

To: **Mayor and City Council**  
Through: **Ryan Schroeder, City Manager**  
From: **Dave Schletty, Assistant Parks & Recreation Director**  
Date: **November 12, 2019**

## Ice Arena Expansion Proposal

### **BACKGROUND INFORMATION:**

On November 1, 2014, the Cities of West St. Paul and Mendota Heights and School District 197 entered a joint powers agreement to refurbish the J. Hoene Ice Arena in West St. Paul. The project was to include improvements to roofing, mechanical, electrical, and ice refrigeration and flooring. In total, the project came in at \$1,844,991.72 with contributions in the amount of \$555,333 from each of Mendota Heights and SD197 along with a \$200,000 Mighty Ducks grant from the state.

The 2015-2017 project was not able to complete all of the needs of the Arena. During 2019-2022, the City of West St. Paul has projected needed improvements as follows:

- Furnace: \$64,000 2019-2020
- Dehumidification: \$100,000 2020
- Lighting \$13,000 2019
- Water heater \$13,500 2019
- Parking Lot \$600,000 2022

In addition to the above there has been ongoing discussions regarding the desire for permanent lockers (currently lockers are in remodeled trailers on the north side of the facility) and dry floor practice space. In 2015, Wold Architects provided a concept drawing including those improvements but had not provided cost estimating at the time. More recently, the Sibley Hockey Boosters have refined locker/dry floor concepts and have received preliminary project estimating at about \$1.6 million (exclusive of above costs).

The Boosters have suggested that a significant portion of project costs can be achieved through fund raising. Council will recall that on May 13, 2019 the Boosters provided \$67,000 as an initial deposit toward the project. It has been suggested that the partners of SD197, Mendota Heights and West St. Paul should amend the existing JPA to provide cost sharing for this additional project and that the Legislature should be requested to contribute as well.

Current organized youth participation (SAYHA) at the Arena is as follows:

- Mendota Heights: 217 53%
- West St. Paul: 108 27%
- Eagan: 42 10%
- SSP, SP, IGH, Other 42 10%
- Total 409 100%**

Revenues into the Arena operation is as follows:

Source/Customer	2019 Budget	2020 Budget
Property Tax	-	\$55,844
Other Taxes-Franchise	\$155,000	\$100,000
Intergovernmental	\$179,848	-
Charges for Services	\$216,550	\$275,550
• SAYHA (ytd)	\$131,481	
• ISD 197 (ytd)	\$46,618	
• MAP (ytd)	\$39,910	

Net Operating position of the Arena has been

2017: (\$80,646)

2018: \$24,544

Proj. 2019: \$100,951

Budget 2020:

For the Council OCWS we have invited representatives of skating interests to explain the need for the project, funding expectations, and the request for City support and participation.

#### **FISCAL IMPACT:**

		<b>Amount</b>
<b>Fund:</b>		
<b>Department:</b>		
<b>Account:</b>		

#### **STAFF RECOMMENDATION:**

Consideration the proposal to expand the Ice Arena, including partnerships and funding sources.