



**MEMORANDUM**

DATE: April 10, 2018

To: Honorable Mayor & City Council

CC: Dave Bennett, City Engineer/Director of Public Works; Monte Nelson, Police Chief; Chris Heineman, Community Planning and Development Director; Deb Little, City Clerk; Michelle Mahowald, Communications & Human Resources Manager; Teresa Jensen, Director of Library and Information Technology Resources; Chris Hood, City Attorney

From: Ben Martig, City Administrator

RE: "Supplemental Agenda Background Memo" for April 10, 2018 No.1.

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**Summary Report:**

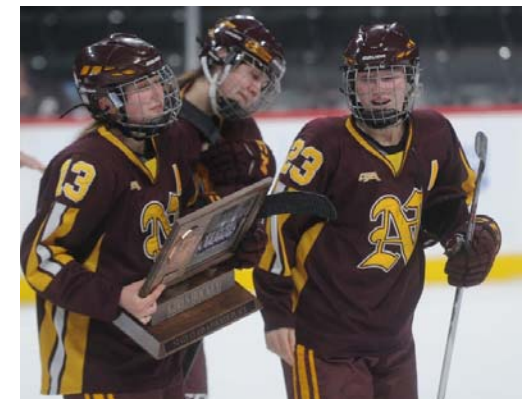
The following is an update on agenda items as supplemental background agenda information made available on Tuesday, April 10, 2018.

Item 1 – Presentation by Northfield Ice Arena Advisory board

Please see attached updated presentation; minor edits were made to the presentation.



# Northfield Community Arena City Council Presentation April 10, 2018



# Northfield Ice Arena Advisory Board

Board Has Been Meeting Since August 2016

## Board Members

### **Business Community**

Brett Reese-Chair  
Todd Bornhauser-Vice Chair  
Jeff Hasse

### **St. Olaf College**

Jan Hanson  
Ryan Bowles  
Mike Ludwig

### **Northfield Skate School**

Carey Tinkelenberg

### **Northfield City Staff**

Ben Martig, Chris Heineman, Dave Bennett, Barb Neitzel

### **Northfield Hockey Association**

Chris Sorenson  
Jim Fisher  
Chris Kennelly

### **Northfield School District**

Tom Graupmann  
Tania Will

### **City Council Members**

Mayor Rhonda Pownell  
Council Member Brad Ness



# Northfield Ice Arena Advisory Board

## Mission Statement

*"Serve as an advisory committee to assist and guide staff in a thorough review of current ice arena conditions, assess needs and demands, evaluate cost and alternative facility options resulting in recommendations to be presented to the City Council"*



# Arena that serves the Community




- High School Hockey
- Youth Hockey – Northfield Hockey Association
- Northfield Skating School/Community Recreation
  - Learn to Skate
  - Figure Skating
- Public Open Skate
- Spectators
- Events
  - Home and Garden Expo
  - Hospital Auxiliary Book Fair
  - Opportunity for other
- Economic Development
- Community as a whole



# Northfield Community Arena

## Presentation Outline

1. Review of Existing Community Arena
  2. Ice Market Study
  3. Economic Impact Analysis
  4. Facility Options and Capital Costs
    1. Maintain Existing Community Arena
    2. Addition to Existing Community Arena
    3. Partner with St. Olaf and Build New Community Arena
    - 4A. Build New Community Arena 1-Sheet
    - 4B. Build New Community Arena 2-Sheet
  5. Operation Costs
  6. Recommendation
  7. Financing
  8. Next Steps
- 

# Northfield Community Arena

## 1. Review of Existing Community Arena

ATS&R



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FIRST FLOOR AND SECOND FLOOR PLANS

FIRST FLOOR AND SECOND FLOOR CODE PLANS

CONTEXT AND ARENA AERIAL PLANS

MEMORANDUM NO. 1 MEETING MINUTES

CONSTRUCTION COST ESTIMATES



## Ice System – Refrigeration Equipment

- Evaluated equipment life and timeline for conversion from R-22 to another refrigerant
- Existing equipment installed in 2008 which still has remaining life with proper maintenance
- EPA is phasing out production of R-22; however, there are no restrictions on continued use within the existing system
- No subsoil heat system – City should only operate rink for 6 months, unless surveyed to monitor floor elevation. (*No floor movement over last year*)
- Recommendation is to continue to buy R-22 until it becomes cost prohibitive at that time to convert to ammonia
- New Ice System Cost - \$710,000

## Prioritization of Findings

- Priority 1 – Immediate Need 0-3 years (\$175,100)
- Priority 2 – Mid-term Need 4-6 years (\$305,200)
- Priority 3 – Long-term Need 7-10 years (\$830,000)

Total \$1,310,200

## Conclusions

- Users – Facility does not provide a good experience, feels more like a practice facility
- Investments will need to be made in the next few years to continue operations
- Strong consideration should be made before moving toward any recommended improvements identified in Priorities 2 and 3.

# Northfield Community Arena

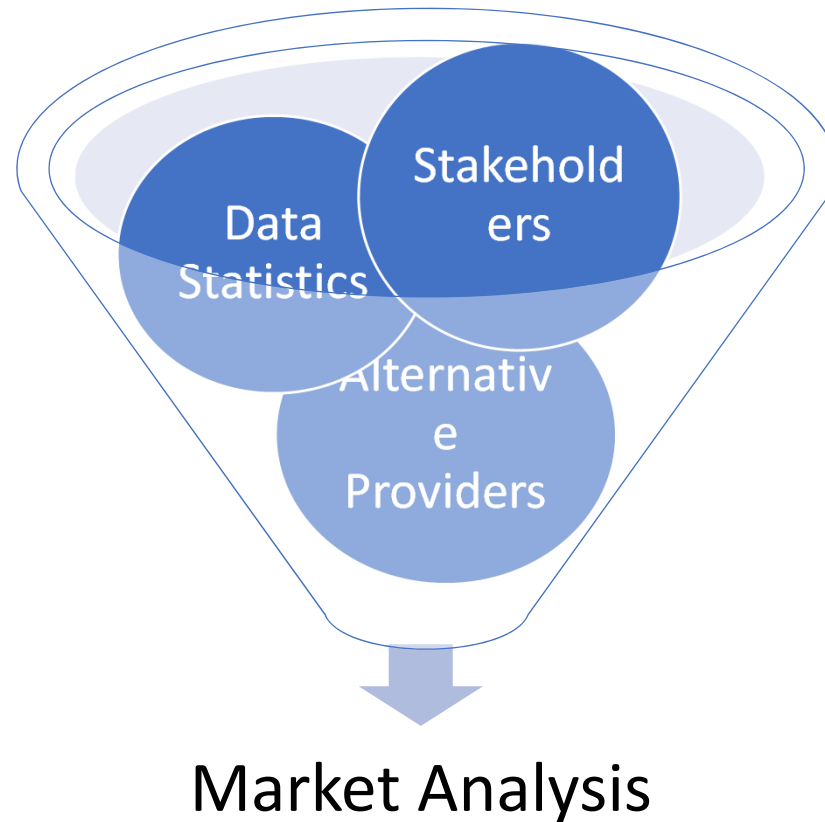
## 2. Ice Market Study

Ballard & King

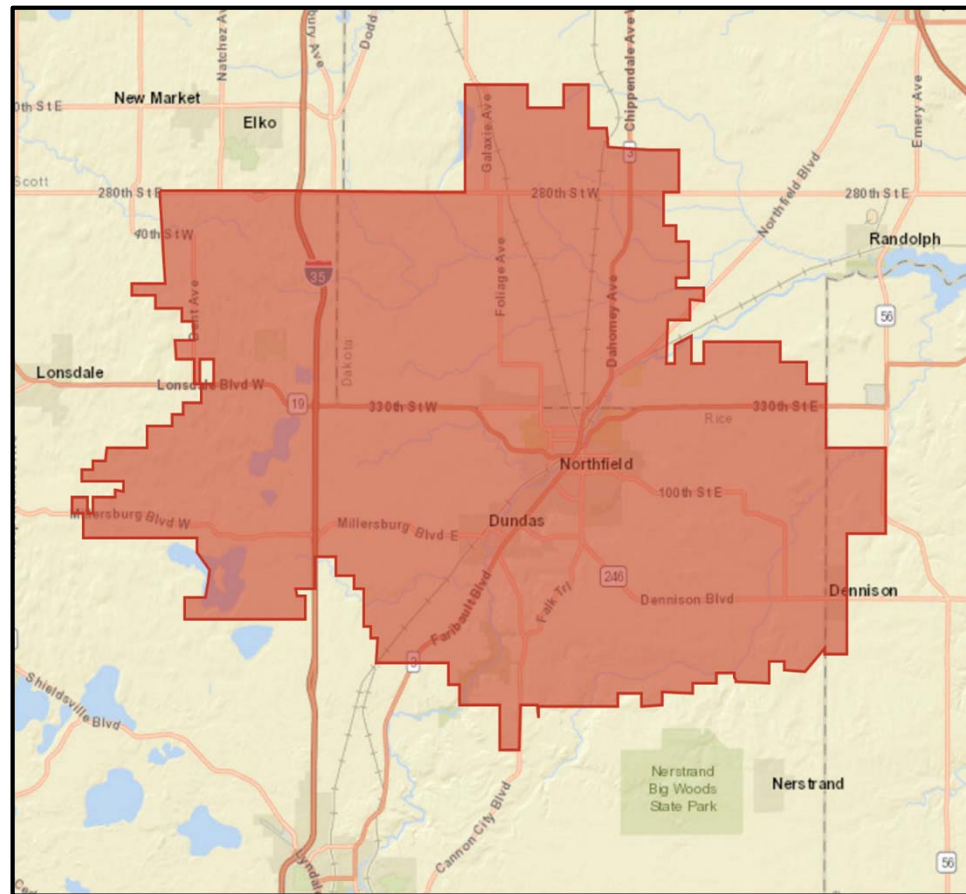


# Market Analysis Process

- Population Trends
- Household Income
- Activity Trends
- Overlay of National/State Statistics
- Participation Levels
- Local Stakeholders
- Other Ice Arena Operators



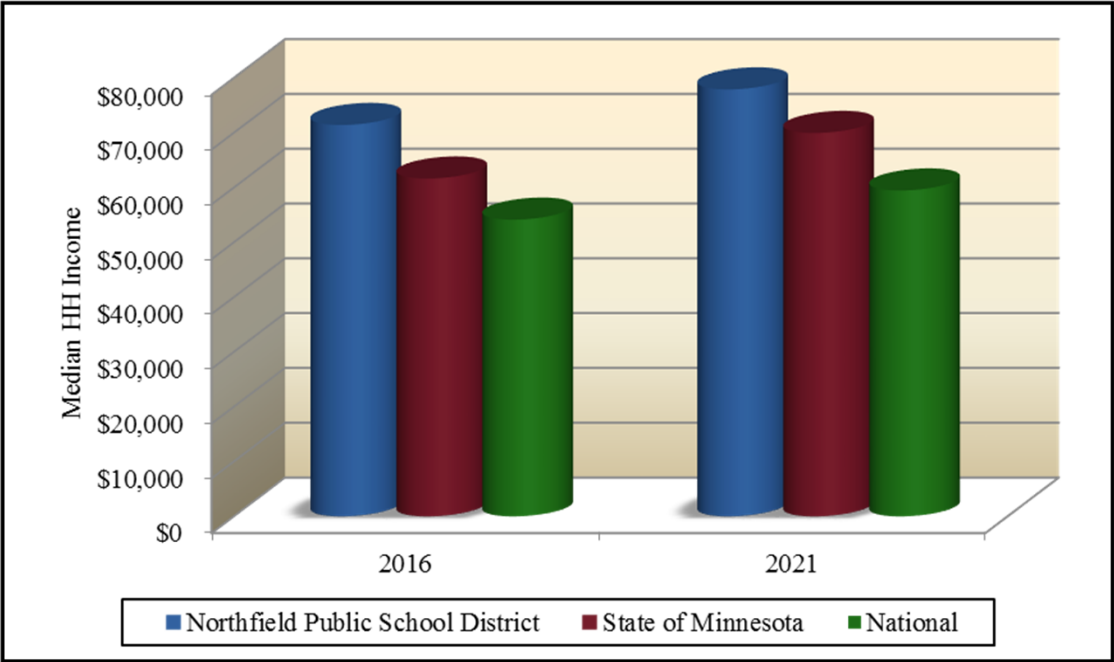
# Service Area



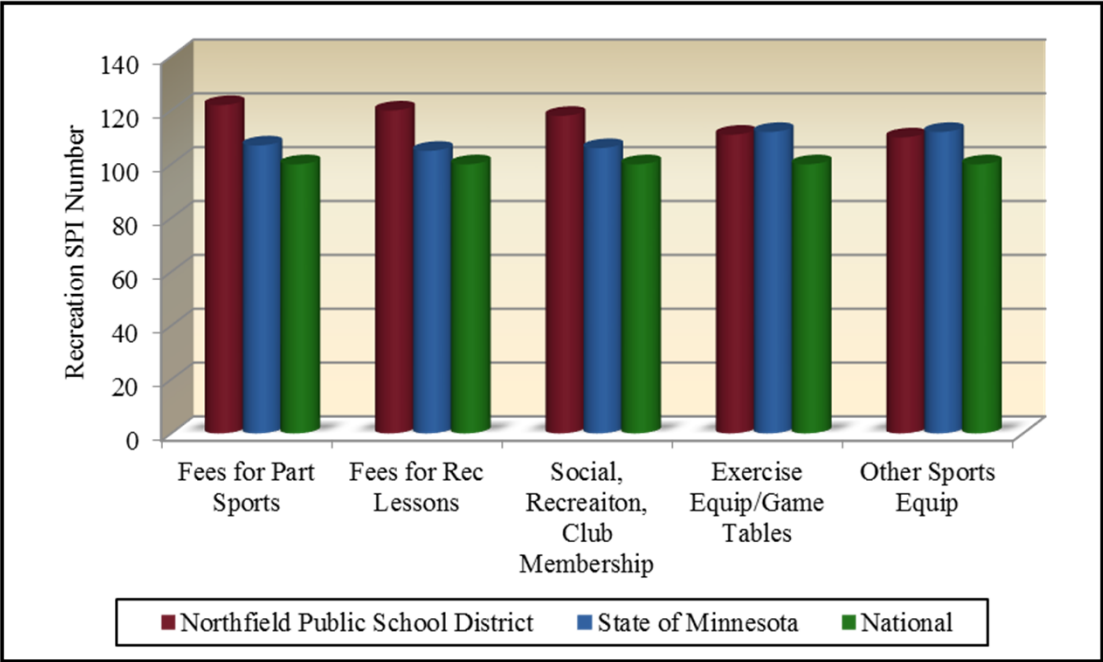


# Median HH Income

	2016 Projection	2021 Projection
Northfield Public School District	\$71,429	\$77,918
State of Minnesota	\$61,657	\$69,976
National	\$54,149	\$59,476



# Recreation Spending Potential Index



# Activity Trends - Macro

	2006 Participation	2015 Participation	Percent Change
Hockey (ice)	2.6	3.3	+26.9%

	2006 Participation	2015 Participation	Percent Change
Ice/Figure Skating	8.2	7.6	-7.3%

	1990	1995	2000	2005	2010	2015
Hockey (ice)	1.9	2.2	1.9	2.4	3.3	3.3
Ice/Figure Skating	6.5	7.7	-	-	-	7.6

# Hockey Trend – Micro 2010- 2015

USA Hockey Registration									
Year	MN Youth	19+	17 &18	15&16	13&14	11&12	9&10	7&8	U6
2014/15	55,450	9,578	1,936	3,326	7,063	8,217	8,223	8,138	8,673
2013/14	54,507	8,995	1,938	3,470	7,137	8,169	8,367	8,071	8,360
2012/13	53,935	8,599	1,925	3,465	7,125	8,218	8,456	7,996	8,125
2011/12	54,951	8,596	1,963	3,382	7,227	8,419	8,527	8,380	8,457
2010/11	54,325	7,730	1,848	3,599	7,094	8,560	8,587	8,407	8,500
Difference	1,125	1,848	88	-273	-31	-343	-364	-269	173
% Change	2.00%	2.40%	0.04%	-0.07%	-0.04%	-4.00%	-4.20%	-3.10%	2.00%

# Hockey Trend – Micro 2010-2017

	USA Hockey Registration								
Year	MN Youth	19+	17 &18	15&16	13&14	11&12	9&10	7&8	U6
2016/17	57,179	9,218	2,107	3,744	7,287	8,200	8,621	8,718	9,284
2015/16	57,107	9,740	2,092	3,677	7,213	8,245	8,529	8,399	9,212
2014/15	55,450	9,578	1,936	3,326	7,063	8,217	8,223	8,138	8,673
2013/14	54,507	8,995	1,938	3,470	7,137	8,169	8,367	8,071	8,360
2012/13	53,935	8,599	1,925	3,465	7,125	8,218	8,456	7,996	8,125
2011/12	54,951	8,596	1,963	3,382	7,227	8,419	8,527	8,380	8,457
2010/11	54,325	7,730	1,848	3,599	7,094	8,560	8,587	8,407	8,500
Difference	2,854	1,488	259	145	193	-360	34	311	784
% Change	5.25%	19.20%	14.00%	4.02%	2.72%	-4.20%	0.40%	3.69%	9.22%

# Key Findings

- Favorable Market Conditions
  - Population growth of 5.5% 2010-2021
  - Higher HH Income Levels
  - Housing Expenses
  - Market Potential for Hockey
  
- State Hockey Registration
  - Increasing in all but one age group
  - Decreasing 11/12 yr. old age group
  
- Local Hockey Registration
  - 11% increase in players since 2014
  - Increase in Women's/Girls participation
  - Growth potential
  - Rented about 111 hours outside Northfield
  
- Local Learn to Skate
  - Northfield Skating School has grown from 114 participants in 2014 to 180 in 2017 which is a 37% Increase
  
- Open Skate
  - Over a thousand attend public open skate each year.

Gender	Level of Play	2016	2015	2014
Female	Girls 10U	18	15	8
Female	Girls 12U	10	13	11
Female	Girls 08U	15	21	10
Female	Mites	14	20	14
Male	Bantam	25	29	26
Male	Mites	33	41	48
Male	Pee Wee	29	21	26
Male	Senior Mite	44	47	29
Male	Squirt	36	33	30
<b>Total</b>		<b>224</b>	<b>240</b>	<b>202</b>





## Key Findings

- Ice Market
  - Existing arena prime hours 100% capacity level
    - Oct. – March Prime Season 1300 HRs
    - Prime Hours 4 p.m. – 10 p.m. Weekday
    - Weekend 7 a.m. – 10 p.m.
- 50% capacity level for a second community rink October – March in the Prime Season
  - This meets the needs of the High School Program, Learn to Skate, and NHA Program and provides room for growth in the program

# Northfield Community Arena

## 3. Economic Impact

Ballard & King



# Annual Economic Impact



- Economic Impact – 7 Tournaments Per Year
- (2 Tournaments use Second Community Rink or Access to St. Olaf)
  - Conservative Assessment
    - \$651,152 Primary Impact
    - \$703,525 Secondary Impact
    - **\$1,354,677 Total Annual Impact**
  - Moderate (more typical of what to expect)
    - \$740,962 Primary Impact
    - \$1,085,176 Secondary Impact
    - **\$1,826,138 Total Annual Impact**
- Sports Tourism has great economic benefits for the City of Northfield

# Added Event & Activity Opportunities



Saturday  
**MARCH 29, 2014**  
10 AM - 2 PM  
Old Town, North Broadway

**LOCAL FOODS EXPO**  
OLD TOWN BERA, KENTUCKY

Vendors provide everything you need, or need to know to have a great garden and yard.

THANKS TO

OUR SPONSORS

LAZY EIGHT STOCK FARM

MONTGOMERY Farm & Garden

BC&T BERA COFFEE & TEA

Foley's Florist and Gifts

The Polling Shed

FARMERS MARKET

SustainableBerea

Berea WHEEL ARTS ALLY

top drawer gallery

P.O. Box 1302, Berea, Kentucky 40403 • 859-985-1689 • info@sustainablebera.org



# Northfield Community Arena

## 4. Facility Options & Capital Costs



# Northfield Community Arena Scenario's Reviewed

Option 1 – Maintain Existing Community Arena

Option 2 – Remodel and Expand Existing Community Arena

Option 3 – Build New Community Arena Partnered with St. Olaf

Option 4A – Build New Single Sheet Community Arena on NHA Land

Option 4B – Build New Two-Sheet Community Arena on NHA Land





**Option 1**  
**Maintain Existing**  
**Northfield Community Arena**

# Northfield Ice Arena – Long Range Facility Analysis *ATS&R*

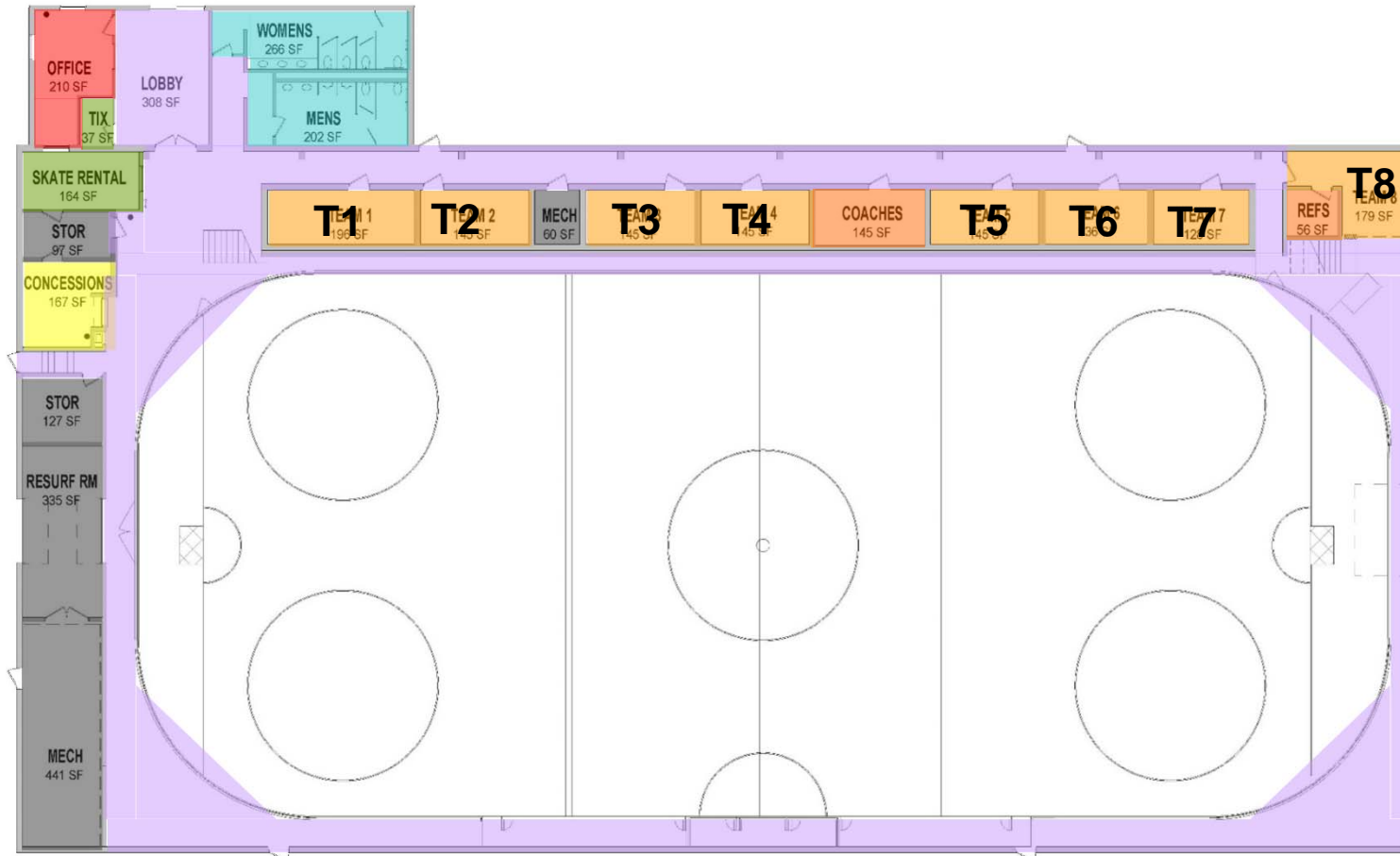


**Context Aerial Plan**

*June 1, 2017*

# Northfield Ice Arena – Long Range Facility Analysis *ATS&R*

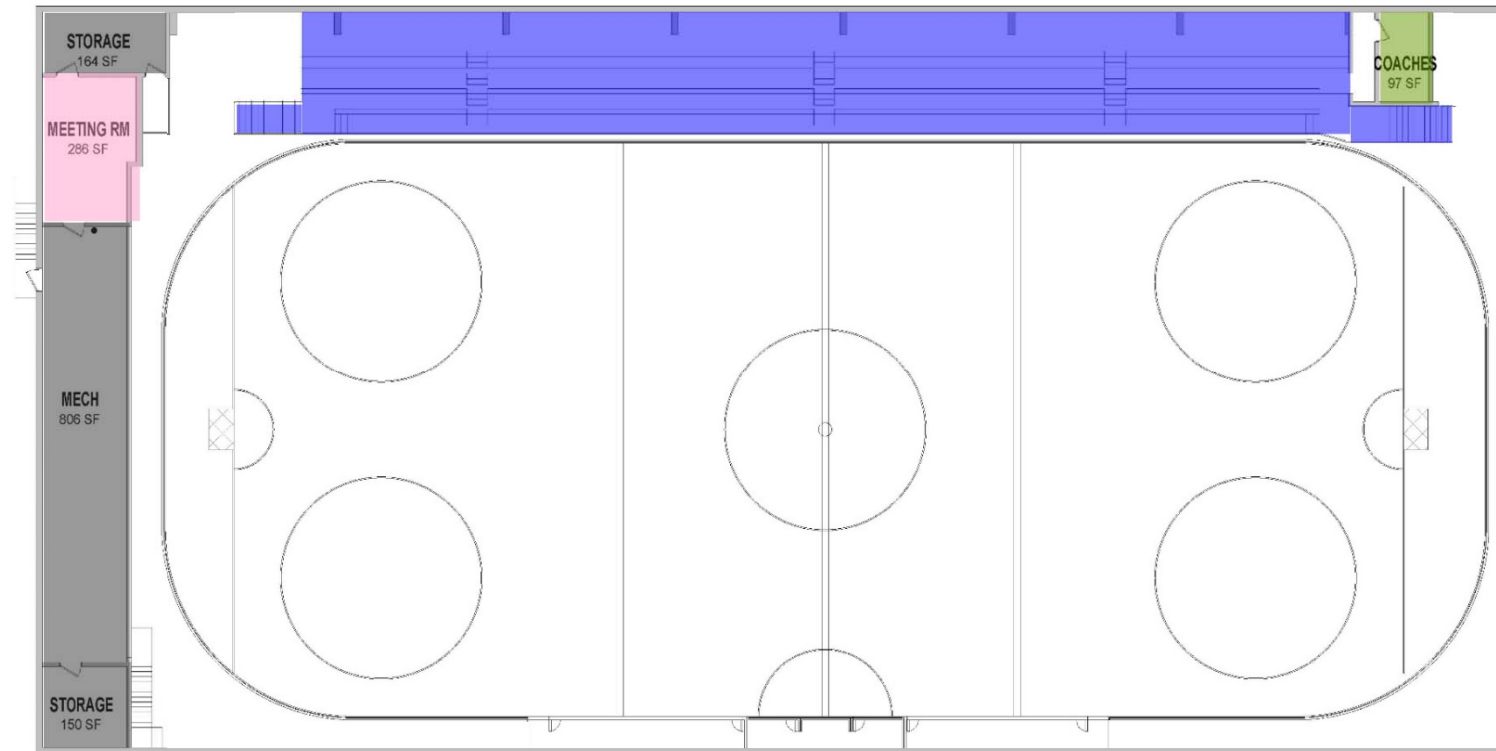
**Existing Building**  
25,620 S.F.



**Main Level Floor Plan - Existing**

*June 1, 2017*

# Northfield Ice Arena – Long Range Facility Analysis *ATS&R*



**Upper Level Floor Plan - Existing**

*June 1, 2017*

## Summary of Costs

- Priority 1 – 0-3 Years (\$175,100)
- Priority 2 – 4-6 Years (\$305,200)
- Priority 3 – 7-10 Year (\$830,000)

Total \$1,310,200

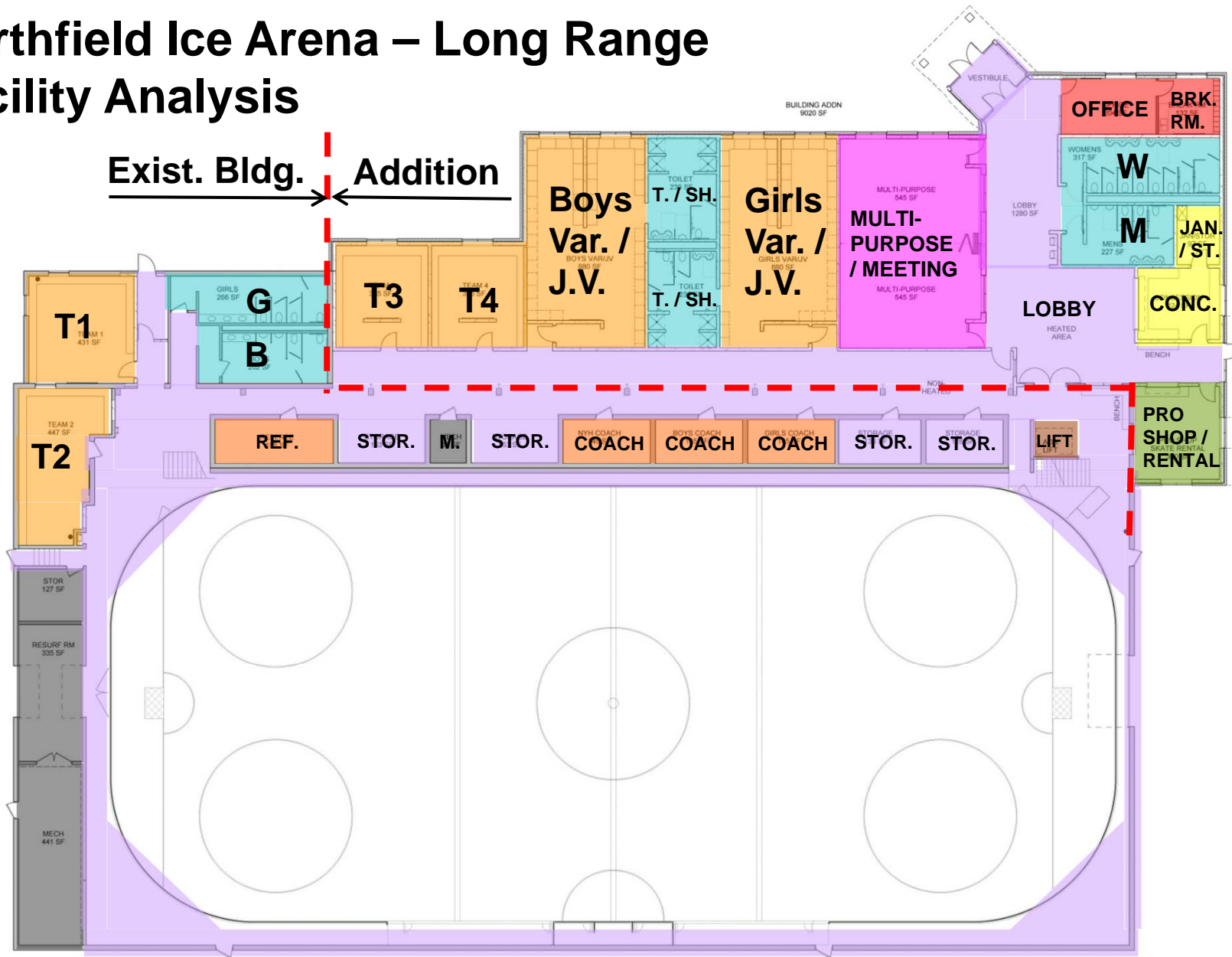
**Option 2**  
**Additions and Alterations**  
**To Modernize**  
**Existing**  
**Northfield Community Arena**

## Prioritization Summary – July 12, 2017

### Building Constraints/Need from User Groups

- ★ • Small team locker rooms (6-145 SF, 1-196 SF)
- ★ • No separate player toilet facilities
- ★ • Lack of permanent high school locker room
- ★ • Congested lobby for events
- ★ • Lack of meeting space
- ★ • Lack of equipment storage
- ★ • No player showers
- ★ • *Larger Coaches areas for High School (14-15 coaches)*
- ★ • No “dryland”/off-ice training space
- ★ • ***Plan for future 2<sup>nd</sup> ice sheet – Not an option***
- ★ • ***Spectator seating expansion***
- ★ • No heating system for exhibit use, space is cold
- ★ • **Sub-soil Heat System-Year-round ice (est. cost \$300,000 - \$750,000)**

# Northfield Ice Arena – Long Range Facility Analysis

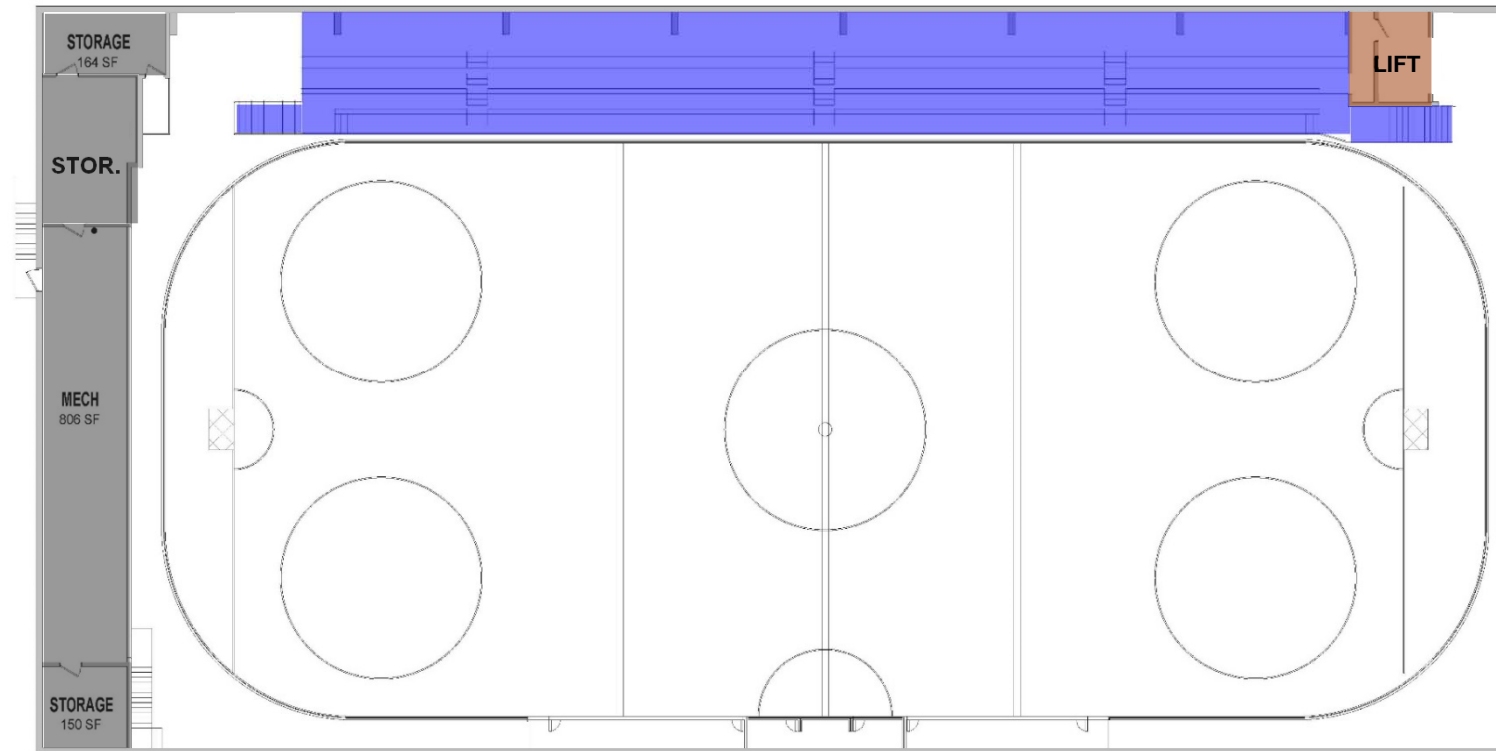


**Main Level Floor Plan - Proposed**

July 12, 2017



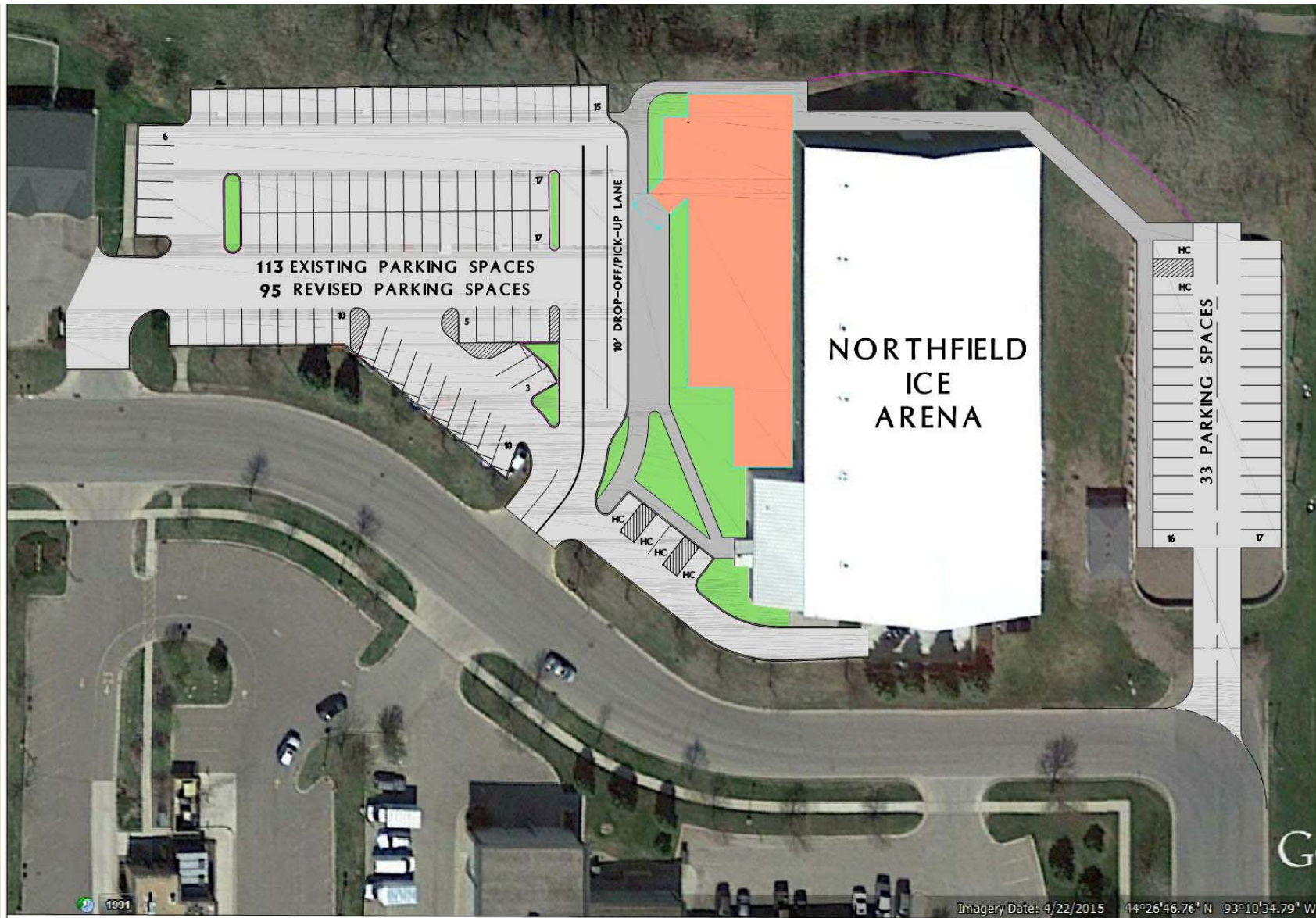
# Northfield Ice Arena – Long Range Facility Analysis *ATS&R*



**Upper Level Floor Plan - Proposed**

*June 1, 2017*

# Northfield Ice Arena – Long Range Facility Analysis **ATS&R**



**Context Aerial Plan**

*July 17, 2017*

# Northfield Ice Arena – Long Range Facility Analysis *ATS&R*



**Exterior Image Concept – Hip Roof / Metal Building**

*June 1, 2017*

# Existing Northfield Community Arena – Proposed Addition and Alterations

**Site: 2 – 3 Acres**

**Existing Building: 25,620 S.F.**

**Proposed Addition: 9,100 S.F.**

**Total Building Area: 34,720 S.F.**

**Estimated Project / Construction Costs (Jan. 2020 Bid Date):**

**Construction Cost: \$ 5,600,000**

**Project Cost: \$ 6,984,000**

# Northfield Ice Arena – Long Range Facility Analysis

## Conceptual Project Cost Estimate – Addition / Alts. to Existing Arena

ATS&R Planners, Architects, Engineers						
<b>City of Northfield - Addition / Alterations to Existing Arena - (1 sheet)</b>						
Statement of Probable Project Costs						
7/11/17					<b>BID DATE</b>	<b>Jan, 2020</b>
	<b>Construction Costs</b>					
	Construction - Addition	9,100	sf	268.13		2,440,000
	Alterations / Upgrades	5,557	sf	367.82		2,044,000
	Line item alterations					0
	Mechanical					0
	Electrical					0
	Site Development					1,118,000
	<b>Construction Subtotal</b>			615.60		<b>5,602,000</b>
	<b>Other Costs</b>					
	Services / Fees / Testing / Permits					629,000
	Furniture Fixtures Equipment			5%		280,000
	Technology (Infra structure / Equipment)			2%		140,000
	Contingency			5%		333,000
	<b>Other Cost Subtotal</b>					<b>1,382,000</b>
	<b>Total Project Costs</b>			-		<b>6,984,000</b>
	<b>Other Factors to Consider:</b>					
	Hazardous Material Clean-up Costs					
	Legal / Interest Costs, and Special Construction Services					

July 17, 2017

## **Option 3**

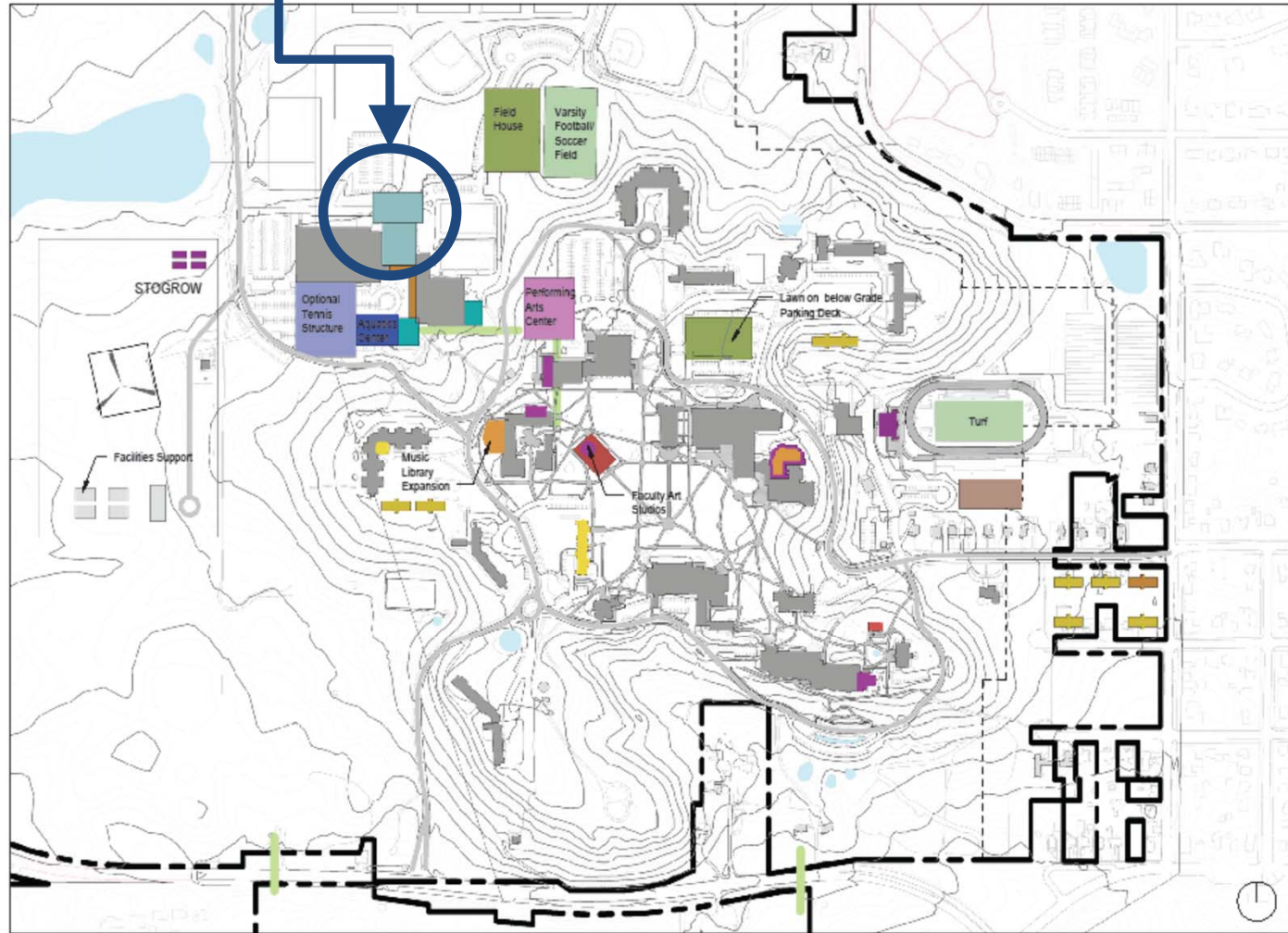
**Proposed New Single Practice  
Sheet Community Arena  
Connected to Skoglund Hall**





# St. Olaf Partnership

Partnership  
Community Arena



**DIAGRAM A.2**  
SCENARIO B: SPECIAL  
EVENTS NEIGHBORHOOD  
DEVELOPMENT

- Interdisciplinary / Creativity Space
  - Performing Arts Center
  - Student Housing
  - Office / Academic
  - Student Life / Study
  - Amphitheater
  - Optional Tennis Structure
  - Sports Field
  - Field House
  - Athletic Support
  - Ice Sheet
  - Aquatics Center
  - Wetlands / Stormwater Feature
  - Parking
  - Existing Building
  - St. Olaf Property
  - College Development District Setback
  - Campus Entry / Loop Road
  - Pedestrian connection
- 150' 300'

# **Option 3**

## **Proposed New Practice Rink Connected to Skoglund Hall Ice Arena**

**Site: St. Olaf (150 parking spaces)**

**Building: 48,690 S.F.**

**Estimated Project / Construction Costs (Jan. 2020 Bid Date):**

**Project Cost: \$ 15,709,000**

**New Road to North Ave: \$ 1,500,000**

**Project Cost: \$ 17,209,000**



# Northfield Ice Arena – Long Range Facility Analysis

## Conceptual Project Cost Estimate – New Single Sheet Connected to Skoglund Hall

ATS&R Planners, Architects, Engineers

City of Northfield - New Hockey Arena - (1 sheet) 400 seats, connected to St. Olaf Arena

### Statement of Probable Project Costs

9/8/17

BID DATE Jan, 2020

#### Construction Costs

Construction - Addition	48,890 sf	206.20	10,040,000
Alterations / Upgrades	- sf	#DIV/0!	0
Line item alterations			0
Mechanical			Incl.
Electrical			0
Site Development			2,539,000

<b>Construction Subtotal</b>		<b>258.35</b>	<b>12,579,000</b>
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#### Other Costs

Services / Fees / Testing / Permits			1,439,000
Furniture Fixtures Equipment		5%	629,000
Technology (Infra structure / Equipment)		2%	314,000
Contingency		5%	748,000

<b>Other Cost Subtotal</b>			<b>3,130,000</b>
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<b>Total Project Costs</b>	-		<b>15,709,000</b>
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#### Other Factors to Consider:

- Hazardous Material Clean-up Costs
- Legal / Interest Costs, and Special Construction Services

## **Option 4A**

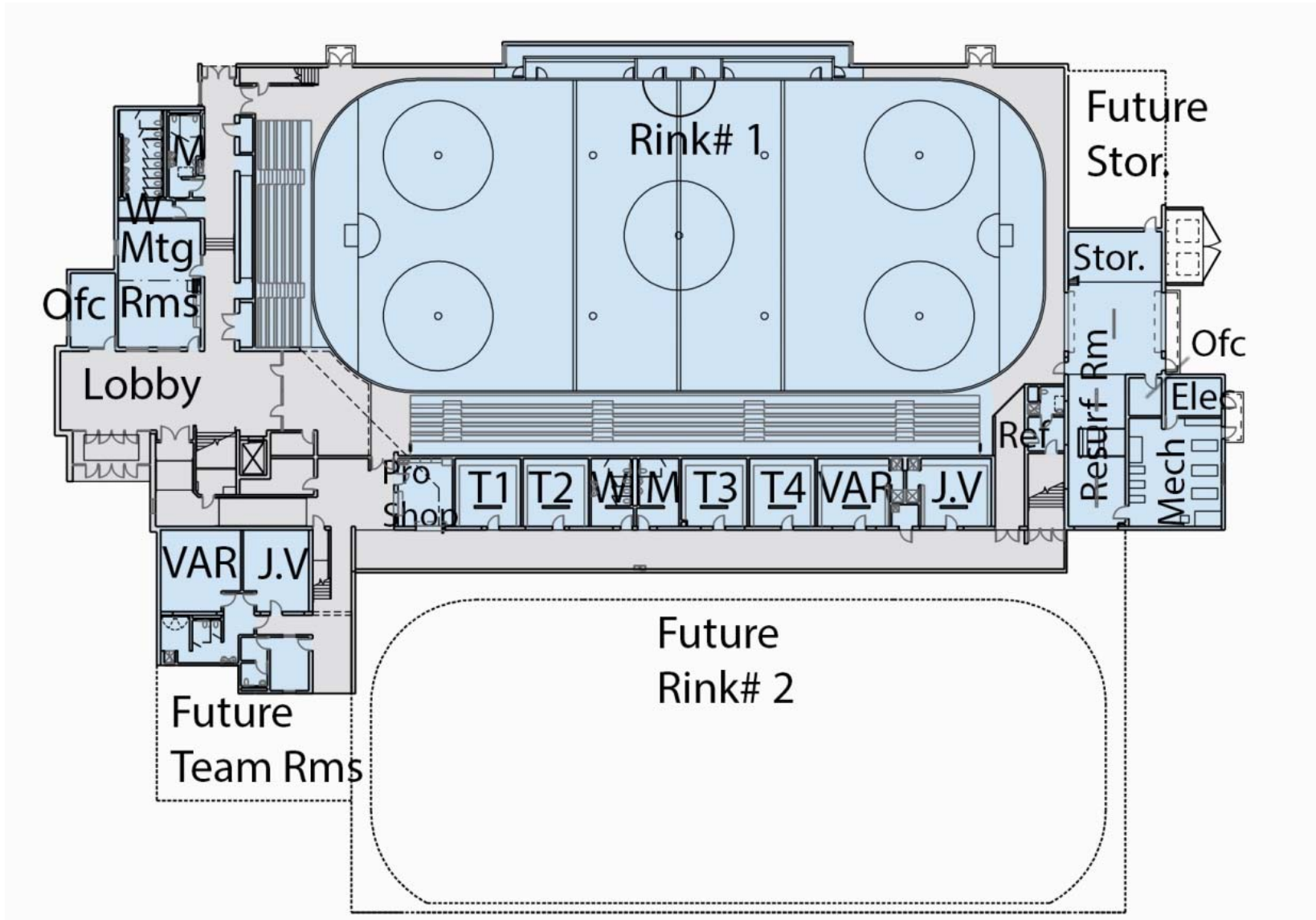
# **Proposed New Single Sheet Community Arena w/ability to Expand to Two Sheets**

**Site: 7 Acres Site (150 parking spaces)**

**Building: 51, 650 S.F.**

**No Purchase of Land – Land has been Donated to the NHA**

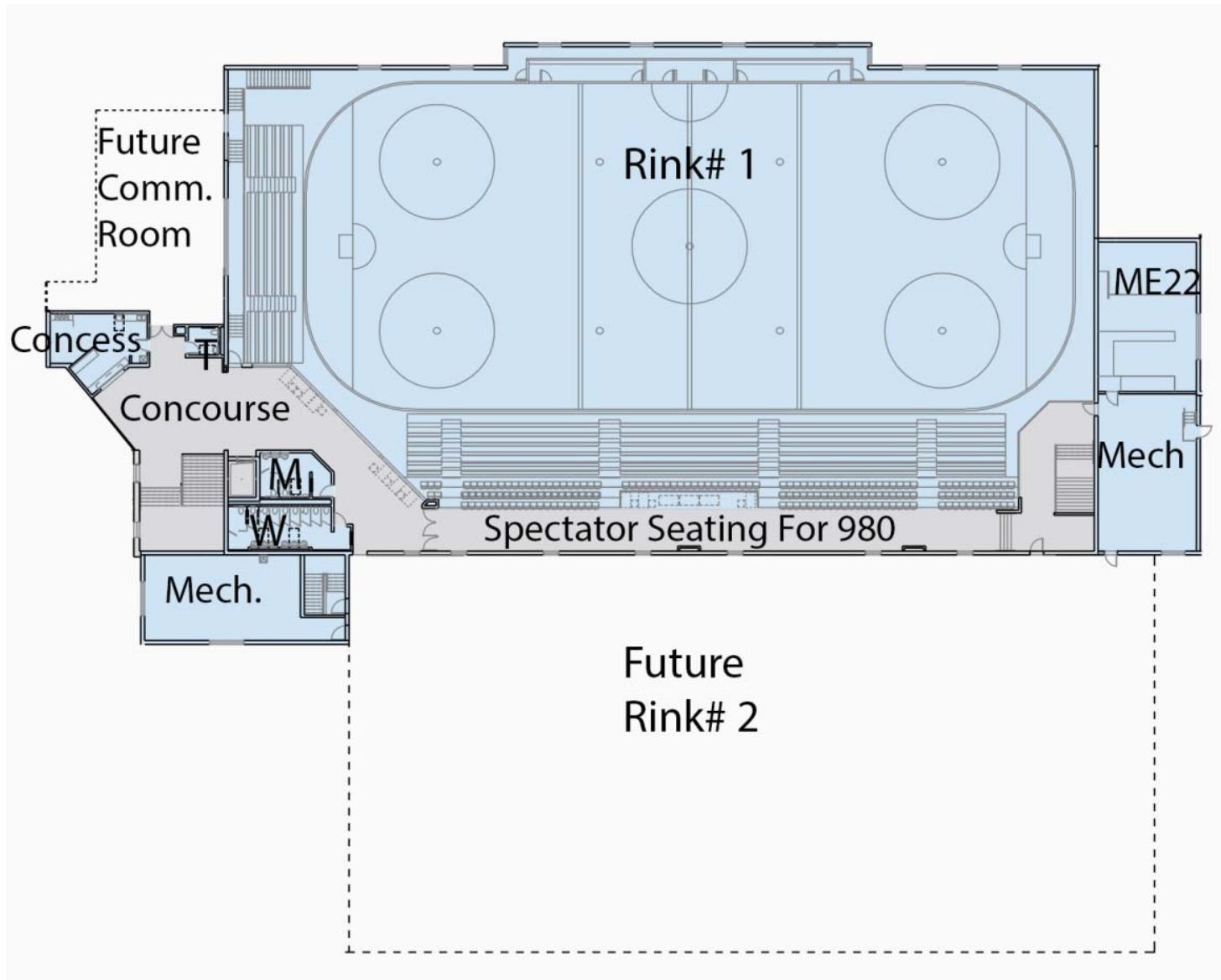
# Northfield Ice Arena – Long Range Facility Analysis *ATS&R*



**New Single Rink Ice Arena  
Concept – Main Level Floor Plan**

*July 12, 2017*

# Northfield Ice Arena – Long Range Facility Analysis *ATS&R*



**New Single Rink Ice Arena  
Concept – Upper Level Floor Plan**

*July 12, 2017*

# **Option 4A**

## **Proposed New Single Sheet Community Arena**

**Site: 7 Acres (150 parking spaces)**

**Building: 51, 650 S.F.**

**Estimated Project / Construction Costs (Jan. 2020 Bid Date):**

**Construction Cost: \$ 12,683,000**

**Project Cost: \$ 15,843,000**

**(Site – NHA Owned Land)**

# Northfield Ice Arena – Long Range Facility Analysis

## Conceptual Project Cost Estimate – New Single Sheet Ice Arena

ATS&R Planners, Architects, Engineers

1/9/2018

City of Northfield - New Hockey Arena - (1 sheet) Pre-eng. Metal bldg. w/ Riverview Drive Extension

Statement of Probable Project Costs

	BID DATE		Jan, 2020	
<b><u>Construction Costs</u></b>				
Construction - Addition	51,650	sf	198.94	10,275,000
Alterations / Upgrades	-	sf	#DIV/0!	0
Line item alterations				0
Mechanical			Incl.	
Electrical				0
Site Development				2,408,000
<b>Construction Subtotal</b>			245.56	<b>12,683,000</b>
<b><u>Other Costs</u></b>				
Services / Fees / Testing / Permits				1,455,000
Furniture Fixtures Equipment			5.0%	634,000
Technology (Infra structure / Equipment)			2.5%	317,000
Contingency			5.0%	754,000
<b>Other Cost Subtotal</b>				<b>3,160,000</b>
				1.25
<b>Total Project Costs</b>	-			<b>15,843,000</b>

**Other Factors to Consider:**

- Hazardous Material Clean-up Costs
- Legal / Interest Costs, and Special Construction Services

July 17, 2017

# **Option 4B**

## **Proposed New Two-Sheet Community Arena**

**Site: 7 Acres (150 parking spaces)**

**Building: 77,800 S.F.**

**Estimated Project / Construction Costs (Jan. 2020 Bid Date):**

**Construction Cost: \$ 16,925,000**

**Project Cost: \$ 21,151,000**

**(Site – NHA Owned Land)**

# Northfield Ice Arena – Long Range Facility Analysis

## Conceptual Project Cost Estimate – New Two Sheet Ice Arena

ATS&R Planners, Architects, Engineers

City of Northfield - New Hockey Arena - (2 sheet) Pre-eng. Metal bldg. w/ Riverview Drive Ex1 09-Jan-18

Statement of Probable Project Costs

	BID DATE		Jan, 2020	
<b>Construction Costs</b>				
Construction - Addition	77,800	sf	186.59	14,517,000
Alterations / Upgrades	-	sf	#DIV/0!	0
Line item alterations				0
Mechanical			Incl.	
Electrical				0
Site Development				2,408,000
<b>Construction Subtotal</b>				<b>16,925,000</b>
<b>Other Costs</b>				
Services / Fees / Testing / Permits				1,950,000
Furniture Fixtures Equipment			5%	846,000
Technology (Infra structure / Equipment)			2%	423,000
Contingency			5%	1,007,000
<b>Other Cost Subtotal</b>				<b>4,226,000</b>
				1.25
<b>Total Project Costs</b>	-			<b>21,151,000</b>

**Other Factors to Consider:**

- Hazardous Material Clean-up Costs
- Legal / Interest Costs, and Special Construction Services



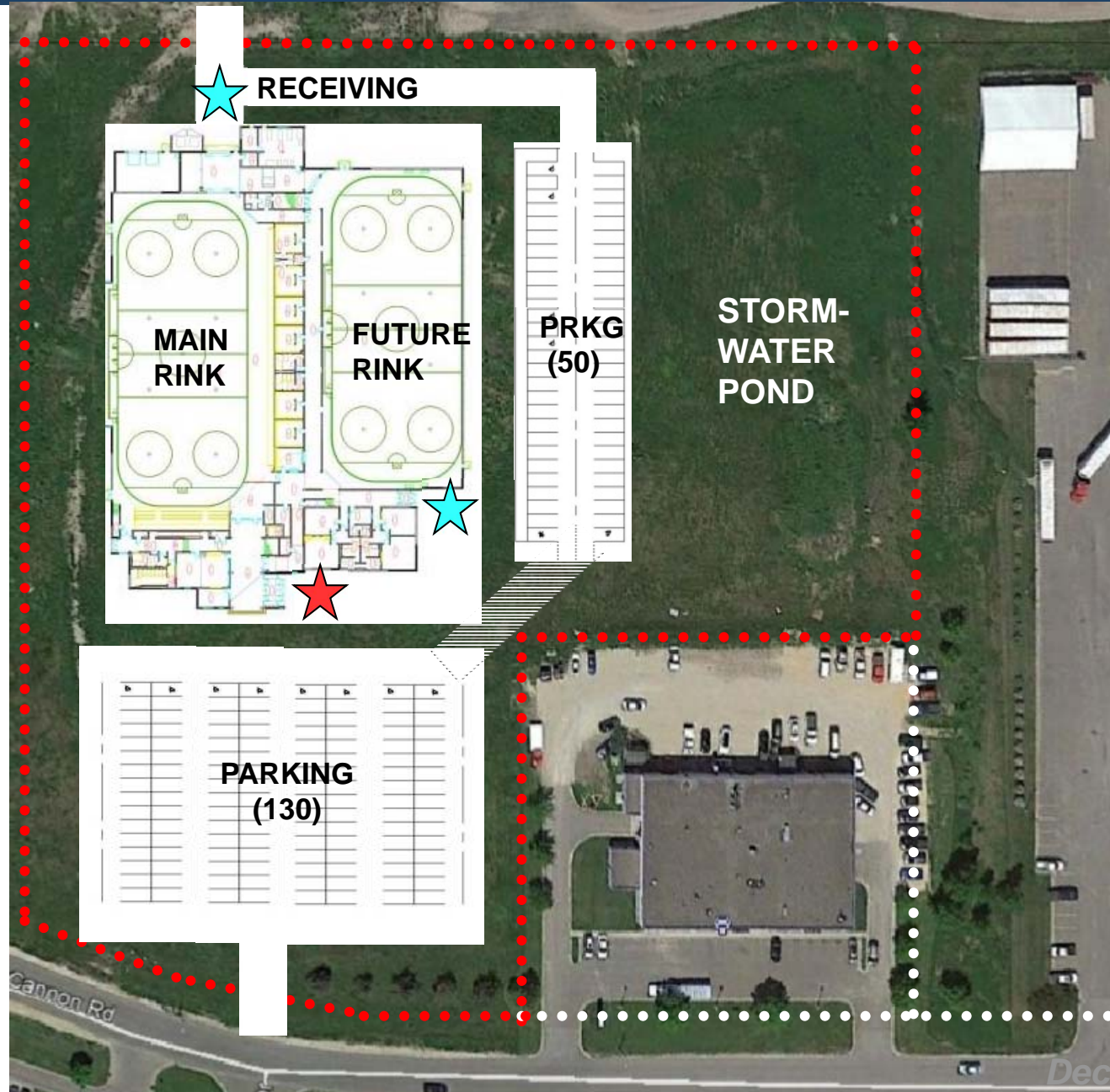
# Northfield Ice Arena – Long Range Facility Analysis *ATS&R*



**Concept  
Site Plan**

*Dec. 6, 2017*

# Northfield Ice Arena – Long Range Facility Analysis *ATS&R*



**Concept  
Site Plan**





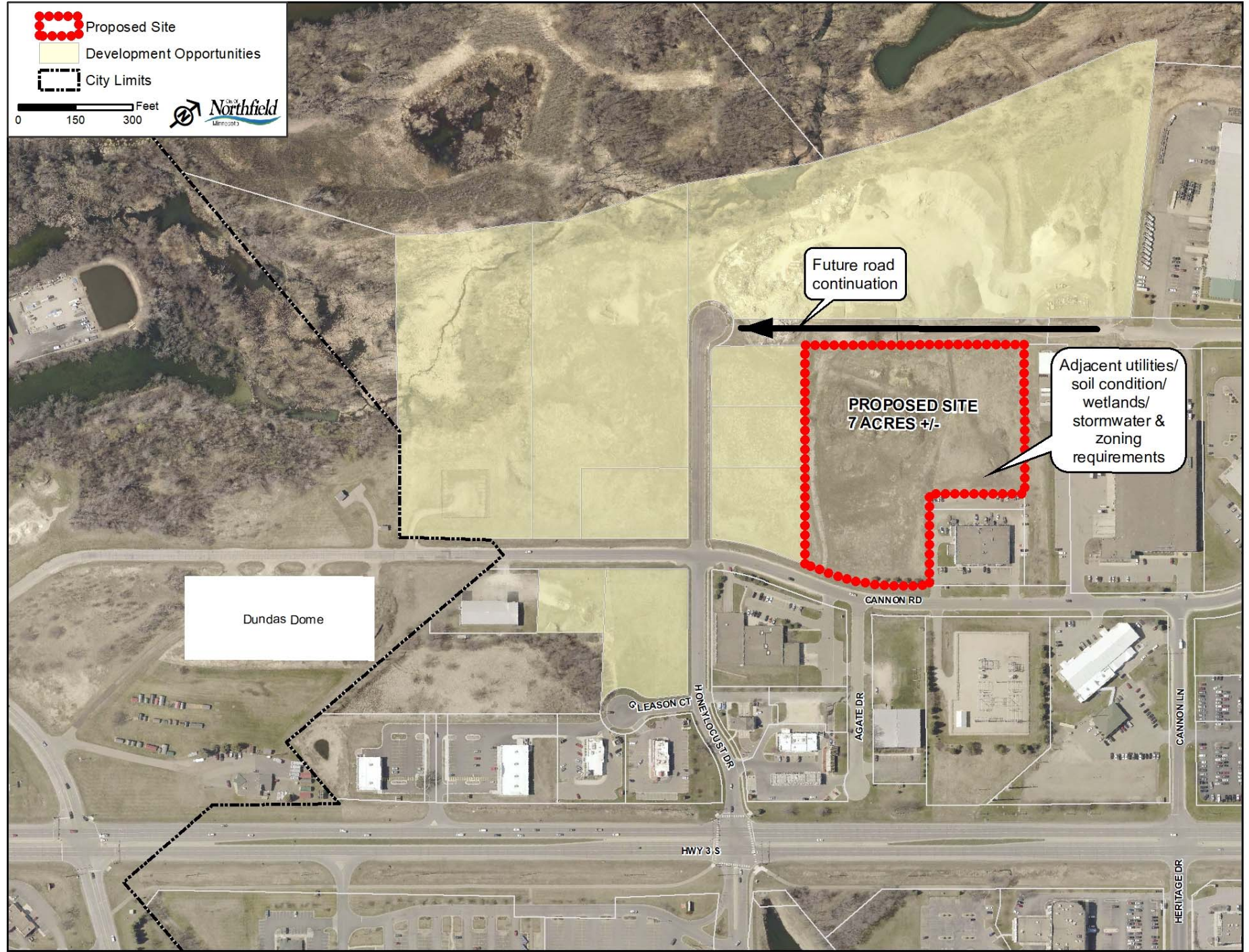
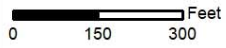
Proposed Site



Development Opportunities



City Limits



Future road continuation

PROPOSED SITE  
7 ACRES +/-

Adjacent utilities/  
soil condition/  
wetlands/  
stormwater &  
zoning  
requirements

Dundas Dome

LEASON CT

HOME LOCUST DR

AGATE DR

CANNON RD

CANNON LN

HERITAGE DR

HWY 3 S





Proposed Site



Development Opportunities



City Limits



# Northfield Community Arena

## 5. Facility Operation Costs



### Northfield Ice Arena Summary Matrix

	Maintain Existing	Remodel Existing	New Connected to St. Olaf Skoglund Hall	New City -Stand Alone Arena (Pre-Engineered Steel)	New City -Stand Alone 2 sheet Arena (Pre-Engineered Steel)
Annual Revenue <sup>1,2, 4</sup>	\$214,702	\$318,775	\$318,775	\$318,775	\$404,035
Annual Operation Cost <sup>3</sup>	\$254,214	\$249,792	\$221,248	\$260,292	\$442,000
<b>Net Rev vs. Ops<sup>5</sup></b>	(\$39,512)	\$68,983	\$97,527	\$58,483	(\$37,965)
<b>Capital Expenditures</b>					
Capital Project Cost	\$1,300,000	\$7,000,000	\$17,385,000	\$15,843,000	\$21,151,000
Annual Debt Service (20-Year)	\$89,505	\$438,480	\$1,220,252	\$1,166,361	\$1,575,992
<b>Capital Revenue</b>					
1/2 Cent Sales Tax 70% w/Dundas		\$438,480	\$537,066	\$537,066	\$537,066
<b>Annual Revenue vs. Ops + Debt</b>	<b>-\$129,017</b>	<b>\$68,983</b>	<b>-\$585,659</b>	<b>-\$570,812</b>	<b>-\$1,076,891</b>
<sup>1</sup> - Ice Rate move to \$185/hr for Remodel, New City, New Connected to Skoglund <sup>2</sup> - Existing Revenue before St. Olaf Leaves is \$274,895 <sup>3</sup> - Operations for St. Olaf to operate Community Rink assume New City Operation Costs x 1.7 and then split in half <sup>4</sup> - High School Rate would increase by 50% from \$170 to \$255/hr = Single Rink 300 Hr/Year x \$85/Hr = \$25,500 additional revenue <sup>5</sup> - An addition 205 hrs @ \$185/hr would need to be sold to the secondary market for the 2-sheet operations cost to break even					

# Northfield Community Arena

## 6. Recommendation



# Northfield Ice Arena Board Recommendation

## ***Board Recommendation Two-Sheet Community Arena on Land Donated to NHA***

### *Primary Reasons –*

- ***Existing Arena***
  - *has too many deficiencies, bathrooms, locker rooms, lobby are severely substandard.*
  - *Investing \$7 Million in remodeling the existing arena on a site that does not allow for a second rink is not supported by the users. Still old - not all deficiencies addressed.*
  - *The users have indicated that their programs support 150% occupancy of a one sheet arena. That means their programs can't grow, ice availability in the secondary market is limited.*





# Northfield Ice Arena Board Recommendation

## *Two -Sheet Community Arena on Land Donated to NHA*

### *Primary Reasons –*

- ***Partnering on Campus at St. Olaf***
  - *Costs more to connect to Skoglund and Finishing Required*
  - *Need to build a road to North Avenue*
  - *Access to St. Olaf's arena is very limited in the prime ice season with their programming and program growth. 150% not available*
  - *Could not add second community rink with site constraints.*
  - *St. Olaf currently retrofitting existing building*
- *NHA has indicated that their goal would be to fundraise for the necessary capital for the second sheet.*



# Northfield Ice Arena Board Recommendation

## *Two -Sheet Community Arena on Land Donated to NHA*

### *Primary Reasons –*

- ***New Community Arena on Donated Land***
  - *Two Sheets not One Sheet*
  - *Accolated growth in program currently at 150% in Prime Season + Opportunity to sell prime time ice to others*
  - *Collaboration of a variety of financing sources*
  - *NHA has indicated that their goal would be to fundraise for the necessary capital for the second sheet.*
  - *Serves the needs of the uses and constituents*
  - *Meets the needs of the Community*



# Northfield Community Arena

## 7. Financing



# Collaboration and Financing

*Community Arena Single Sheet \$15,843,000 / Community Arena Two Sheet \$21,151,000*

*½ Cent Local Option Sales Tax Northfield & Dundas – Voter Approval*

*City Property Tax Referendum – Voter Approval*

*Private Fundraising*

*School District Lease Levy for Ice Rates*

*Mighty Ducks Grant*

*Arena Naming*

*Rink 1 Naming / Rink 2 Naming*

*Advertising*

*Sale of Existing Arena*

*EDA*


*Donated Land*



# Financing

*Community Arena Single Sheet \$15,843,000 / Two Sheet \$21,151,000*

*½ Cent Local Option Sales Tax Northfield & Dundas*

- *Revenue collected needs to be spent on Regional Projects, recommended for Recreational Projects*
  - *Requires Voter Approval*
  - *Needs to be during a General Election - 2018 or next would be 2020. Ballot question needs to be to County by August of 2018*
  - *If approved by voters then goes to legislature for approval*
  - *Current proposal is to use 70% of revenue towards ice arena and 30% can be used for other regional type projects. For example (trail connection to Mill Towns State Trail/Regional Park, Bridge Square Improvements, Athletic Complex Improvements, etc.)*
  - *Sales tax covers roughly 44% of the debt for a new single sheet or 32% for two sheet recommendation*
- 

# Financing

*Community Arena Single Sheet \$15,843,000*

*City Property Tax Referendum*

- *Property tax referendum would requires voter approval \$8.8 Million*
- *Would be a separate ballot question from the ½ Cent Sales Tax*

Community Arena – Single Sheet					
Type of Property	Estimated Market Value	Current 2017 City Tax	Total City Tax	Annual Project Tax Impact	Monthly Project Tax Impact
Residential	\$100,000	\$410	\$444	\$34	\$2.83
	\$200,000	\$1,033	\$1,120	\$87	\$7.25
	\$400,000	\$2,279	\$2,470	\$191	\$15.92
Commercial	\$400,000	\$4,144	\$4,492	\$348	\$29
	\$1,500,000	\$16,720	\$18,122	\$1,402	\$116.83
	\$3,000,000	\$33,870	\$36,710	\$2,840	\$236.67
Apartments	\$750,000	\$5,359	\$5,808	\$449	\$37.42
	\$1,500,000	\$10,718	\$11,617	\$899	\$74.92



# Financing

*Community Arena Two Sheet \$21,151,000*

*City Project Referendum*

- *Property tax referendum requires voter approval \$14.2 Million*
- *Would be a separate ballot question from the ½ Cent Sales Tax*

Ice Arena – Two Sheet					
Type of Property	Estimated Market Value	Current 2017 City Tax	Annual Total City Tax	Annual Project Tax Impact	Monthly Project Tax Impact
Residential	\$100,000	\$410	\$465	\$55	\$4.58
	\$200,000	\$1,033	\$1,170	\$137	\$11.42
	\$400,000	\$2,279	\$2,582	\$303	\$25.25
Commercial	\$400,000	\$4,144	\$4,695	\$551	\$45.92
	\$1,500,000	\$16,720	\$18,944	\$2,224	\$185.33
	\$3,000,000	\$33,870	\$38,375	\$4,505	\$375.42
Apartments	\$750,000	\$5,359	\$6,072	\$713	\$59.42
	\$1,500,000	\$10,718	\$12,144	\$1,426	\$118.83

# Collaboration and Financing

*Community Arena Single Sheet \$15,843,000 plus Donated Land*

*½ Cent Local Option Sales Tax Northfield & Dundas – Voter Approval*

*City Property Tax Referendum – Voter Approval*

*Mighty Ducks Grant  
Arena Naming  
Rink 1 Naming  
Advertising  
Sale of Existing Arena  
EDA  
Private Fundraising*

\$7M  
44%

\$6.8M  
43% or  
\$8.8M  
56%

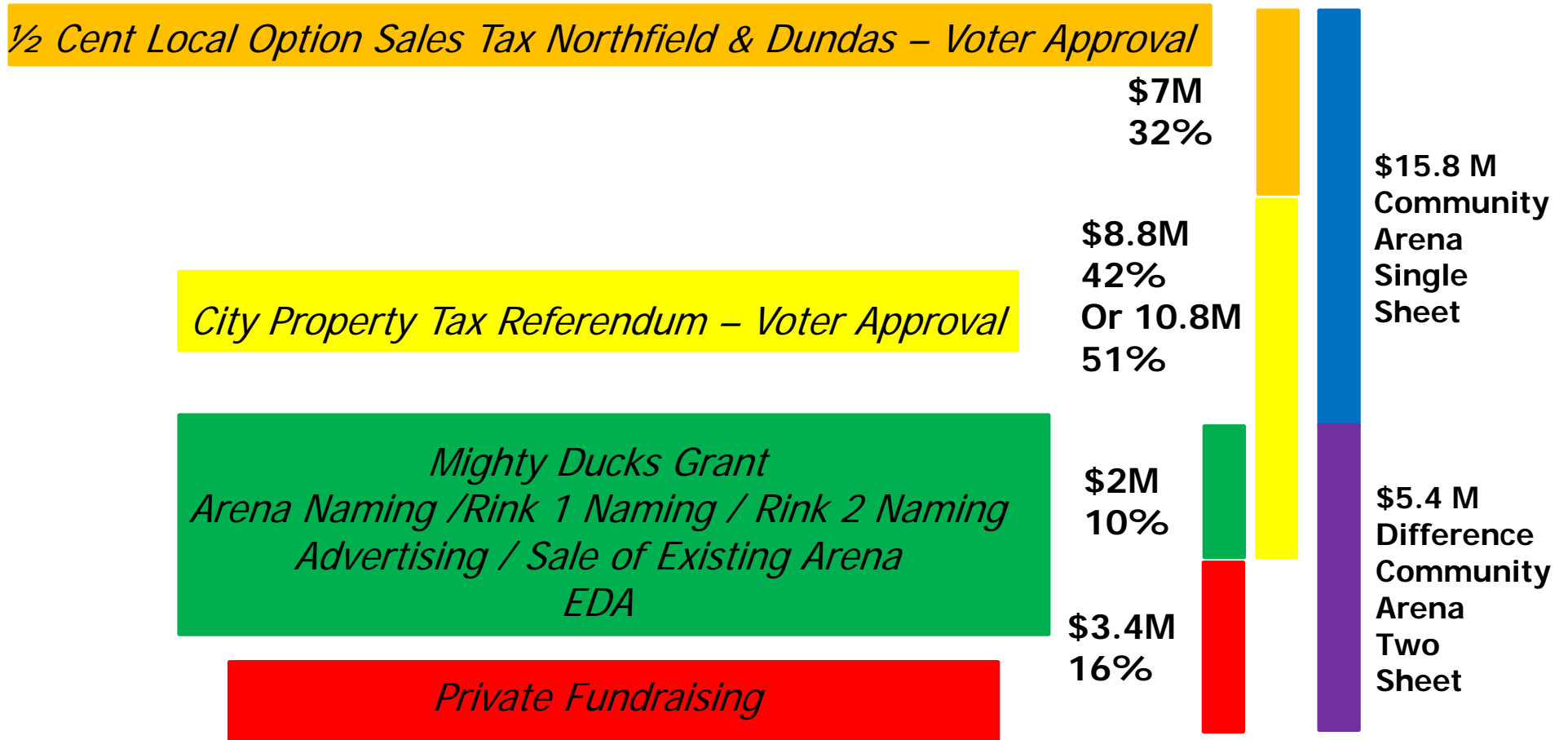
\$2M  
25%

\$15.8 M  
TOTAL



# Collaboration and Financing

*Community Arena Two Sheet \$21,151,000 plus donated land*




# Northfield Community Arena

## 8. Next Steps



# Northfield Community Arena

## Next Steps

- April 17, 2018 - Northfield City Council Accepts Northfield Ice Arena Advisory Board Report (committee concludes).
  - April 23, 2018 – Request to Present to Dundas City Council
  - May 1, 2018 - Northfield City Council considers motion authorizing staff to prepare ½ Cent Sales Tax and property tax question for November ballot
  - May 15, 2018 - Northfield City Council considers ½ Cent Sales Tax and property tax ballot question
  - June 11, 2018 - Dundas City Council considers ½ Cent Sales tax question
  - August 2018 Ballot Question to Rice and Dakota County
  - November Vote
- 

# Closing Comments

- Recommendation of the Board: Community Arena-Two Sheets
- Requesting City Council authorizing a community vote in November.







## Questions, Comments, Feedback

