



Northfield Ice Arena Advisory Board

Wednesday, April 19, 2017

8:00 a.m.

City Hall Washington Conference Room

Meeting Minutes

Members Present: Mayor Rhonda Pownell, Ben Martig, Dave Bennett, Brett Reese, Todd Bornhauser, Chris Sorenson, Mike Ludwig, Jeff Hasse, Jim Fisher

Members Absent: Brad Ness, Jan Hanson, Ryan Bowles, Chris Heineman, Carey Tinkelenberg, Tom Graupmann

Others present: Jeff King – Ballard & King via conference call, Barb Neitzel - Recording Secretary

I. Welcome and Introductions.

The mission statement was read.

March 9, 2017 minutes were approved.

II. Any questions / follow up / updates from the last meeting.

None

III. Phase III Operational Analysis – Draft Report Review (Jeff King – Ballard and King Conference Call)

D. Bennett stated this is first glance of the draft and the board can continue to review it as they work towards presenting it to the City Council at their June 6, 2017 meeting.

Jeff King gave an overview of the report and stated it will be developed in pieces to merge with the market analysis for one final report.

The following four options were identified:

1. Expand the existing site beyond the confines of the \$1M that has been identified.
2. Make improvements to modernize the existing rink.
3. Partner with St. Olaf for a new rink on their campus adjacent to their proposed rink.
4. Construct new arena on different site – approximately \$7M.

He then spoke on developing operating pro forma for the four models. Since St. Olaf would be in charge of management of a second rink on their campus, there would not be any revenue or expenses other than debt service. The existing debt on the current arena (\$700,000) is included and would not come off until 2022.

Within the operating pro forma there are scenarios for different ice rates ranging from \$185 to \$200 per hour. M. Ludwig stated new rinks are charging as high as \$220 an hour for prime ice.

D. Bennett noted the City is working with an architect to review the expansion of the existing facility and the cost for that scenario in order to sufficiently work to meet the needs of the users.

B. Martig asked if there are opportunities for other revenue and whether it can be split differently from the current model.

C. Sorenson felt it was imperative to identify the economic impacts. Mayor Pownell suggested speaking to other cities such as Fergus Falls and New Ulm that have existing rinks to capture their economic impact data.

B. Martig noted that, from experience, he has found it is very important to focus on operational costs first and getting that piece right.

B. Reese summarized the following items to work on for the next meeting:

- 1- Move forward with operational costs and financing of new facility.
- 2- Capture economic impact data.
- 3- Determine costs for bringing existing facility up to spec to properly meet the needs of users.
- 4- St. Olaf update.

IV. St. Olaf

Due to timing this item will be discussed at the next meeting.

V. Schedule Next Meeting, Agenda Items, and Tasks to Assign

- a. Next Meeting – Wednesday May 3, 2017 at 8:00 a.m.

VI. Adjourn

The meeting adjourned at 9:15 a.m.