take-down of

\_\_\_\_\_  
President of the City Council of the City of  
Huntsville, Alabama  
Date: June 27, 2024

the Event and restoration of the Premises shall begin immediately after the event and be concluded no later than 1:00 AM on Friday, September 13, 2024.

(c) All road closings shall be as set forth more particularly in the special event permit issued by the Huntsville Police Department for the Event.

2. Security.

Licensee shall be responsible for the provision of security within the Premises during the period of the Agreement. Licensee shall hire off-duty City of Huntsville Police officers through the Huntsville Police Department to provide security services for the Event and shall hire the number of officers and supervisory personnel as recommended by the Huntsville Police Department for the event. Licensee agrees that the Supervisor of such security officers shall be authorized to make the determination that the event should be cancelled in the event of inclement weather conditions, security issues, or other threats to the safety of the sponsors or attendees of the event.

3. Fencing.

Licensee shall be permitted to erect a fence around the perimeter of the Premises (for any area where no fence is currently erected) provided no holes are drilled in any existing concrete, asphalt, brick or other impervious surface and further provided that the fence is not anchored in concrete or any other permanent material.

4. Alcoholic beverages.

(a) Licensee intends that the event will include the retail sale of alcoholic beverages for on-premises consumption. In such event, Licensee shall have secured all licensing necessary for such sale by at least one (1) week prior to the commencement date for the event unless the time specified by the state's or City's alcoholic beverage control laws requires an earlier time. Failing therein, the sale or service of alcoholic beverages shall not be permitted for the Premises.

(b) Licensee agrees to prevent any person from leaving the licensed area while in possession of any alcoholic beverage and to prevent any person from bringing alcoholic beverages into the licensed area; and, to this end, the Huntsville Police Department may require security control at access points and appropriate signage.

(c) Licensee shall abide by all alcoholic beverage control laws of the state and City including the regulations of the Alabama Alcoholic Beverage Control Board. Licensee shall provide tamper-proof measures that identify persons of legal drinking age.

5. Restroom Facilities. There are no public restroom facilities located at the Premises. If restroom facilities are needed for the Event, Licensee shall provide all necessary Port-O-Lets as recommended by industry standards for the projected attendance to the Event and shall assist with placement of the Port-O-Lets in an area designated by the Licensor. Licensee shall cause Port-O-Lets to be removed no later than Monday following the Event, by 5:00 p.m. At least some of the units must meet ADA standards for accessibility

5. Set up and Construction of Event Exhibits. Licensee shall not affix any materials to the Premises without the prior approval of the City's Director of Landscape Management. Licensee shall obtain the approval of the City's Director of General Services prior to the use of electrical power for any part of the Event. Electricity may be obtained only from sources authorized by the General Services Director.

6. Alteration of Premises. Licensee may not remove or alter any trees or make any other changes to the Premises without the prior approval of the Director of Landscape Management.

7. Vandalism or Weather Damage. Licensee shall promptly repair any damage to its property or the Premises caused by vandalism or weather events. The City shall not be responsible for any damage to property of Licensee, its sponsors, vendors, patrons or any other third parties.

8. Compliance with Laws. Licensee agrees to comply with all ordinances, laws, rules, and regulations pertaining to the use of the Premises and shall not use the Premises in an unlawful manner nor create or allow to exist any nuisances or trespass nor deface or damage the Premises. The Event shall further comply, at all times, with the Special Event Permit issued for it by the Huntsville Police Department. The Premises are located in the Quigley Arts and Entertainment District, and the Event will occur during regular hours that the district is open.

9. Licensing and Permits. Licensee shall, if applicable, obtain and maintain all licenses and permits and pay all fees necessary or required to hold the event and to sell and serve food on the Premises. Licensee shall provide proof of proper permitting or licensure prior to or during the event.

10. Access. Licensee shall, at all times, maintain handicap access throughout the Premises and maintain the Premises in such a way so as to meet the Americans with Disabilities Act (ADA) standards for accessibility.

11. Restoration. Licensee agrees to provide for and pay all costs and expenses associated with clean-up of, and damage to, the City's property resulting from Licensee's use of the Premises. The Premises shall be cleaned and restored entirely by Licensee no later than the end of the Agreement term, to the sole satisfaction of the City.

12. Indemnification; non-liability.

Licensee shall indemnify and hold harmless and do hereby agree to indemnify and hold harmless the City of Huntsville, its officials, officers, elected and appointed officials, employees, agents, contractors and volunteers performing an authorized city function, (hereinafter referred to as "indemnitees") from and against any and all claims, liability, loss, judgments, suits, penalties, costs, expenses and damages aforesaid (including but not limited to reasonable attorneys' fees and expenses and court costs and fees). Licensee further agree to indemnify and hold harmless those named above for exposure, infection, and/or spread of COVID-19 related to Licensee' utilization of the Premises. Licensee' duty to indemnify shall not apply to loss, injury, death or damage arising by reason of the sole negligence of the indemnitees. Licensee' duties hereunder shall survive the termination or expiration of this Agreement.

Nothing contained in this section 7 shall be construed as a waiver of any immunity of statutory protection of the City of Huntsville, Alabama, and no third party may expand any recovery against the City due to Licensee' duty of indemnification.

13. Insurance.

Licensee shall obtain and maintain in effect throughout the term of this agreement, Commercial General Liability with the following minimum limits:

\$1,000,000 Per Occurrence Limit  
\$1,000,000 Personal and Advertising Injury  
\$1,000,000 Products/Completed Operations  
\$2,000,000 General Aggregate Limit

Such insurance shall be written on an occurrence basis and shall specifically insure Licensee against all liability assumed by it hereunder as well as liability imposed by law. The City of Huntsville, its officers, employees, elected officials, agents, contractors, and specified volunteers shall be named as additional insureds through ISO Additional Endorsement CG 20 10 or equivalent that is sufficient to provide coverage for ongoing operations and CG 20 37 or equivalent to provide coverage for completed operations. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, employees, elected officials, agents, contractors, or specified volunteers except it shall be limited in the case of the indemnitee's or indemnitees' sole negligence. Coverage under the Licensee' policy shall be written or endorsed to provide primary coverage to any other valid or collectible insurance. Any City of Huntsville coverage is noncontributory. Licensee shall provide a Certificate of Liability Insurance evidencing required insurance coverage and contractual verbiage prior to the commencement of any use of the facilities; however, failure of The City to procure the Certificate of Insurance does not waive any insurance provisions. The Certificate Holder section shall read as follows:

City of Huntsville, AL its officers, employees, elected officials, agents, contractors, and specified volunteers

Attn: City Attorney

P.O. Box 308

Huntsville, AL 35804

[bruce.pitts@huntsvilleal.gov](mailto:bruce.pitts@huntsvilleal.gov)

Such policy of insurance shall be issued by a company authorized to engage in the insurance business in the state of Alabama and shall be approved by the City Attorney of the City of Huntsville prior to Licensee entering upon the Premises upon the terms of this agreement. It is not the intention of the parties to limit the insurance coverage to the minimum limits stated in the contract, but the entire limits of coverage carried if limits are higher than those noted on the Certificate of Insurance.

14. Fee. Licensee shall pay to the City a total sum of One Thousand and no/100 Dollars (\$1,000.00) for the use of the Premises.

15. Non-compliance. In the event of any breach of any condition or term of this Agreement, the City may cancel the Event and terminate this Agreement at any time. Huntsville Police Department, Huntsville Fire and Rescue or any other official of the city of Huntsville acting within the line and scope of his/her authority may take any action they deem necessary in order to protect the public health or safety, to prevent damage or destruction to public or private property, or to enforce applicable laws.

16. Miscellaneous.

(a) This Agreement shall not be amended except by written instrument signed by the parties hereto. This Agreement, together with all exhibits, constitutes the entire agreement between the parties and shall be interpreted under and according to the Laws of the State of Alabama with venue in the courts of Madison County, Alabama. This Agreement shall be binding upon and inure to the benefit of Licensee, their successors and permitted assigns, and the City, its successors and assigns.

(b) Licensee shall not be excused from complying with any of the terms and conditions of this Agreement by any failure of the City upon one or more occasions to insist upon or to seek compliance with any such terms or conditions, nor shall such failure on the part of the City be construed or held to be a waiver of the City's rights thereafter to strictly enforce any provision of this Agreement.

(c) The captions of this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the intent or scope of this Agreement.

(d) If, for any reason, any agreement(s), provision(s), or term(s) of this Agreement (whether material to the bargain of City and Licensee or not) should be declared illegal, null and void, unconstitutional or unenforceable, in whole or in part, by any court of competent jurisdiction, the offending portion of this Agreement shall be deemed severed herefrom as though the same was never a part hereof; provided, however, the remainder of this Agreement shall not be impaired and shall remain in full force and effect according to its remaining agreements, covenants, provisions and terms.

17. Contractual Authority. The parties represent and warrant that they have full authority to enter into this Agreement.

18. Electronic Signatures. The parties acknowledge and agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature or electronically scanned and transmitted versions (e.g. via pdf) of an original signature.

**[SIGNATURES ON FOLLOWING PAGE]**



IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed under their respective seals and delivered as of the date first above written.

**LICENSOR:  
ATTEST**

\_\_\_\_\_  
Shaundrika Edwards  
City Clerk-Treasurer

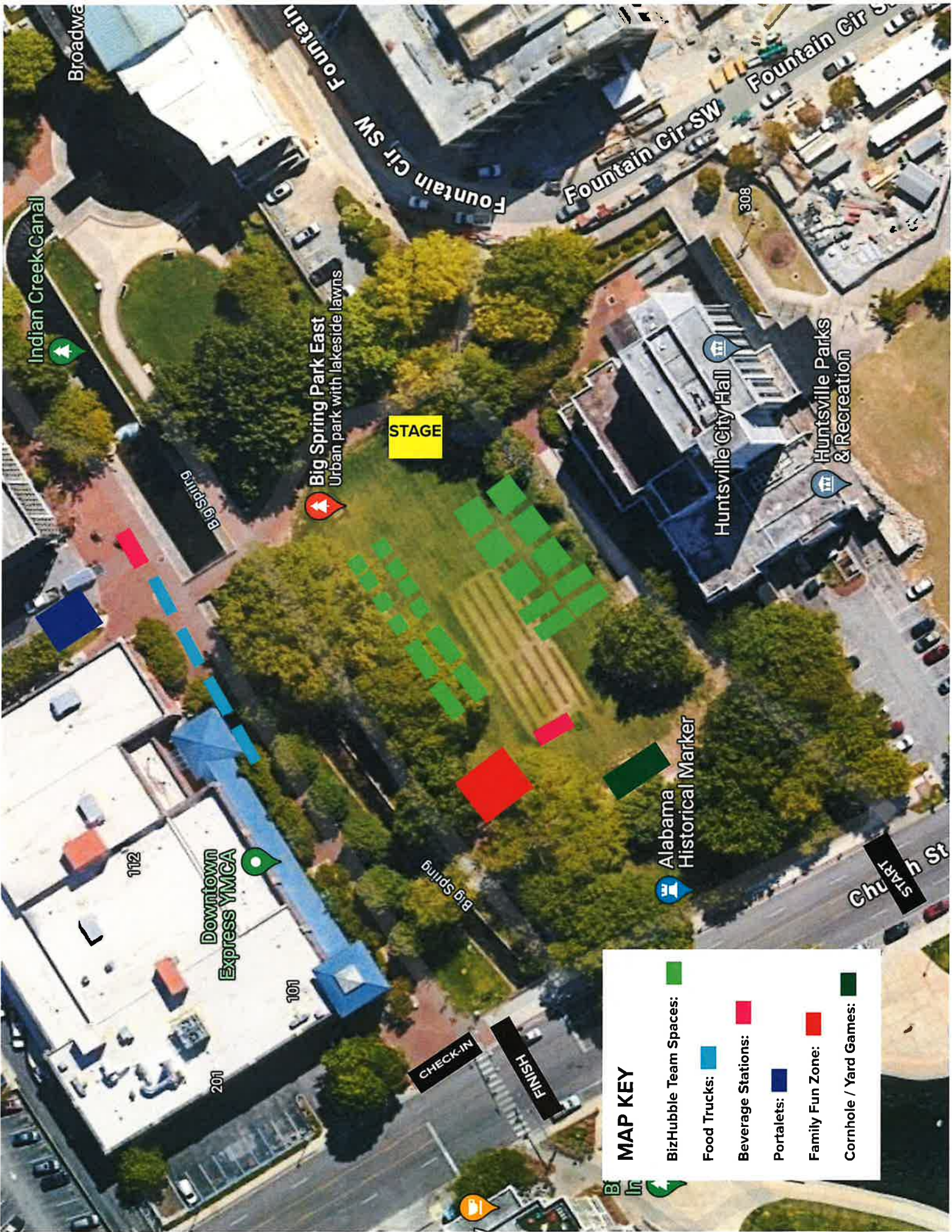
**THE CITY OF HUNTSVILLE, ALABAMA**

By: \_\_\_\_\_  
Tommy Battle, Mayor

**KNIGHT EADY SPORTS GROUP, LLC**

By:  \_\_\_\_\_

Its: Michael Eady, President



**STAGE**

**Big Spring Park East**  
Urban park with lakeside lawns

**Huntsville City Hall**

**Huntsville Parks & Recreation**

**Downtown Express YMCA**

**Alabama Historical Marker**

**MAP KEY**

- BizHubble Team Spaces:** [Green rectangle]
- Food Trucks:** [Light blue rectangle]
- Beverage Stations:** [Pink rectangle]
- Portalets:** [Dark blue rectangle]
- Family Fun Zone:** [Red rectangle]
- Cornhole / Yard Games:** [Dark green rectangle]

**CHECK-IN**

**FINISH**

**START**