

**2023 ST. PATRICK’S DAY HERITAGE EVENT LICENSE AGREEMENT**

**THIS EVENT LICENSE AGREEMENT** is made and entered into this \_\_\_day of \_\_\_\_\_, 2023, by and between the CITY OF PORT ST. LUCIE, a Florida municipal corporation, by and through the Parks & Recreation Department, (hereinafter referred to as the “CITY”), and The Friendly Sons and Daughters of Ireland, Inc., a Florida non-profit corporation, located at 5845 N.W. Begonia Ave., Port St. Lucie, FL 34986, Attn: Jim Williams, (hereinafter referred to as the “EVENT PARTNER”)( hereinafter individually referred to as a “party” or collectively as “the parties.”).

**RECITALS**

**WHEREAS**, the EVENT PARTNER and the CITY have historically worked together to co-produce and plan the annual St. Patrick’s Day event; and

**WHEREAS**, the 2023 St. Patrick’s Day event will be held on March 17, 2023, from 5:00p.m. until 10:00p.m. and held on March 18, 2023, from 11:00a.m. until 10:00p.m. (the “Event”); and

**WHEREAS**, the CITY would like to continue its sponsorship of the annual St. Patrick’s Day Event for 2023 through staff support, expense sharing, sponsorship and marketing assistance, and providing the venue; and

**WHEREAS**, the CITY and the EVENT PARTNER have agreed to share net profits from the Event, excluding alcohol sales, after application of expenses, following an accounting of expenses and revenues as provided herein; and

**WHEREAS**, the CITY owns the MIDFLORIDA Event Center, located at 9221 S.E. Event Center Place, Port St. Lucie, Florida 34952.

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

**1. EVENT PREMISES**

The CITY grants EVENT PARTNER a revocable non-exclusive license to utilize the Village Square outdoor area adjacent to the MIDFLORIDA Event Center, for the purpose of co-producing the Event (the “Event Premises”). Said Event Premises includes the area as particularly described and/or reflected in Exhibit “A” attached hereto.

**2. TERM**

The term of this License Agreement shall commence at 5:00 p.m. on the 17<sup>th</sup> day of March 2023, and terminate on the 18<sup>th</sup> day of March 2023 at 10:00 p.m.

**3. USE OF PREMISES**

The Event Premises are to be used by the EVENT PARTNER for the furtherance of the community and civic goals of the CITY, including, but not limited to, conducting the Event. The EVENT PARTNER shall restrict its use to such purposes and shall not permit other uses of the Event Premises without the written consent of the CITY.

**4. SPONSORSHIP AND MARKETING**

Both the EVENT PARTNER and the CITY shall be responsible for obtaining Event sponsors. Any funds received from said sponsorships shall be used to offset the total costs of the Event *before* the final accounting of costs and revenues are made at the conclusion of the Event.

**5. EVENT EXPENSES**

The EVENT PARTNER agrees to pay CITY an event fee of Fifteen Hundred Dollars (\$1,500.00) which shall be due at the conclusion of the Event. The event fee shall not be included in the accounting of expenses nor distribution of revenue at the conclusion of the Event. Any funds received from sponsorships, as specified in Paragraph 4, will be applied to offset total Event costs and expenses. The CITY and EVENT PARTNER shall be jointly and equally responsible for all remaining Event costs and expenses, remaining after applying

funds from sponsorships, necessary to produce the Event, except for costs related to the EVENT PARTNER's acquisition of alcohol as specified in paragraph 7 herein. The EVENT PARTNER shall be exclusively responsible for all alcohol costs related to the Event.

**6. EVENT PROCEEDS**

The CITY shall be entitled to all net revenue and proceeds from the sale of craft items from craft vendors, food and non-alcoholic beverage items, and carnival revenue. The EVENT PARTNER shall be entitled to all revenue and proceeds from the sale of alcohol as provided in Paragraph 7.

**7. ALCOHOL**

The EVENT PARTNER will be responsible for all alcoholic beverage sales, training of staff, and service during the Event. The EVENT PARTNER will obtain the necessary and proper license from the Florida Division of Alcoholic Beverages and Tobacco to sell alcoholic beverages and shall retain all records and receipts related thereto. The EVENT PARTNER shall be responsible for all costs associated with the sales, training, and service of alcoholic beverages during the Event and shall retain all net profits from the sale of alcoholic beverages during the Event. The EVENT PARTNER shall comply with any reporting requirements of the liquor license issued by the Florida Division of Alcoholic Beverages and Tobacco including compliance required by local, state, and federal law. The CITY shall not be liable for, and EVENT PARTNER agrees to indemnify and hold harmless CITY against any liability resulting from EVENT PARTNER's failure to obtain proper licenses for said Event and resulting from any injury of any kind whatsoever, related directly or indirectly, to EVENT PARTNER's obligations as stated herein.

**8. LIABILITY/INDEMNIFICATION/HOLD HARMLESS**

The CITY shall not be liable for damage claims from injury to persons or property from any cause relating to the occupancy, construction, improvement, maintenance, or

operation of the Event Premises by the EVENT PARTNER during the term of this License or any extension thereof. EVENT PARTNER agrees to indemnify, defend and hold harmless, the CITY, its officers, agents, and employees from, and against any and all claims, actions, liabilities, losses and expenses including, but not limited to, attorney's fees for personal, economic or bodily injury, wrongful death, loss of or damage to property, at law or in equity, which may arise or may be alleged to have arisen from the negligent acts, errors, omissions or other wrongful conduct of EVENT PARTNER, agents, laborers, vendors, or other personnel entity acting under EVENT PARTNER's control in connection with the terms of this Agreement and, to that extent, EVENT PARTNER shall pay such claims and losses and shall pay all such costs and judgments which may issue from any lawsuit arising from such claims and losses including wrongful termination or allegations of discrimination or harassment, and shall pay all costs and attorney's fees expended by the CITY in defense of such claims and losses including appeals. The aforesaid hold-harmless Agreement by EVENT PARTNER shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the actions of EVENT PARTNER or any agent laborers, or any employee of EVENT PARTNER, regardless of whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages. EVENT PARTNER shall be held responsible for any violation of laws, rules, regulations or ordinances affecting in any way the conduct of all persons engaged in or the materials or methods used by EVENT PARTNER during the performance of this Agreement. EVENT PARTNER shall give all notices and comply with all laws, ordinances, rules, regulations and orders of any public authority bearing on this Agreement. EVENT PARTNER shall secure all permits, fees, licenses, and inspections necessary for the execution of this Agreement.

No provision of this License Agreement shall be construed to create a partnership or joint venture of any type between the CITY and EVENT PARTNER, or in any way make either responsible for any debts, losses or liabilities of the other, without limitation.

**9. SOVEREIGN IMMUNITY**

Nothing in this Agreement shall be deemed or otherwise interpreted as waiving the CITY's sovereign immunity protections existing under the laws of the State of Florida or extending or increasing the limits of liability as set forth in Section 768.28 Florida Statutes.

**10. INSURANCE**

EVENT PARTNER shall, on a primary basis and at its sole expense, agree to maintain in full force and effect at all times during the life of this Contract, insurance coverage, limits, including endorsements, as described herein. The requirements contained herein, as well as CITY's review or acceptance of insurance maintained by EVENT PARTNER are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by Contractor under the Contract.

The parties agree and recognize that it is not the intent of the City of Port St. Lucie that any insurance policy/coverage that it may obtain pursuant to any provision of this Contract will provide insurance coverage to any entity, corporation, business, person, or organization, other than the City of Port St. Lucie and the CITY shall not be obligated to provide any insurance coverage other than for the City of Port St. Lucie or extend its immunity pursuant to Section 768.28, Florida Statutes, under its self-insured program. Any provision contained herein to the contrary shall be considered void and unenforceable by any party. This provision does not apply to any obligation imposed on any other party to obtain insurance coverage for this project, any obligation to name the City of Port St. Lucie as an additional insured under any other insurance policy, or otherwise protect the interests of the City of Port St. Lucie as specified in this Contract.

**A. Workers' Compensation Insurance:** EVENT PARTNER shall procure and agree to maintain Workers' Compensation Insurance & Employers' Liability in accordance with Section 440, Florida Statutes. Employers' Liability and must include limits of at least \$100,000.00 each accident, \$100,000.00 each disease/employee, \$500,000.00 each disease/maximum. A Waiver of Subrogation endorsement shall be provided. Coverage shall apply on a primary basis. If EVENT PARTNER claims exemption under Florida Workers' Compensation insurance, EVENT PARTNER must present a waiver of exemption from the Florida Division of Financial Services indicating such. Should scope of work performed by Contractor qualify its employee for benefits under Federal Workers' Compensation Statute (example, U.S. Longshore & Harbor Workers Act or Merchant Marine Act), proof of appropriate Federal Act coverage must be provided.

**B. Commercial General Liability Insurance:** EVENT PARTNER shall procure and agree to maintain Commercial General Liability insurance issued under an Occurrence form basis, including Contractual liability, to cover the hold harmless agreement set forth herein, with limits of not less than:

Each occurrence	\$1,000,000
Personal/advertising injury	\$1,000,000
Products/completed operations aggregate	\$2,000,000
General aggregate	\$2,000,000
Fire damage	\$100,000 any 1 fire
Medical expense	\$10,000 any 1 person

**C. Additional Insured:** An Additional Insured endorsement must be attached to the certificate of insurance (should be CG2026) under the General Liability policy. Coverage is to be written on an occurrence form basis and shall apply as primary and non-contributory. Defense costs are to be in addition to the limit of liability. A waiver of subrogation shall be provided in favor of the CITY. Coverage shall extend to independent contractors, fellow employees, and volunteers. Contractual Liability is to be included. Coverage is to include a

cross liability or severability of interests' provision as provided under the standard ISO form separation of insurers clause.

Except as to Workers' Compensation and Employers' Liability, and Certificate of Insurance(s), policies shall clearly state that coverage required by the Agreement have been endorsed to include the CITY of Port St. Lucie, a municipality of the State of Florida, its officers, agents and employees as Additional Insured added to its Commercial General Liability, Auto Liability, and Liquor Liability policies. The name for the Additional Insured endorsement issued by the insurer shall read "**CITY of Port St. Lucie, a municipality of the State of Florida, its officers, employees and agents, and shall include 2023 St. Patrick's Day Heritage Event License Agreement.**" Copies of the Additional Insured endorsements shall be attached to the Certificate of Insurance. The Policies shall be specifically endorsed to provide thirty (30) days written notice to the CITY prior to any adverse changes, cancellation, or non-renewal of coverage thereunder. Formal written notice shall be sent to City of Port St. Lucie, 121 SW Port St. Lucie Blvd., Port St. Lucie, FL 34984, Attn: Parks and Recreation Department. In the event that the statutory liability of the CITY is amended during the term of this Contract to exceed the above limits, EVENT PARTNER shall be required, upon thirty (30) days written notice by the CITY, to provide coverage at least equal to the amended statutory limit of liability of the CITY. Copies of the Additional Insured endorsement shall be attached to the Certificate of Insurance.

**D. Liquor Liability Insurance:** EVENT PARTNER shall procure and agree to maintain Liquor Liability insurance issued under an Occurrence form basis, in limits not less than \$1,000,000 each occurrence, \$2,000,000 general aggregate. A waiver of subrogation shall be provided in favor of the CITY.

**E. Automobile Liability Insurance:** EVENT PARTNER shall procure and agree to maintain Business Automobile Liability at a limit of liability not less than \$1,000,000.00

each accident covering any auto, owned, non-owned and hired automobiles. In the event, the EVENT PARTNER does not own any automobiles; the Business Auto Liability requirement shall be amended allowing EVENT PARTNER to agree to maintain only Hired & Non-Owned Auto Liability. This amended requirement may be satisfied by way of endorsement to the Commercial General Liability, or separate Business Auto Coverage form. Certificate holder must be listed as additional insured. A waiver of subrogation shall be provided. Coverage shall apply on a primary basis and non-contributory basis.

**F. Waiver of Subrogation:** EVENT PARTNER shall agree by entering into this Agreement to a Waiver of Subrogation for each required policy. When required by the insurer or should a policy condition not permit an Insured to enter into a pre-loss Agreement to waive subrogation without an endorsement then EVENT PARTNER shall agree to notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent.

**G. Deductibles:** All deductible amounts shall be paid for and be the responsibility of EVENT PARTNER for any and all claims under this Agreement. Where an SIR or deductible exceeds \$5,000, the City of Port St. Lucie reserves the right, but not obligation, to review and request a copy of the bidder's most recent annual report or audited financial statement.

**I.** It shall be the responsibility of EVENT PARTNER to ensure that all vendors, independent contractors, and/or subcontractors utilized in this Agreement comply with the same insurance requirements referenced herein. It will be the responsibility of EVENT PARTNER to obtain Certificates of Insurance from all independent contractors and subcontractors listing the CITY as an Additional Insured without the language when required by written contract. If EVENT PARTNER, independent contractor or subcontractor maintain higher limits than the minimums shown above, the CITY requires and shall be entitled to



coverage for the higher limits maintained by EVENT PARTNER/independent contractor/subcontractor.

**J.** EVENT PARTNER may satisfy the minimum limits required above for either Commercial General Liability, Business Auto Liability, and Employers' Liability coverage under Umbrella or Excess Liability. The Umbrella or Excess Liability shall have an Aggregate limit not less than the highest "Each Occurrence" limit for either Commercial General Liability, Business Auto Liability, or Employers' Liability. When required by the insurer, or when Umbrella or Excess Liability is written on Non-Follow Form," the CITY shall be endorsed as an "Additional Insured."

**K.** CITY, by and through its Risk Management Department, reserves the right, but not obligation, to review, modify, reject, or accept any required policies of insurance including limits, coverages or endorsements, herein from time to time throughout the term of this Agreement. All insurance carriers must have an AM Best rating of at least A:VII or better. When a self-insured retention or deductible exceeds \$5,000, the CITY reserves the right, but not the obligation, to review and request a copy of bidder's most recent annual report or audited financial statement. A failure on the part of EVENT PARTNER to execute the Agreement and/or punctually deliver the required insurance certificates and other documentation within 14 days of the event, may be cause for termination of this Agreement.

## **11. ACCOUNTING**

CITY shall be responsible for the accounting of all event revenue and expenses at the conclusion of the Event. If Event revenues exceed the amount of Event expenses, the CITY shall remit the EVENT PARTNER's portion of revenues to the EVENT PARTNER as set forth herein. If Event expenses exceed revenues, the CITY shall invoice the EVENT PARTNER for fifty (50) percent of the event expenses (over and above the EVENT PARTNER's cost for alcohol) as set forth herein.

**12. FORCE MAJEURE**

**A.** In the case that a state of emergency may be declared, or the Event Premises or any part thereof shall be destroyed or damaged by hurricane, fire, water, pandemic, or any other cause, or as the result of any other casualty or unforeseen occurrence, the CITY may determine that fulfillment of the Agreement is not possible. If any of these shall occur, this Event Agreement shall be subject to termination. Should it become necessary in the judgment of the CITY to evacuate the Event Premises because of a bomb threat or for other reasons of public safety, the dates and times provided in this Agreement will be extended for sufficient time to complete the Event without additional terms and conditions providing such time does not interfere with rights previously granted to another event. The parties also agree that if unforeseen circumstances due to weather materially affect attendance, the parties may renegotiate the payment of costs and expenses set forth herein, except that any expenses and proceeds related to the sale of alcohol shall remain as set forth herein.

**B.** Neither party shall be liable to the other for any failure or delay in performance hereunder due to circumstances beyond its reasonable control including, without limitation, Acts of God; accident, death, labor disputes, injury or illness of key personnel; acts, omissions and defaults of third parties and governmental and judicial action not the fault of the party causing such failure or delay in performance.

**13. MISCELLANEOUS**

**A.** No provision of this Agreement shall be construed to create a partnership or joint venture of any type between the CITY and EVENT PARTNER, or in any way make either responsible for any debts, losses or liabilities of the other, without limitation. This agreement shall not be assigned, subcontracted or transferred to any other entity without the express written approval of the CITY.

**B.** Any and all disputes pertaining to this Agreement shall be referred for resolution to the CITY Manager for the CITY of Port St Lucie, Florida, prior to the filing of any litigation. The parties consent solely to a state court of jurisdiction in St. Lucie County, for any litigation which may arise out of this Agreement among the parties.

**C.** The Agreement set forth herein including all promises, agreements, conditions, and understandings, either oral or written, between the parties and their successors in interest represents the final and complete understanding of the parties regarding the terms of the Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding the subject matter herein. No subsequent alteration, amendment, change, or addition to the Agreement or its attachments will be binding unless in writing and signed by both parties and made a part of the Agreement by direct reference.

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**2023 ST. PATRICK’S DAY HERITAGE EVENT LICENSE AGREEMENT BY AND BETWEEN CITY OF PORT ST. LUCIE AND THE FRIENDLY SONS & DAUGHTERS OF IRELAND, INC.**

IN WITNESS WHEREOF, the parties hereto have set their respective hands this \_\_\_\_ day of \_\_\_\_\_, 2023.

**CITY OF PORT ST. LUCIE,**  
a Florida municipal corporation

By: \_\_\_\_\_  
Sherman Conrad  
Director, Parks & Recreation

Approved as to Form and Legal Sufficiency:

\_\_\_\_\_  
James D. Stokes  
City Attorney, Office of the City Attorney

**EVENT PARTNER**

By: \_\_\_\_\_  
Jim Williams, President  
Friendly Sons and Daughters of Ireland, Inc.

**EXHIBIT A**  
**Event Premises Map**

