



# Ice Arena Partnership & Tax Impacts

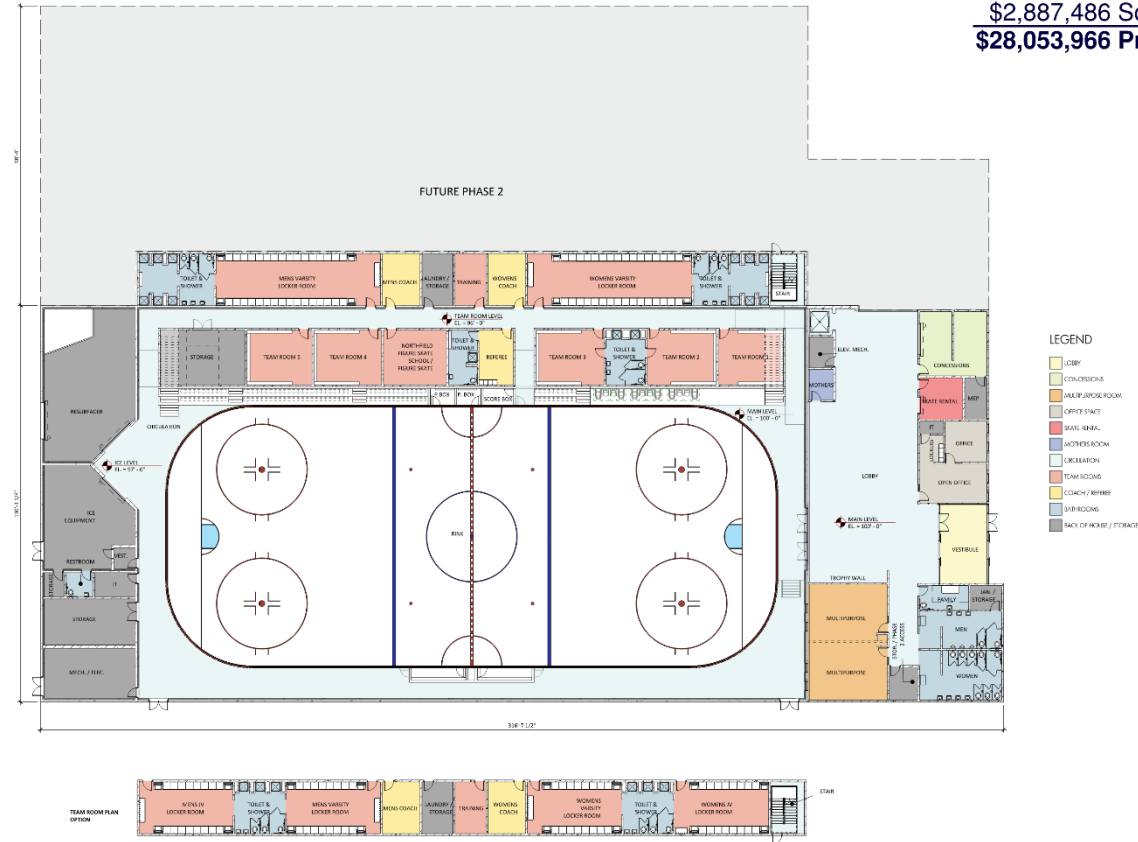
City Council  
May 7, 2024

## Option 1 – New 52,000 SF Ice Arena

\$25,166,480 Construction Cost

\$2,887,486 Soft Costs

**\$28,053,966 Project Cost**



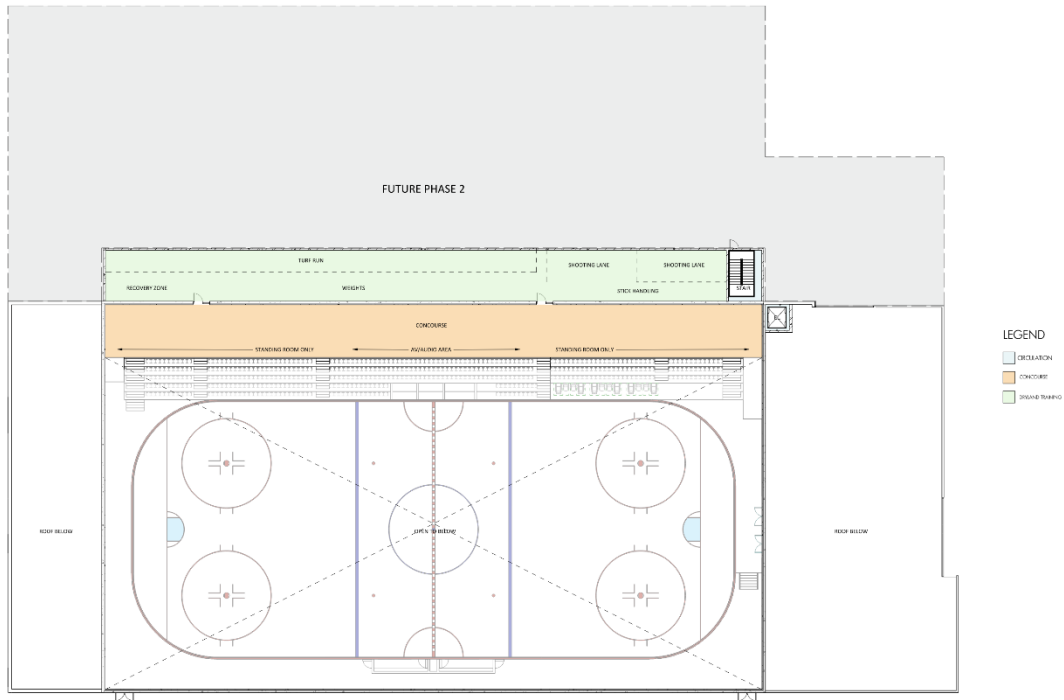
NORTHFIELD, MN ICE ARENA

MAIN LEVEL FLOOR PLAN

12/06/23 | JLG 23397 | © 2023 JLG ARCHITECTS



## Option 1 – Upper Level



NORTHFIELD, MN ICE ARENA  
CONCOURSE LEVEL FLOOR PLAN  
12/06/23 | JLG 23397 | © 2023 JLG ARCHITECTS









NORTHFIELD, MN ICE ARENA  
SITE PLAN  
11/14/23 | JLG 23397 | © 2023 JLG ARCHITECTS



# Option 2 – New 45,800 SF Ice Arena

## Base Project

\$18,843,254 Construction Cost

\$2,053,244 Soft Costs

**\$20,896,498 Project Cost**

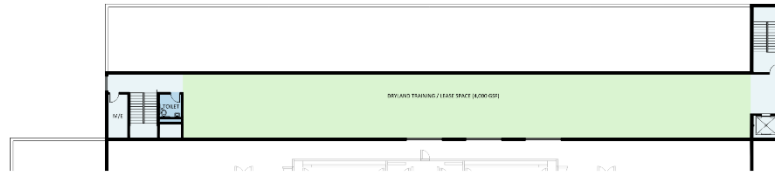
## Optional Upgrades

\$382,951 1st Floor Dryland

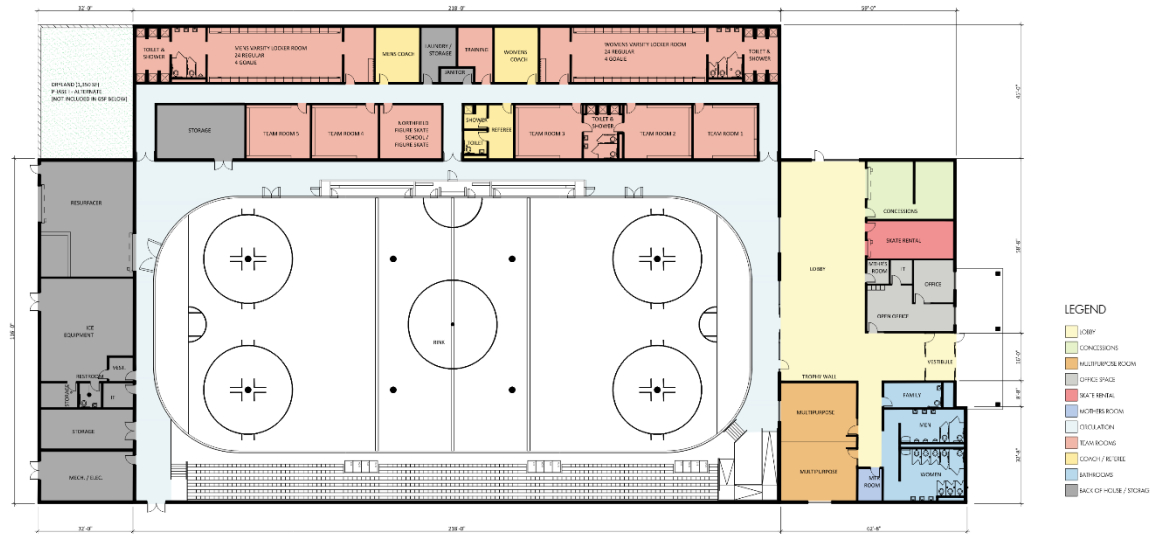
\$1,307,785 UL Dryland/Lease Space

\$2,361,439 Precast Stadia

**\$24,948,673 Total with all Options:**



UPPER LEVEL FLOOR PLAN - DRYLAND TRAINING / LEASE SPACE ALTERNATE (5,300 GSF)



NORTHFIELD, MN ICE ARENA

MAIN LEVEL FLOOR PLAN (45,800 GSF)

02/26/24 | JLG 23397 | © 2024 JLG ARCHITECTS





## Option 2 – New 45,800 SF Ice Arena

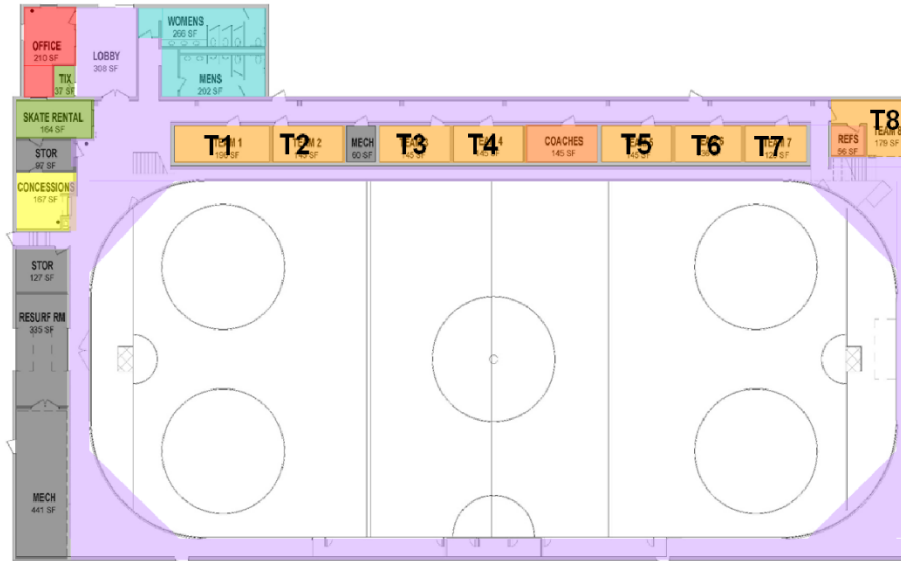


# Option 3 - Renovate/Expand

\$4,545,998 Improvements/Renovation

## Northfield Ice Arena - Long Range Facility Analysis

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



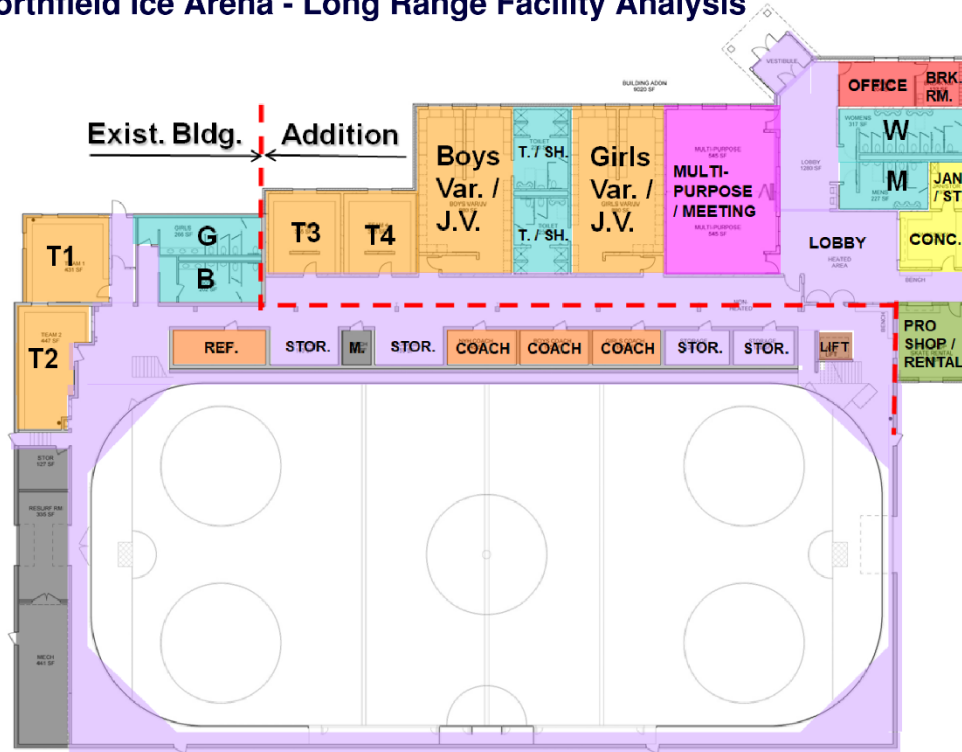
**Main Level Floor Plan - Existing**

*June 1, 2017*



## Northfield Ice Arena - Long Range Facility Analysis

\$10,528,983 New Addition  
\$4,545,998 Improvements/Renovation  
**\$15,074,981 Project Cost**

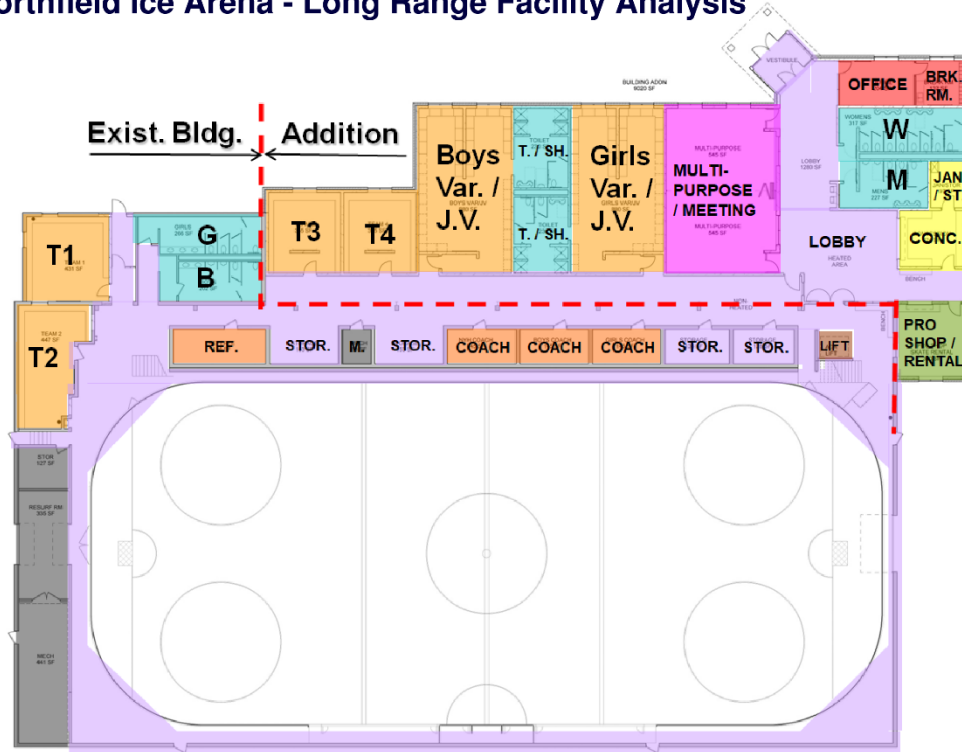


**Main Level Floor Plan - Proposed**

*July 12, 2017*

## Northfield Ice Arena - Long Range Facility Analysis

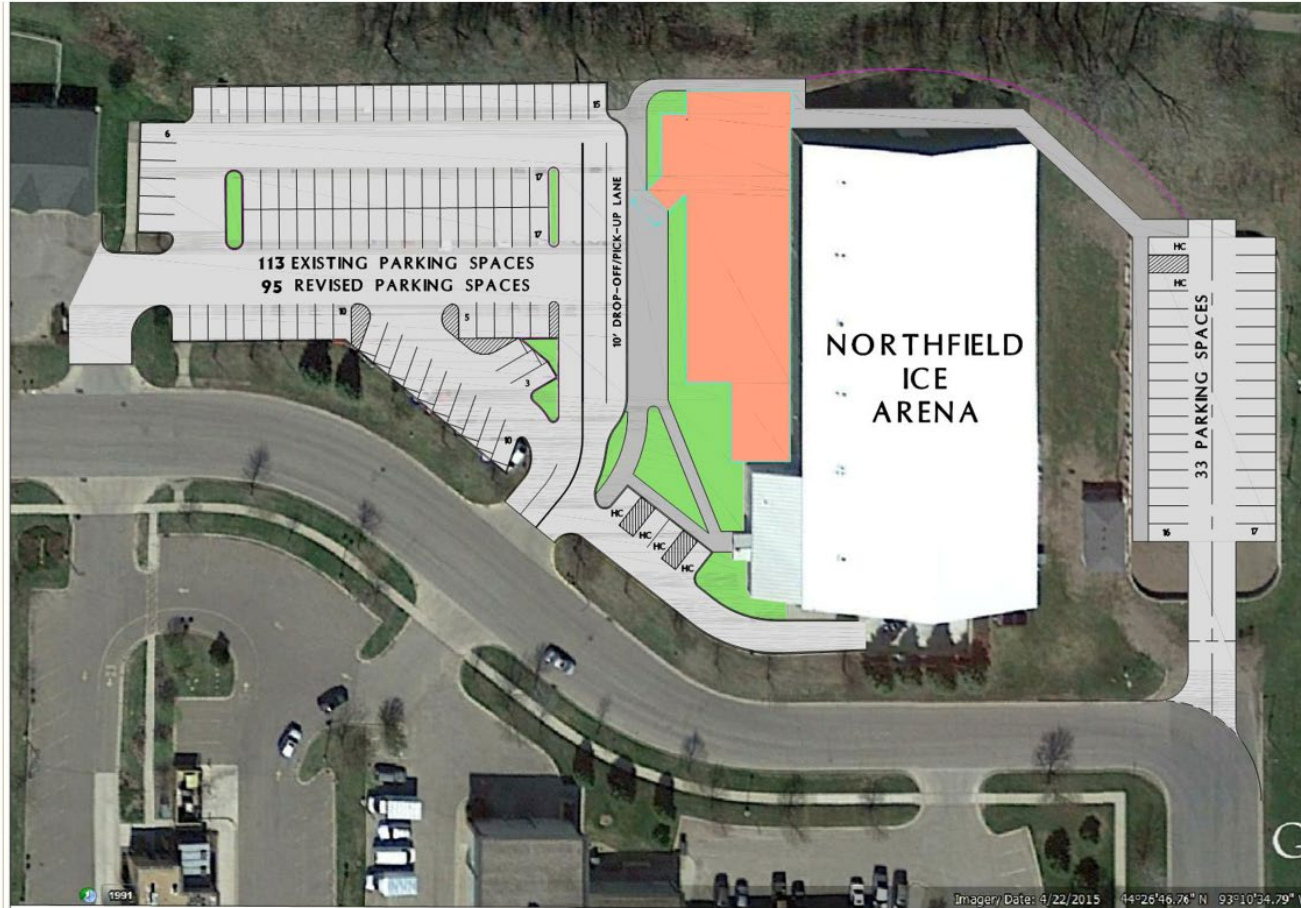
\$10,528,983 New Addition  
\$4,545,998 Improvements/Renovation  
**\$15,074,981 Project Cost**



**Main Level Floor Plan - Proposed**

*July 12, 2017*

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



**Context Aerial Plan**

July 17, 2017

[illegible]



# New Ice Arena (Option 2)



- **New Ice Arena Financing Partnership**

- Sale Proceeds from Existing Arena to New Arena
- Northfield Hockey Association Fundraising – \$2 Million
- Northfield School District – \$250K for 20-Years (\$200K toward debt & \$50K ice fees)
- City of Northfield and City of Dundas share remaining Cost based on Market Value of Each City (87.9% Northfield, 12.1% Dundas)

# New Ice Arena (Option 2)



- Example Bond Repayment

<u>Ice Arena - Estimated Repayment Components</u>	<u>Bond Amount</u>	<u>Levy Need</u>	<u>Estimated Tax Impact - \$350,000 Res Hmstead</u>
New Arena: 100% City	18,055,000	1,391,008	\$204
New Arena: Partner with School and Dundas	18,055,000		
School District Lease Levy		200,000	\$15
City of Dundas		144,354	\$154
City of Northfield		<u>1,046,654</u>	\$154
	<b>Total:</b>	1,391,008	
	<i>Combined Resident Impact (School + City):</i>		<u>\$169</u>
			<b>\$14/Month</b>

# Renovate & Expand Ice Arena (Option 3)



- **Renovate & Expand Arena Financing Partnership**
  - Annual School District Levy – Reduced to \$125K
  - No City of Dundas Participation
  - No sale of existing arena

# Renovate & Expand Ice Arena (Option 3)



- Renovate & Expand Arena Financing Partnership

Renovation of Current Arena:  
School District Lease Levy  
City of Northfield

	15,445,000	
		125,000
		<u>1,065,091</u>
<b>Total:</b>		1,190,091
<i>Combined Resident Impact (School + City):</i>		

\$10
\$156
<u>\$166</u>

**\$14/Month**



# Sale of Existing Arena



- **Sale Option on Existing Arena**

- Prospective Buyers Tyler Westman and Brett Anderson
- Exploring private recreational use
- Sale tentative terms \$1,225,000
- Tentative closing July 31, 2024
- City lease back during construction of new arena

# Ice Arena Economic Impact (Single Sheet)



Northfield Single Sheet Ice Arena Economic Market Analysis									
		Players	People per Player	Total Visitors	Rev/Day	Daily Rev	Days	1 Event Rev	4 Tournaments
4 Tournaments + 1 Mite Jamboree									
15 players per team	Day (5 Teams)	75	3.1	232.5	\$65	\$14,996	2	\$29,992.50	\$119,970
7 teams (5 Day 2 Overnight)	Overnight (2 Teams)	30	3.1	93	\$133	\$12,397	2	\$24,794	\$99,175
Mite Jamboree Tournament (38 Teams- 10 players)		380	3.1	1178	\$65	\$76,570	2	\$153,140	
Youth Games (276 Games)		4140	3.1	12834	\$30	\$385,020	1	\$385,020	
Highschool games (25 Games)		375	3.1	1162.5	\$30	\$34,875	1	\$34,875	
Total Direct Economic Impact								\$627,821	<b>\$792,180.20</b>
3.1 people per player									
Cost Per Day/Overnight Per Visitor									
Cost per day Overnight \$133 per visitor									
Cost per day \$65 per visitor									
Calculations based of participants + spectators									
<b>Summary of Secondary Impacts</b>									
	<b>Northfield</b>								
Direct	\$792,180.20								
Indirect	\$454,026.55								
Induced	\$336,607.31								
Total	<b>\$1,582,814.06</b>								

# Private Fundraising



- **Northfield Hockey Association**
  - Working with Northfield Shares
  - Initial Fundraising Goal – \$2 Million
  - Any additional fundraising work go towards Optional Upgrades
    - Precast Stadium Seating in-lieu of aluminum bleacher
    - Dryland training area

# Partnership/Next Steps



- **Northfield School District**
  - School board to act on commitment letter May 13, 2024
- **City of Dundas**
  - City Council act on commitment letter May 28, 2024
- **City of Northfield**
  - Consider resolution outlining partnership and authorizing New Ice Arena June 4, 2024
  - Consider approval of contract with Architect June 4, 2024



# Schedule/Timeline



**New Ice Arena Project Schedule**

Tasks/Actions	2023				2024				2025				2026			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Architect Updated Cost Estimating for Options																
Sale Terms on Existing Ice Arena																
EDA - Conduit Financing Introduction						22-Apr-24										
School District																
School Board Intorduction on Partnership						22-Apr-24										
School Board Action of Partnership						13-May-24										
Northfield Council - Ice Arena Update						7-May-24										
City of Dundas																
Dundas Council Introduction of Partnership						22-Apr-24										
Dundas Council Action						28-May-24										
Northfield Council - Partnership &Contract for Architect						4-Jun-24										
Architect Design Plans																
Northfield Council- Approve Sale of Ex Arena and Lease							9-Jul-24									
Northfield Hockey - Fundraising Consultant Study Complete							5-Aug-24									
School Board 20-Year Partnership Agreement							23-Sep-24									
Northfield Council - Approve CM Contract								1-Oct-24								
City of Dundas 20-Year Partnership Agreement								14-Oct-24								
Northfield Hockey - Fundraising/Donation Commitments								12-Nov-24								
EDA - Conduit Financing									6-Jan-25							
Ice Arena Construction																
Ice Arena Opens August 2026																

Draft April 30, 2024

- City of Northfield
- Northfield School District
- City of Dundas
- Northfield Hockey Association

# Question/Discussion

