

CANNON RIVER CIVIC CENTER AND PARKS & RECREATION REFERENDUM

Combination Civic Center & Ice Arena, and Recreational/Parks/Trails Improvements

A 78,000- square foot multi-purpose, year round community civic center that will serve:

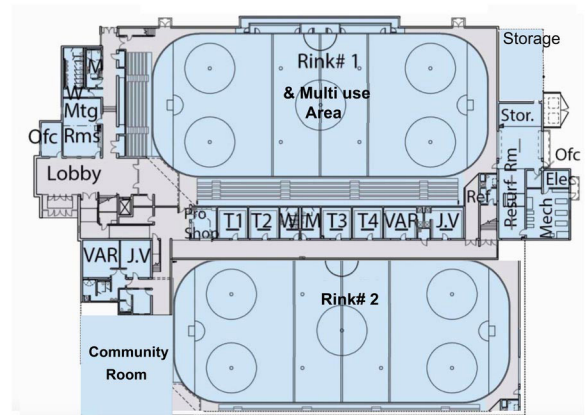
- Hockey players, figure skaters, recreational skaters, and other youth and recreation opportunities.
- Trade shows and conventions, corporate meetings and training, concerts, community events, wedding receptions and charity galas.

A portion of sales tax will be dedicated to:

Each year, an estimated \$194,000 for the City of Northfield and \$31,000 for the City of Dundas for the betterment of recreation, parks, and trails. This will supplement the park fund to improve these facilities within both cities.

Civic Center Funding Plan

- Seven acres of donated land, on the south end of Northfield, near the Dundas Dome.
- Northfield and Dundas residents will vote to approve a **1/2 cent local option sales tax**. The increase, which is only applicable for good and services already taxable in Minnesota and therefore will not impact the sale of groceries or clothing, is expected to generate approximately **\$7 million** over a 20-year term to fund the development of the Cannon River Civic Center. Approximately \$4.8 million is expected to be generated to support parks, trails and recreational facilities in Northfield and Dundas.
- Northfield residents will vote to approve an **increase in property taxes** to generate approximately **\$8.8 million** over a 20-year term to fund the development of the Cannon River Civic Center. For a home valued at \$200,000, the expected impact is approximately \$90 per year.
- Approximately \$2 million is expected to be generated from a Mighty Ducks Grant, naming rights, advertising, and the sale of the existing ice arena.
- Approximately \$3.4 million will be privately raised by dedicated members of our community.



City of Northfield Property Tax Impact -

Property tax impact DOES NOT apply to City of Dundas, only sales tax.

Northfield and Dundas residents will vote on a 1/2 percent (0.5%) local option sales tax that is expected to generate approximately \$7 million or more in financing for the civic center over 20 years. An additional \$3 million or more is expected to generate to support parks, trails and recreational facilities in Northfield and Dundas. Example: 1/2 Percent (0.5%) of \$100 purchase would be 50¢.

Type of Property	Estimated Market Value (\$)	Current 2017 City Tax (\$)	Yearly Tax Impact (\$)	Monthly Impact (\$)
Residential	200,000	1,033.30	90.07	7.51
Homestead	300,000	1,656.38	144.38	12.03
	400,000	2,279.47	198.69	16.56
Commercial/	400,000	4,144.39	361.25	30.10
Industrial	750,000	8,145.87	710.04	59.17
	3,000,000	2,840.43	2,952.27	246.02
Apartments	300,000	2,143.65	186.85	15.57
(4 or more units)	750,000	5,359.13	467.13	38.93
	1,500,000	10,718.25	934.26	77.86

Q: What is wrong with the existing ice arena?

A: The City of Northfield met with user groups of the existing Ice Arena and hired an architect to assist and identify all the deficiency in the existing facility.

\$7 million needs to be invested into the existing arena to renovate and make repairs. However, this doesn't address the deficiencies identified below:

1. Not ADA compliant.
2. Doesn't meet the needs of the user. The Northfield Hockey Association, Northfield High School, and Northfield Skating School are in need of additional ice time.
3. No room for expansion on current site.
4. No heating system for exhibit use.
5. No sub-soil heating system for year-around ice use.
6. Rink is not regulation site.

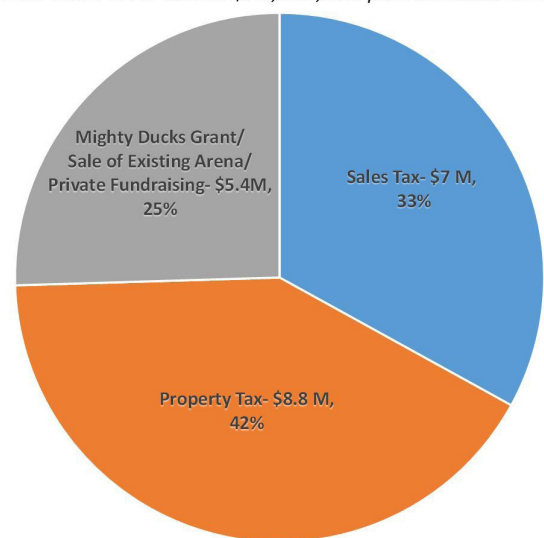
Q: What other options were considered?

A: In August of 2016 the City Council created the Northfield Ice Arena Advisory Board. The board's mission was "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"

5 Options were Considered:

1. Maintain existing Community Arena
 2. Addition to existing Community Arena
 3. Partner with St. Olaf and Build new Community Arena
 4. Build New Community Arena with 1 Ice Sheet
 5. Build New Community Arena with 2 Ice Sheets
- This was the recommendation by the Northfield Ice Arena Advisory Board*

Collaboration and Financing
Cannon River Civic Center \$21,151,000 plus donated land



*Donated land not included in financing stats

Q: What is the Economic Impact of the Civic Center and Ice Arena?

A: A market study was completed and estimated that with two sheets of ice, hockey tournaments are expected to have an economic impact of \$1.3 Million to \$1.8 Million annually.

Q: Are ice needs being met in the community?

A: No, primary users of the existing ice arena have indicated that they have a need for 50% more ice in the prime season (October – March).