



Northfield Ice Arena Advisory Board  
Wednesday September 20, 2017  
8:00 a.m.  
Second Floor Training Room

### Meeting Minutes

Members Present: Mayor Rhonda Pownell, Ben Martig, Dave Bennett, Brett Reese, Brad Ness, Mike Ludwig, Tom Graupmann, Chris Sorenson, Jeff Hasse, Jim Fischer

Members Absent: Jan Hanson, Ryan Bowles, Carey Tinkelenberg, Chris Heineman, Todd Bornhauser

Others present: Brenda Angelstad – Finance Director, Barb Neitzel – Recording Secretary

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I. Welcome and Introductions.

The mission statement was read.

**A motion was made by M. Ludwig and seconded by J. Hasse to approve the September 20, 2017 agenda. All in favor. Motion carried.**

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

Introductions were made to Finance Director Brenda Angelstad.

III. Approval of August 23, 2017 Minutes

**A motion was made by T. Graupmann and seconded by C. Sorenson to approve the August 23, 2017 minutes. All in favor. Motion carried.**

IV. Overview of how Marshall Ice Arena Funding came together – Ben M.

Administrator Martig presented information on the process and financing for the two-sheet rink built in Marshall, MN, which was part of a \$28M project that also included four softball fields and a public safety-training center. The city consulted with the marketing firm of Branding Tunheim. Copies of the sheets detailing Community Organization, Building Layout and Funding are attached to these minutes.

B. Reese asked which organizing efforts would apply to the City of Northfield. B. Martig

felt it would be challenging to organize an MN Amateur Sports Commission but encouraged partnering with the colleges and also enhancing tourism since it is recession proof.

V. Northfield Ice Arena Costs and Funding Scenarios – Ben M.

B. Martig reported on funding scenarios for City Only Options and St. Olaf Options along with annual debt service and sales tax increases.

City Only Options

- \$1.3M – Maintain Existing with Costs over 10 Years
- \$7M – Major Remodel, City Only
- \$17M – 1-Sheet Freestanding Site (not including land), City Only

St. Olaf Options

- \$1M – Access Road
- \$15.885M – 1 Sheet Expansion from St. Olaf Remodel, Expanded Lobby/Concessions  
\*Under this option all High School games would be played on the St. Olaf rink with a 400-seat community rink for the youth.
- \$28M – 2 sheet Freestanding Site (not including land)

Under these options campus security and road access would need to be improved.

Sheets indicating the annual debt service, tax levy increases, and sales tax increases for each option are attached to these minutes.

Questions and Comments

Committee members questioned the \$28M to construct two sheets of ice and would like staff to dig deeper into these numbers. Even though inflation was taken into account, some felt a rink in Northfield could be built at a lesser cost than Marshall's high-end arena.

T. Graupmann questioned whether St. Olaf would be willing to give up space for parking needs. M. Ludwig stated probably not for an addition but more likely with the two-sheet option.

M. Ludwig added that the two-sheet option would cover about 95,000 – 100,000 square feet. He figured \$225 per square foot plus site improvements would be a good number to use when figuring total costs.

C. Sorenson reminded the committee the market analysis numbers showed there was still 25% usage that could support a second rink.

VI. Economic Impact Other Recreation/Art

A report from Creative Minnesota was distributed which showed the local economic impact of the nonprofit arts and culture sector to be about \$2.2M for the City of Northfield. The ice rink economic impact analysis indicates a similar amount of \$1.8M.

VII. St. Olaf Update – M. Ludwig

M. Ludwig noted they are within \$1M of breaking ground on their sheet of ice.

The college is still interested in pursuing a second sheet of ice. They have the potential to expand west or north.

T. Graupmann stated he would like a more definitive answer from St. Olaf on what they would be willing to move forward with in order to decide what is in the city's best interest.

C. Sorenson reiterated that he would still like a yes or no answer from St. Olaf.

D. Bennett stressed that St. Olaf is still open to a second sheet of ice being attached to Skoglund and that it is a viable option.

Mayor Pownell added that a freestanding two-sheet rink seems to be the best option for St. Olaf and she would like the committee to be patient. It is better to collaborate in the long run versus making a pre-mature decision.

VIII. Action Items/Next Steps

The following items were asked to be discussed at the next meeting:

- Remind board of market study indicating support for one community rink.
- Costs to add second sheet of ice north of Skoglund
- More definitive numbers on what existing arena could sell for, costs to build on new site and cost savings on operations to collaborate with St. Olaf.
- If there is more sports tourism, what additional revenue is brought in from the lodging tax.
- More detailed information on the economic impact from the nonprofit arts and culture.

IX. Adjourn

The meeting adjourned at 9:41 a.m.