# Subject: Discussion on Ice Arena Plans and Lease

**Meeting Date:** February 14th, 2022  
**Submitted/Presented by/Department:** Dave Schletty, Parks & Recreation Department

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**Action**

Discuss and comment on the new arena expansion plans and lease of the facility to West St Paul Youth Hockey (WSPYH).

## Background

Staff began exploring the options for expanding the Ice Arena in November of 2019. A more refined plan was presented to the Council on June 22, 2020, which first introduced the idea of leasing the facility to WSPYH, so they could fund and manage the expansion project. The pandemic caused delays with moving the project forward, but WSPYH is now ready to move forward with the attached expansion project.

The project would add two new dedicated high school locker rooms and replace the existing trailers that currently sit in the parking lot. Additionally, it would add dedicated dryland training space for users and eliminate the use of the parking lot for summer off-ice training. For the project to work the City would need to lease the facility to WSPYH for the duration of the construction project, up to 2 years. Some of the lease terms include:

1. Lease date is from March 15, 2022 – March 31, 2024
2. There would be an early termination without cause clause
3. The lease intent is that things remain pretty much the same operationally and financially. The City pays for the usual items and employees, the City collects the revenues. WSPYH will keep any profits. If there are losses WSPYH’s losses will be capped at $1,000 per month.
4. WSPYH cannot reduce hours of full time staff without City consent.
5. The City will maintain insurance on the structure
6. WSPYH will maintain a 1.5 mil general liability insurance policy
7. The City will pay for certain fees (such as building permits, etc.) when WSPYH makes the improvements
8. All main users of the arena agree to the terms of a separate Facility Use Policy
9. WSPYH will not alter the current schedule and hours of use by any other groups
10. When lease terminates the City will resume full control of the entire facility including newly expanded areas.

The tentative schedule for WSPYH is to start construction in the spring of 2022 and have the project completed by October 2022, in time for the high school and youth hockey season.

## Attachments

Proposed Expansion Plans
At the June 22, 2020 OCWS staff presented the project and lease options, which Council was in favor of exploring more.

**Previous Relevant Actions**

**Alternatives**

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