

# ICENOW

Ice now is a 501(c)(3) non-profit corporation with a 7 member board of directors

Mission:

Promote the need for a new multi-sheet, multi-purpose facility to replace the existing arena.

Ice Now recognizes there are many ice user groups without enough ice time and believes there needs to be more ice availability in Northfield.

Ice Now believes a two sheet facility will attract competitions and tournaments to the City of Northfield, thereby improving the community's economic picture.

Ice Now believes a multi-purpose, year round facility will become a cornerstone for families, schools and all citizens of Northfield.

Ice Now wants to function as a partner with all ice user groups and local foundations in the construction of the new facility and combine Northfield's unique user base to build and operate a mutually beneficial facility.

## History

The present arena was built 30 years ago by a group of dedicated local citizens. The arena ownership and operation was moved to the city in the early 1980's.

Northfield since that time has housed many teams and created a reliance on the arena.



**Northfield High School** –Boys ( 1977) and Girls Varsity Hockey Programs (1996)



**Northfield Hockey Association** – Has now grown to over 250 players and 14 teams.



**St. Olaf** – Has an 80 year history of varsity hockey.

The men and women both compete in the MIAC. St. Olaf also has a men's club hockey team.



**Carleton** – *Men's and Women's Club Hockey*

Carleton Men's Hockey was formed in the winter of 1922-23. Became a varsity sport in 1933 until 1970. Since that time the men's team has played in the Great Plains Collegiate Hockey Association.

The Women's program formed in 1996. The club team has since competed in the Women's Hockey Association of Minnesota



**Northfield Skating School** – Learn to Skate program is experiencing huge interest and growth!



**US Figure Skating**, Intramural Hockey, Carleton Figure Skating, St. Olaf Physical Education and other groups have all used the facility at various times in the last 30 years.

## THE NEED

In the past decade, the **increasing popularity** of ice skating and ice sports, coupled with Northfield's **burgeoning population**, has led to an **acute shortage** of skating opportunities for residents of Northfield and the surrounding community.

The present arena, built 30 years ago, is struggling to keep up with demands not anticipated when it was built:



- § More than **650 active ice users** in Northfield, with the number growing.
- § More than **23 hockey teams** sharing one sheet of ice!



- § A **Learn to Skate program** that has grown from 40 skaters to 150 skaters in one year!
- § A growing **figure skating school** with potential for a figure skating association if more ice times were available.

The shortage of available ice means:

- § Northfield High School teams spend **27 percent less time** on the ice than other Missota Conference schools.
- § Children skating with the Northfield Hockey Association have **40-60 percent less** ice available than skaters in other communities.
- § Carleton and St. Olaf spend significant amounts of their ice budgets at other facilities.  
(St.Olaf Men's team spent **37%** of their ice budget outside Northfield at neighboring facilities)

Comparison Chart

CITY	POPULATION	SHEETS OF ICE	BUILT	PROPOSED
Owatonna	24,300	2	1972, 2000	
Austin	23,400	2	1973, 2004	
Prior Lake	22,100	1	1995	<b>2 more</b>
Faribault	22,000	3 *	1968, 1997, 2005	
Shakopee	20,500	1	1995	
<b>NORTHFIELD</b>	<b>18,600</b>	<b>1</b>	<b>1976</b>	
Albert Lea	17,900	2	1974, 1998	
Farmington	17,700	1		<b>2 new</b>
Red Wing	16,000	2	1980, 1999	
Hutchinson	13,700	2	1977, 1999	
New Ulm	13,000	2	2003	
New Prague	6,400	1	1995	<b>1 more</b>

\* The sheets built in 1968 and 2005 are at Shattuck-St. Mary's School.

The current ice surface suffers from many shortcomings:

- § Ice **cannot be maintained year round.**
- § Semi-warm weather causes **frequent shutdowns during the season.**
- § **Poor ice conditions** plague users at all levels.
- § The ice **surface is not regulation size.**
- § The **boards** are not standard and **can cause injuries** where they lack “give.”



- § Aging ice-making equipment would be **costly to repair or replace.**
- § **Handicap** viewing is sub-standard

**The problem is especially compounded because of no alternative/backup plan.**

The current arena suffers from structural deficiencies:

- § **Locker rooms** space is **inadequate** even for youth teams.
- § **Hallways** are **narrow.**



- § **No showers** in any of the locker rooms.
- § The **concession stand** is too **small.**
- § **Lobby** is **poorly designed and cold.**
- § **No space** for a pro shop.
- § **Limited seating** capacity and **limited parking** space.
- § No room for expansion on the current site.



All of these problems in the current state make it:

- § **Undesirable** as a community **gathering spot.**
- § **Inadequate for events** of any size, such as youth tournaments.

# THE VISION

Ice Now proposes a building that will be **more than just a place to skate**; it will be a community activities center, a place for families to gather and play together, a place of commerce and a place for community growth.



Many Minnesota communities similar in size to Northfield have two or three sheets of ice in roomy buildings. A visitor to Owatonna, Red Wing, Prior Lake, Farmington, Albert Lea, New Ulm or Faribault will find city arenas that are **hubs of activity**.



The new Northfield Activities Center would play host to **many events that do not need ice**. For six months a year, one of the rinks can be outfitted with turf or setup to handle events, including:

- § soccer.
- § lacrosse.
- § **Weddings, graduations**
- § book fairs.
- § art fairs.
- § karate tournaments.
- § batting cages.
- § **home and garden show**
- § arena softball.
- § **birthday parties.**
- § holiday parties.
- § corporate events.
- § dog shows.
- § **Skateboard Park**
- § **YMCA Programming**



## **ECONOMIC IMPACT**

The new Activities Center would offer **immediate economic benefits**:

- § With two ice surfaces, the facility can produce **positive revenue streams**. The current arena runs at a loss.
- § New ice-making equipment offers **substantial energy savings**.
- § Some communities report that operating two sheets with new technology to be **substantially less expensive** than running one sheet with the old equipment.

Events at the arena, such as youth tournaments, will have an **economic impact for Northfield business**:

- § Each season, the Northfield Hockey Association operates four tournaments of eight teams that draw about 200 to 300 adults from the visiting teams.  
About half of these adults spend at least one night in a motel, a total of about 600 adults staying overnight in Northfield through the season.
- § With two ice surfaces, the NHA could easily run **eight to 10 tournaments of 12 to 16 teams each**.  
Estimates for an expanded tournament at a new facility would be about 1,000 parents, grandparents and children attending each Saturday and Sunday.
- § A total of about **4,000 to 5,000 adults** could be expected to **stay overnight** during the season.
- § More players and spectators would **look forward to coming to Northfield** with a new facility.
- § The new arena would **keep the teams in town**. Every Northfield team is at some time purchasing ice in other communities, increasing travel, time and economic loss to Northfield.

An Activities Center offers many **intangible benefits**:

- § **Student athletes do better** in school, have higher self-esteem, get better jobs.
- § Youth sports bring **children, parents and grandparents together** in purposeful ways.
- § **Ice skating is a life sport**; a new arena would provide more time for the public to spend on this healthy activity.

## **CURRENT ARENA VALUE AND PROPERTY TAXES.**

- § The current arena has an appraised value of \$800,000. After a new arena is built, the current facility could be sold, with proceeds applied toward the debt on the new Activities Center.
- § A new owner of this valuable commercial property would be on the tax rolls.
- § Yearly taxes are estimated at \$30,000 to \$50,000.

## **FREQUENTLY ASKED QUESTIONS**

### **Where would it go?**

Ice Now has identified two possible sites.

### **What would it cost?**

About \$8 million to \$10 million.

### **How will it be financed?**

Through a partnership between city and major ice-user groups. Ice Now has identified three major groups that are interested in a partnership for a new facility

### **Who will run the arena?**

Ice Now sees several possibilities:

- § City could operate
- § City could outsource to a management group
- § A Joint Powers agreement could be drawn up between city and users, creating a board of directors to oversee the management and operation of the facility. The board could be made up of representatives of the major constituents, someone appointed annually.

### **What would be done with the existing arena?**

The existing facility is owned by City of Northfield. Ice Now proposes that the existing arena be torn down after the new facility is in place and the land sold, with proceeds applied to the debt of the new facility.

Ice Now has obtained an appraisal on the existing site from Northfield Appraisal, Inc that puts the land value at about \$800,000.

## **TIMELINE**

**ICE NOW BELIEVES NORTHFIELD MUST ACT SOON. WE MUST ADDRESS THE ISSUE BEFORE THE CURRENT FACILITY FAILS!**

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The logo for ICENOW is displayed in a large, bold, sans-serif font. The letters are a light grey color with a blue glow or shadow effect around them, making them stand out against the white background.

## Financial and Operational Concepts

### Partners:

Ice Now is proposing that the 4 major groups discuss financing and operational options to create a feasible plan. Ice Now has already proposed financing possibilities to the following groups.



[Northfield School District 659](#)  
[Northfield Hockey Association](#)  
[Carleton Hockey Alumni Association](#)

These 3 groups would all like to discuss financial scenarios with the City of Northfield in partnering for a new facility.

### **Arena Operations:**

Multiple possibilities:

City could operate.

City could outsource to a management group.

Joint Powers agreement could be drawn up between city and users. A board could be formed. The BOARD could be made up of representatives of the major constituents and an annual appointment from the city. This would include guaranteed ice hours purchased from the major users and possibly a % of the debt repayment. In exchange the major ice user groups get scheduling guarantees.

# ICENOW

## Construction Estimates and Notes

### 2 Sheet Facility

Ice Now has contacted multiple(4) Architects and Contractors, all are estimates. Hard copies are available of these estimates. These were done for Estimation purposes only.

Estimated Building and site cost:	\$7.6 -\$8.5M
Proposed Design Building	71,980 sqft
Building Estimated Cost	\$7,495,681.83
Cost Per Square Foot	\$104.14/sqft
9 Acre Site cost	\$697,569.34
<b>Total Cost</b>	<b>\$8,193,251.17</b>
Total Cost per Square Foot	\$113.83/sq ft

The budget cost of the building only with what is on the drawing. No LandAcquisition costs are shown.

### Site Size Estimate:

No specific site or knowing the setbacks, parking requirements, landscaping and water retention requirements.

Building area	67,900
Assuming 550 parking @ 288 SF per space 9 x 32	158,400
$750 + 750 + 100 = 1600/3 = 534 +$ staff of 16	
15% of parking for landscape islands	23,760
20% of parking for parking set backs	34,000
20% of parking for circulation roads	34,000
20% of parking for water retention	34,000
20% of parking around building for landscape requirements	34,000
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Totals SF	386,060
Total Acres	8.86 acres

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