



## Legislation Text

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**File #: 25-173, Version: 1**

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**EDA Meeting Date:** March 24, 2025

**To:** Members of the Economic Development Authority

**From:** Ben Martig, City Administrator

Update on Debt Financing for New Ice Arena.

**Action Requested:**

No action. The EDA shall hear an update from city staff regarding the future ice arena financing structure.

**Summary Report:**

City Administrator Martig will provide an update on the project at the meeting. Attached is the presentation which is an update from the presentation from the last meeting.

The EDA materials from the prior meeting are also attached for reference. The EDA should read and be familiar with that background information.

Should members have any questions they'd like in advance in preparation of the meeting we encourage you, as in all EDA items, to reach out to Economic Development Coordinator Carlson by email or call and will work to get the information.

**Alternative Options:**

No alternative options at this time.

**Financial Impacts:**

None at this time.

**Tentative Timelines:**

See attached tentative timeline.

# Northfield Community Ice Arena



A Collaboration Between the City of Northfield, City of Dundas, Northfield Public Schools, Northfield Hockey Association, and Private Donors.

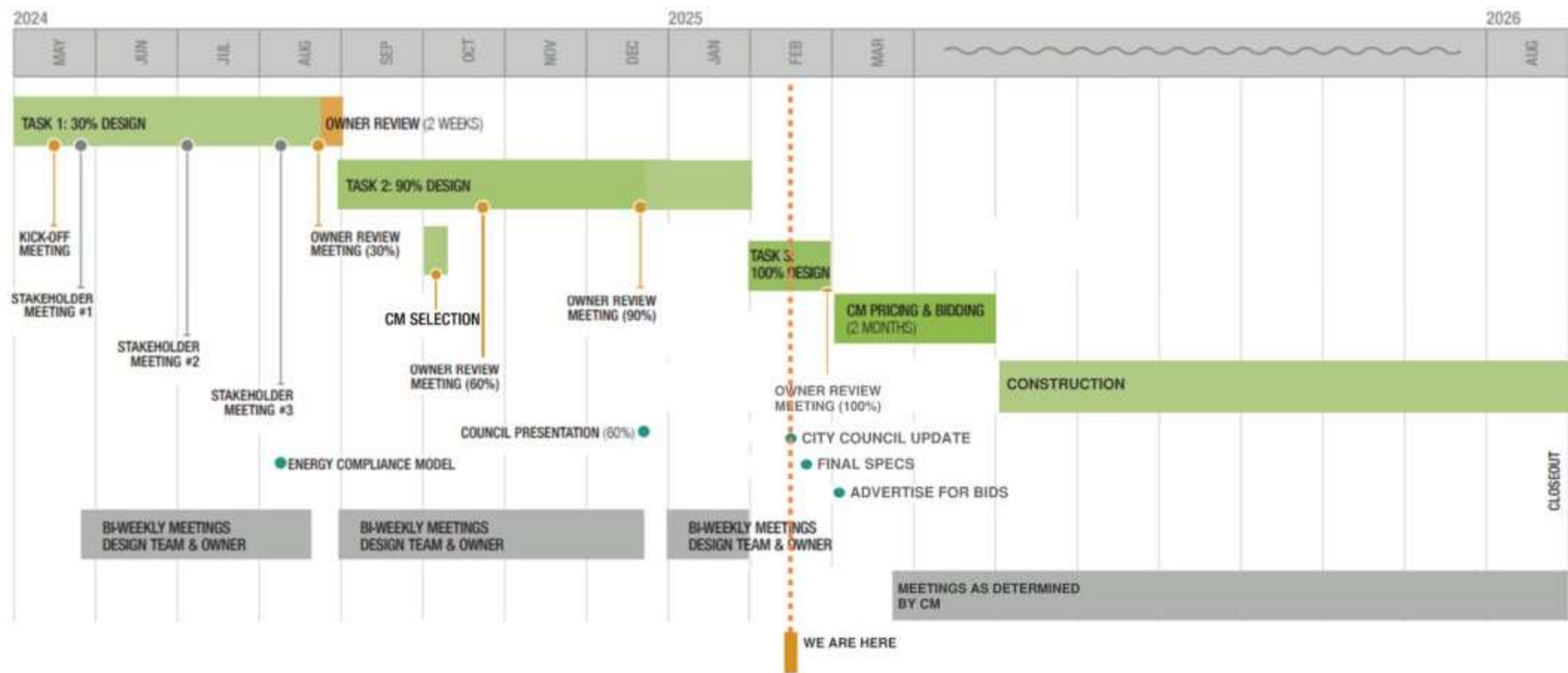
EDA Presentation Update – **March 19, 2025**

An architectural rendering of the Northfield Ice Arena, a long, low-profile building with vertical corrugated metal siding. The building features large glass windows and doors. In the foreground, two figures are visible near the entrance. The entire image is overlaid with a semi-transparent green filter.

# SCHEDULE

NORTHFIELD ICE ARENA  
NORTHFIELD, MINNESOTA

# Schedule 2.18.25



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|  |  |         |  |           |
|--|--|---------|--|-----------|
|  | Northfield Hockey - Share Draft Donation Agreement with City Council | Pending |  | 15-Apr-25 |
|  | School Board 20-Year Partnership Agreement                           | Pending |  | 28-Apr-25 |
|  | Northfield Council - Approve School Dist. Agreement                  | Pending |  | 6-May-25  |
|  | Northfield Council - Approve Guaranteed Max Price with (CMAR)        | Pending |  | 6-May-25  |
|  | EDA - Conduit Financing Debt Issuance                                | Pending |  | 26-May-25 |
|  | Ice Arena Construction Commencement                                  | Pending |  | 12-May-25 |
|  | Ice Arena Opens August 2026  | Pending |  |           |
|  |  |         |  |           |
|  | City of Northfield   |         |  |           |
|  | Northfield School District   |         |  |           |
|  | City of Dundas   |         |  |           |
|  | Northfield Hockey Association  |         |  |           |

An architectural rendering of the Northfield Ice Arena, a modern building with a corrugated metal facade and large glass windows. The rendering is overlaid with a semi-transparent green filter. The text 'LEED' is prominently displayed in the center. Below it, the building's name and location are listed. The background shows some trees and a clear sky.

# LEED

NORTHFIELD ICE ARENA  
NORTHFIELD, MINNESOTA





## LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Project Name: 23335 Northfield Ice Arena  
Date: 2/6/2025

| Y | ? | N |
|---|---|---|
| 1 | 0 | 0 |

Credit Integrative Process

1

| 3 | 1 | 28 | Location and Transportation                       | 16 |
|---|---|----|---|----|
| 0 | 0 | 16 | Credit LEED for Neighborhood Development Location | 16 |
| 0 | 0 | 1  | Credit Sensitive Land Protection                  | 1  |
| 0 | 0 | 2  | Credit High Priority Site                         | 2  |
| 2 | 0 | 3  | Credit Surrounding Density and Diverse Uses       | 5  |
| 0 | 0 | 5  | Credit Access to Quality Transit                  | 5  |
| 0 | 1 | 0  | Credit Bicycle Facilities                         | 1  |
| 0 | 0 | 1  | Credit Reduced Parking Footprint                  | 1  |
| 1 | 0 | 0  | Credit Green Vehicles                             | 1  |

| 2 | 3 | 4 | Sustainable Sites                                    | 10       |
|---|---|---|--|----------|
| Y |   |   | Prereq Construction Activity Pollution Prevention    | Required |
| 1 | 0 | 0 | Credit Site Assessment                               | 1        |
| 0 | 2 | 0 | Credit Site Development - Protect or Restore Habitat | 2        |
| 0 | 1 | 0 | Credit Open Space                                    | 1        |
| 0 | 0 | 3 | Credit Rainwater Management                          | 3        |
| 0 | 0 | 1 | Credit Heat Island Reduction                         | 2        |
| 1 | 0 | 0 | Credit Light Pollution Reduction                     | 1        |

| 4 | 4 | 3 | Water Efficiency                     | 11       |
|---|---|---|--------------------------------------|----------|
| Y |   |   | Prereq Outdoor Water Use Reduction   | Required |
| Y |   |   | Prereq Indoor Water Use Reduction    | Required |
| Y |   |   | Prereq Building-Level Water Metering | Required |
| 2 | 0 | 0 | Credit Outdoor Water Use Reduction   | 2        |
| 1 | 2 | 3 | Credit Indoor Water Use Reduction    | 6        |
| 0 | 2 | 0 | Credit Cooling Tower Water Use       | 2        |
| 1 | 0 | 0 | Credit Water Metering                | 1        |

| 19 | 6 | 0 | Energy and Atmosphere                             | 33       |
|----|---|---|---|----------|
| Y  |   |   | Prereq Fundamental Commissioning and Verification | Required |
| Y  |   |   | Prereq Minimum Energy Performance                 | Required |
| Y  |   |   | Prereq Building-Level Energy Metering             | Required |
| Y  |   |   | Prereq Fundamental Refrigerant Management         | Required |
| 4  | 2 | 0 | Credit Enhanced Commissioning                     | 6        |
| 10 | 0 | 0 | Credit Optimize Energy Performance                | 18       |
| 1  | 0 | 0 | Credit Advanced Energy Metering                   | 1        |
| 0  | 2 | 0 | Credit Demand Response                            | 2        |
| 3  | 0 | 0 | Credit Renewable Energy Production                | 3        |
| 1  | 0 | 0 | Credit Enhanced Refrigerant Management            | 1        |
| 0  | 2 | 0 | Credit Green Power and Carbon Offsets             | 2        |

| 6 | 5 | 2 | Materials and Resources  | 13       |
|---|---|---|--|----------|
| Y |   |   | Prereq Storage and Collection of Recyclables   | Required |
| Y |   |   | Prereq Construction and Demolition Waste Management Planning                             | Required |
| 1 | 2 | 2 | Credit Building Life-Cycle Impact Reduction  | 5        |
| 1 | 1 | 0 | Credit Building Product Disclosure and Optimization - Environmental Product Declarations | 2        |
| 1 | 1 | 0 | Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials          | 2        |
| 1 | 1 | 0 | Credit Building Product Disclosure and Optimization - Material Ingredients               | 2        |
| 2 | 0 | 0 | Credit Construction and Demolition Waste Management                                      | 2        |

| 10 | 1 | 5 | Indoor Environmental Quality                           | 16       |
|----|---|---|--|----------|
| Y  |   |   | Prereq Minimum Indoor Air Quality Performance          | Required |
| Y  |   |   | Prereq Environmental Tobacco Smoke Control             | Required |
| 2  | 0 | 0 | Credit Enhanced Indoor Air Quality Strategies          | 2        |
| 3  | 0 | 0 | Credit Low-Emitting Materials                          | 3        |
| 1  | 0 | 0 | Credit Construction Indoor Air Quality Management Plan | 1        |
| 2  | 0 | 0 | Credit Indoor Air Quality Assessment                   | 2        |
| 1  | 0 | 0 | Credit Thermal Comfort                                 | 1        |
| 1  | 1 | 0 | Credit Interior Lighting                               | 2        |
| 0  | 0 | 3 | Credit Daylight  | 3        |
| 0  | 0 | 1 | Credit Quality Views                                   | 1        |
| 0  | 0 | 1 | Credit Acoustic Performance                            | 1        |

| 5 | 1 | 0 | Innovation                          | 6 |
|---|---|---|-------------------------------------|---|
| 4 | 1 | 0 | Credit Innovation                   | 5 |
| 1 | 0 | 0 | Credit LEED Accredited Professional | 1 |

| 4 | 0 | 0 | Regional Priority   | 4 |
|---|---|---|---|---|
| 1 | 0 | 0 | Credit Regional Priority: ! WE Outdoor water use reduction                                    | 1 |
| 1 | 0 | 0 | Credit Regional Priority: ! MR Building product disclosure and optimization - sourcing of raw | 1 |
| 1 | 0 | 0 | Credit Regional Priority: ! EQ Enhanced indoor air quality strategies                         | 1 |
| 1 | 0 | 0 | Credit Regional Priority: ! EA Renewable Energy Production                                    | 1 |

| 54  | 21 | 42 | TOTALS | Possible Points: 110 |
|---|----|----|--------|----------------------|
| Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110 |    |    |        |                      |

# Xcel Energy Design Assistance (EDA)

## Highlights

- LHB recommended working with Willdan for energy modeling
- As a utility company Xcel energy is required to reduce energy load
  - This is accomplished through incentives
  - Preliminary reports show incentive back to the owner of approximately \$47,779 (\$45k-\$80k)
- This will also give the owner a better performing building and lower operating costs



# Photo Voltaic

## 8.06 Sustainable Building Policy

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### Energy Efficiency Standard

- Demonstrate an improvement of 50% in the proposed building performance rating compared with the baseline building performance rating. Calculate the baseline building performance according to ANSI/ASHRAE/IESNA Standard 90.1-2010, Appendix G using a simulation model Preliminary at 54.1%

### Renewable Energy Standard

- Renewable Energy Standard
  - Conduct economic and technical evaluation of providing 2% of building energy load with on-site renewables
  - Install if cost-effective using the B3 Levelized Cost of Energy Analysis.

# Photo Voltaic

## Highlights

### Roof Plan



# Photo Voltaic

## Highlights

| Project Details             |           |
|-----------------------------|-----------|
| AC kW                       | 350.0     |
| DC kW                       | 473.0     |
| TOTAL GENERATION (Kwh)      | 550,700   |
| Degradation                 | 0.40%     |
| Build Cost                  | \$890,000 |
| Build Cost \$/w DC          | \$1.88    |
| Federal Tax Rate            | 0.00%     |
| State Tax Rate              | 0.00%     |
| Discount Rate               | 7.00%     |
| Current Customer Power Rate | \$0.10    |
| Utility Power Inflation     | 3.00%     |
| Offset                      |           |

| Net Present Value |                |
|-------------------|----------------|
| NPV (10 Yr)       | (\$109,251.06) |
| NPV (15 Yr)       | \$36,107.53    |
| NPV (20 Yr)       | \$153,869.38   |
| NPV (25 Yr)       | \$249,273.81   |
| NPV (30 Yr)       | \$969,244.84   |

| Internal Rate of Return |        |
|-------------------------|--------|
| IRR (10 Yr)             | 3.25%  |
| IRR (15 Yr)             | 7.87%  |
| IRR (20 Yr)             | 9.88%  |
| IRR (25 Yr)             | 10.87% |
| IRR (30 Yr)             | 11.40% |



| Components |   |                 |
|------------|---|-----------------|
| Component  | Name                                    | Count           |
| Inverters  | CPS SCA50KTL-DO/US-480 (Sept17) (Chint) | 7 (350.0 kW)    |
| Strings    | 10 AWG (Copper)                         | 51 (7,189.7 ft) |
| Module     | Jinko Solar, JKM580N-72HL4-BDV (580W)   | 816 (473.3 kW)  |

12.18.24

### BUDGETARY PRICING

#### System Notes:

- 480 V Electric Service
- Regular labor rates are included (non-prevailing)
- 1 Interconnection
- Ballasted Solar - tilted at aprx 8 degrees.
- A lift is included in this pricing
- 5 yr Workmanship warranty included
- All permits included
- Pre and Post roofing warranty inspection is included.
- Grounding Xmfr
- More study needed on attachments - roofing conversations.
- More study needed on Point of interconnection.
- Goal ?? does this meet your 2%? - LEED Silver
- More study needed on roofing obstacles (plubming; any rtu's, etc)
- Direct Pay - 30% - <https://www.energy.gov/eere/solar/federal-solar-tax-credits-businesses> scroll to "How can Tax Exempt Organizations Benefit?"

Takeaway Note:  
Financial Return on  
Investment is Less  
than 10 years

### NORTHFIELD ICE ARENA

| Year    | System Cost     | PV Array<br>kWh Generated | \$/kWh<br>Generated | Power Savings   | Direct pay 30% | Xcel PV Demand<br>Credit | Federal<br>Depreciation | State Depreciation | Annual Cash Flow | Cumulative Savings | Year    |
|---------|-----------------|---------------------------|---------------------|-----------------|----------------|--------------------------|-------------------------|--------------------|------------------|--------------------|---------|
| Year 0  | \$ (890,000.00) |                           |                     |                 |                |                          |                         |                    | \$ (890,000.00)  | \$ (890,000.00)    | Year 0  |
| Year 1  |                 | 550,700                   | \$ 0.100            | \$55,070        | \$267,000      | \$13,685                 | \$0                     | \$0                | \$335,755        | -\$554,245         | Year 1  |
| Year 2  |                 | 548,497                   | \$ 0.103            | \$56,495        |                | \$13,630                 | \$0                     | \$0                | \$70,125         | -\$484,120         | Year 2  |
| Year 3  |                 | 546,303                   | \$ 0.106            | \$57,957        |                | \$13,576                 | \$0                     | \$0                | \$71,533         | -\$412,587         | Year 3  |
| Year 4  |                 | 544,118                   | \$ 0.109            | \$59,457        |                | \$13,521                 | \$0                     | \$0                | \$72,979         | -\$339,608         | Year 4  |
| Year 5  |                 | 541,942                   | \$ 0.113            | \$60,996        |                | \$13,467                 | \$0                     | \$0                | \$74,463         | -\$265,145         | Year 5  |
| Year 6  |                 | 539,774                   | \$ 0.116            | \$62,575        |                | \$13,413                 | \$0                     | \$0                | \$75,988         | -\$189,157         | Year 6  |
| Year 7  |                 | 537,615                   | \$ 0.119            | \$64,194        |                | \$13,360                 |                         |                    | \$77,554         | -\$111,603         | Year 7  |
| Year 8  |                 | 535,464                   | \$ 0.123            | \$65,855        |                | \$13,306                 |                         |                    | \$79,162         | -\$32,442          | Year 8  |
| Year 9  |                 | 533,322                   | \$ 0.127            | \$67,560        |                | \$13,253                 |                         |                    | \$80,813         | \$48,371           | Year 9  |
| Year 10 |                 | 531,189                   | \$ 0.130            | \$69,308        |                | \$13,200                 |                         |                    | \$82,508         | \$130,879          | Year 10 |
| Year 11 |                 | 529,064                   | \$ 0.134            | \$71,102        |                |                          |                         |                    | \$71,102         | \$201,981          | Year 11 |
| Year 12 |                 | 526,948                   | \$ 0.138            | \$72,942        |                |                          |                         |                    | \$72,942         | \$274,923          | Year 12 |
| Year 13 |                 | 524,840                   | \$ 0.143            | \$74,830        |                |                          |                         |                    | \$74,830         | \$349,753          | Year 13 |
| Year 14 |                 | 522,741                   | \$ 0.147            | \$76,766        |                |                          |                         |                    | \$76,766         | \$426,519          | Year 14 |
| Year 15 |                 | 520,650                   | \$ 0.151            | \$78,753        |                |                          |                         |                    | \$78,753         | \$505,272          | Year 15 |
| Year 16 |                 | 518,567                   | \$ 0.156            | \$80,791        |                |                          |                         |                    | \$80,791         | \$586,063          | Year 16 |
| Year 17 |                 | 516,493                   | \$ 0.160            | \$82,882        |                |                          |                         |                    | \$82,882         | \$668,945          | Year 17 |
| Year 18 |                 | 514,427                   | \$ 0.165            | \$85,027        |                |                          |                         |                    | \$85,027         | \$753,972          | Year 18 |
| Year 19 |                 | 512,369                   | \$ 0.170            | \$87,227        |                |                          |                         |                    | \$87,227         | \$841,199          | Year 19 |
| Year 20 |                 | 510,320                   | \$ 0.175            | \$89,485        |                |                          |                         |                    | \$89,485         | \$930,684          | Year 20 |
| Year 21 |                 | 508,279                   | \$ 0.181            | \$91,801        |                |                          |                         |                    | \$91,801         | \$1,022,485        | Year 21 |
| Year 22 |                 | 506,246                   | \$ 0.186            | \$94,177        |                |                          |                         |                    | \$94,177         | \$1,116,662        | Year 22 |
| Year 23 |                 | 504,221                   | \$ 0.192            | \$96,614        |                |                          |                         |                    | \$96,614         | \$1,213,276        | Year 23 |
| Year 24 |                 | 502,204                   | \$ 0.197            | \$99,114        |                |                          |                         |                    | \$99,114         | \$1,312,390        | Year 24 |
| Year 25 |                 | 500,195                   | \$ 0.203            | \$101,679       |                |                          |                         |                    | \$101,679        | \$1,414,069        | Year 25 |
| Year 26 |                 | 498,194                   | \$ 0.209            | \$104,311       |                |                          |                         |                    | \$104,311        | \$1,518,380        | Year 26 |
| Year 27 |                 | 496,201                   | \$ 0.216            | \$107,010       |                |                          |                         |                    | \$107,010        | \$1,625,390        | Year 27 |
| Year 28 |                 | 494,216                   | \$ 0.222            | \$109,780       |                |                          |                         |                    | \$109,780        | \$1,735,170        | Year 28 |
| Year 29 |                 | 492,240                   | \$ 0.229            | \$112,621       |                |                          |                         |                    | \$112,621        | \$1,847,791        | Year 29 |
| Year 30 |                 | 490,271                   | \$ 0.236            | \$115,535       |                |                          |                         |                    | \$115,535        | \$1,963,326        | Year 30 |
|         | \$ (890,000.00) | 15,597,609                |                     | \$ 2,451,914.51 | \$ 267,000.00  |                          | \$ -                    | \$ -               | \$ 1,963,326.27  |                    |         |



An architectural rendering of the Northfield Ice Arena, a long, single-story building with a corrugated metal exterior. The building features large glass windows and doors, and is surrounded by trees and a paved area. The entire image is overlaid with a semi-transparent green filter.

# PLANS

NORTHFIELD ICE ARENA  
NORTHFIELD, MINNESOTA

# Site Plan

Approx. 7 Acres

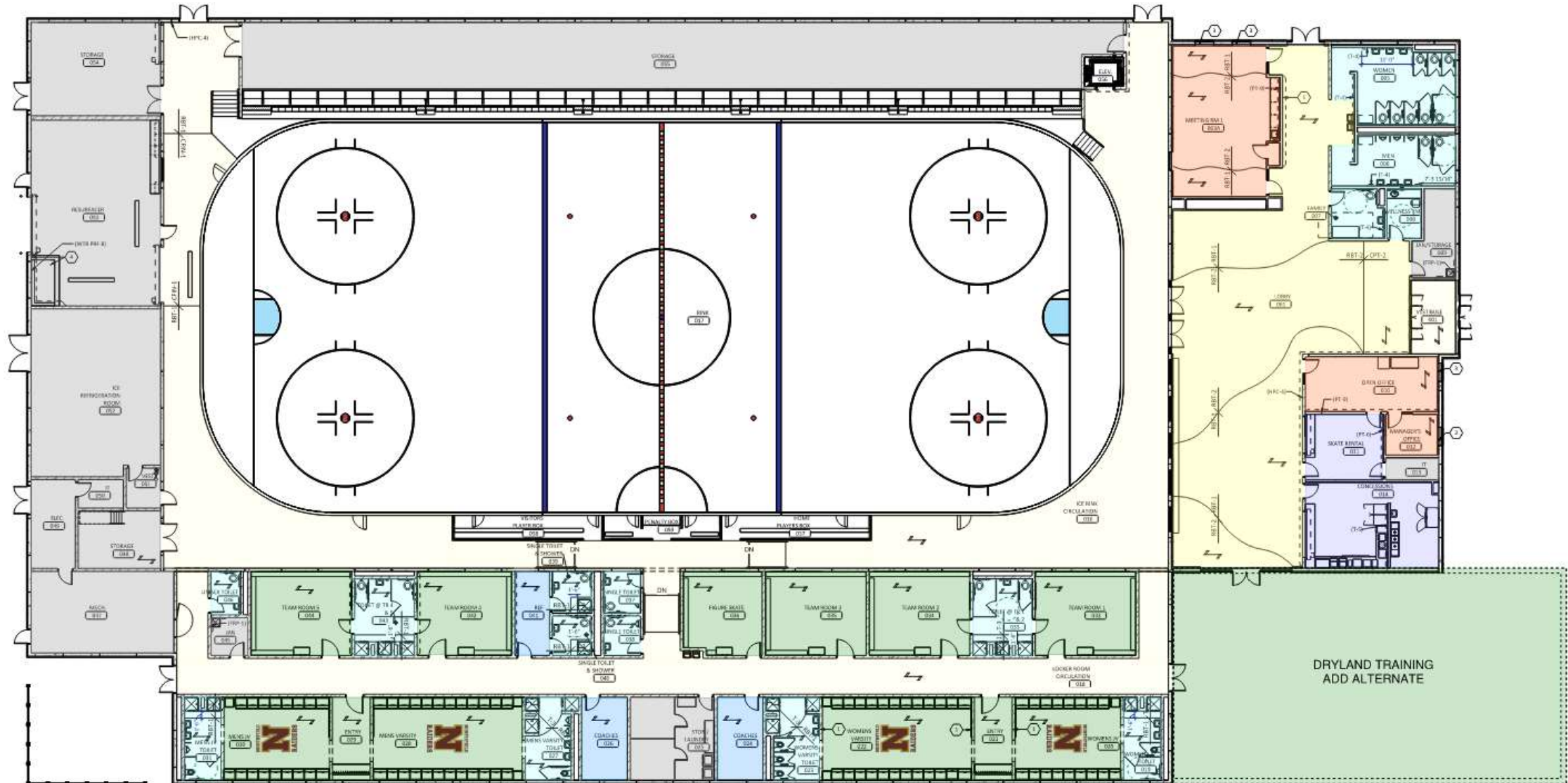
228 Parking spaces



# Floor Plan

Approx 53,000 SF

Approx 49,000 SF w/out Dryland

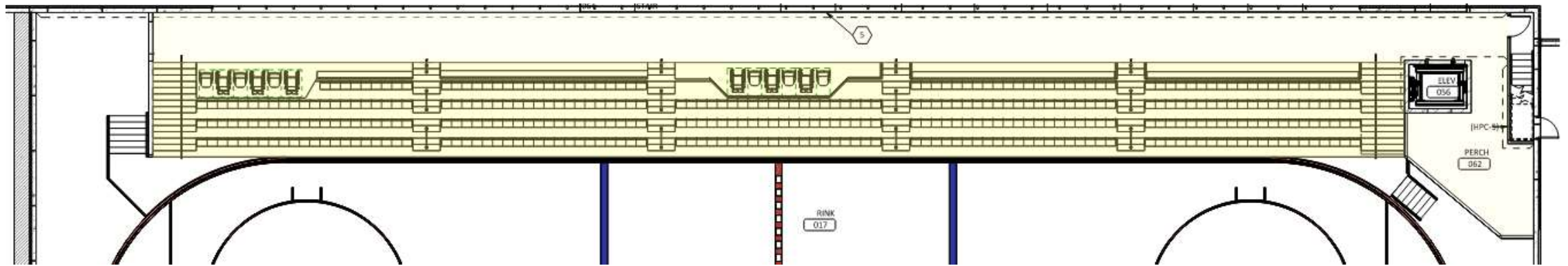




# Floor Plan

Approx 53,000 SF

Approx 49,000 SF w/out Dryland



An architectural rendering of the Northfield Ice Arena, a long, single-story building with vertical corrugated metal siding. The building features a large glass entrance on the left and a fenced-in area on the right. Two figures are visible near the entrance. The entire image is overlaid with a semi-transparent green filter.

# RENDERINGS

NORTHFIELD ICE ARENA  
NORTHFIELD, MINNESOTA

# Rendering



# Rendering



© 2025 JLG ARCHITECTS

An architectural rendering of the Northfield Ice Arena, a modern building with a corrugated metal facade and large glass windows. The rendering is overlaid with a semi-transparent green filter. The text 'BUDGET' is prominently displayed in the center. Below it, the project name and location are listed. The background shows a paved area, some trees, and a clear sky.

# BUDGET

NORTHFIELD ICE ARENA  
NORTHFIELD, MINNESOTA



# Budget and Alternates

## Project Budget

|                                    |                     |
|------------------------------------|---------------------|
| Subtotal Construction Costs        | \$19,416,773        |
| <u>Escalation/Contingency/Fees</u> | <u>\$2,190,593</u>  |
| Total Construction Estimate        | <u>\$21,607,396</u> |

|                               |                            |
|-------------------------------|----------------------------|
| Solar Panels                  | \$890,000                  |
| Owner Costs                   | \$640,000                  |
| Design Fees                   | <u>\$1,675,000</u>         |
| <b>Total Project Estimate</b> | <b><u>\$24,812,396</u></b> |

Note: Concept Design Total project cost \$26,900,000

\* Original cost share assumptions.

## Alternates Bid Add Alternate Options

|                                       |             |
|---------------------------------------|-------------|
| 1. Precast Stadia in lieu of Aluminum | \$1,051,676 |
| 2. Dryland Training                   | \$725,396   |
| 3. Skylight (Lobby)                   | \$74,857    |
| 4. Precast River Wall                 | \$184,691   |
| 5. Dasher board system                | \$TBD       |



# Conceptual Design Bond Repayment Examp

| New Ice Arena Financing - \$20.9 million project estimate |   |                  |   |
|---|---|------------------|---|
| <u>Estimated Repayment Components</u>                     | <u>Bond Amount</u>                        | <u>Levy Need</u> | <u>Estimated Tax Impact -<br/>\$350,000 Res Hmstead</u> |
| <u>EDA Lease Revenue Bonds</u>                            |   |                  |   |
| New Arena: 100% City                                      | 18,260,000                                | 1,453,783        | \$208   |
| New Arena: Partner with School and Dundas                 | 18,260,000                                |                  |   |
| School District Lease Levy                                |   | 200,000          | \$15  |
| City of Dundas  |   | 151,963          | \$158   |
| City of Northfield  |   | 1,101,820        | \$158   |
|   | Total:                                    | 1,453,783        |   |
|   | Combined Resident Impact (School + City): |                  | \$172   |

Note: This analysis and information will be updated with the completion of final bids. This was an earlier construction phase project estimate and after construction document phase total project cost is estimated at \$24.9 million. The final donations will also be illustrated into the updated repayment example.

**\$14/Month**

# VE Opportunities

|  | <u>Explored</u>  | <u>Accepted</u>         |
|--|------------------|-------------------------|
| 1. Fabcon Panels in lieu of Architectural Precast              | \$441,514        | \$441,514               |
| 2. Fabcon exposed aggregate finish in lieu of River            | \$184,691        | \$184,691               |
| 3. Provide gravel at north lot in lieu of hardscape            | \$222,104        |                         |
| 4. Delete North Lot  | \$250,000        |                         |
| 5. Eliminate sloped roof, 33'-6" tall rink box                 | \$130,225        |                         |
| 6. Eliminate glazing at north wall                             | \$84,738         |                         |
| 7. Reduce glazing at tall north rink wall                      | \$15,000         | \$15,000                |
| 8. Provide sealed concrete in lieu of rubber flooring in lobby | \$61,813         |                         |
| 9. Remove 3' of width of rink box                              | \$150,000        | \$150,000               |
| 10. Reduce height of locker room roof from 15' to 12'          | \$37,200         | \$37,200                |
| 11. Remove windows from locker rooms                           | \$27,340         | \$27,340                |
| 12. Reduce size of refrigeration room                          | \$10,000         |                         |
| 13. Eliminate painting of the rink box                         | \$40,053         |                         |
| 14. Varsity / JV build out                                     | \$666,687        |                         |
| 15. Reduce down to one Multi-purpose room                      | \$45,000         | \$45,000                |
| 16. Eliminate showers / toilet rooms from team rooms           | <u>\$105,000</u> |                         |
| <b>TOTAL</b>   |                  | <u><b>\$900,745</b></u> |



# FUNDRAISING

NORTHFIELD ICE ARENA  
NORTHFIELD, MINNESOTA

# Fundraising

- \$2 Million Target for Project Commitment
  - ✓ Goal Met!
- \$6M total goal with goal to include these additional features:
  - Pre-cast
  - Dry land training



[www.northfieldicearena.org](http://www.northfieldicearena.org)

# Economic Development Authority Board

Highlights: See attachment from February Board Meeting for Detail

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- EDA Lease Revenue Bonds
  - Authorized by State law
  - Common tool utilized by cities for this type of project and more
- EDA Role
  - Financing conduit authorization only and lease obligations with City
  - No duty of policy considerations (that is the partner roles of Northfield Council, Dundas Council, Northfield School District Board, Northfield Hockey Association)
- Timeline of EDA Board Items
  - ✓ Resolution of support for financing (complete)
  - EDA Project Update (April)
  - EDA Conduit Debt Financing Approval (pending May)



# QUESTIONS

NORTHFIELD ICE ARENA  
NORTHFIELD, MINNESOTA