

NBAHA
Membership Meeting Minutes
3-5-09

Meeting was called to order at: 7:00 p.m.

Board Members Present: Lisa Isaacson, Jeff Henderson, Tim Cashill, Craig Moline, Tom Garin, Kristi White, Jen Fairbanks, Paige Lee

Members Present: Shannon Kratzke, Lisa Henderson, Carl Kratzke, Mike Fabini, Kelly Byrkit, Tim Hink, Don Schmitt, Rick Huth, Anne Meyer, Jesse Meyer, Chris Klein, Gina Klein, Chris Courtright, Will Turek, Cherie Turek, Joe Herkenhoff, Jess Richards, Mike Fabini, Jeff Magnuson, Sonja Magnuson, Karen Richards, Don Osland, Tim Larson

Stacy Arena Proposal Discussion
Presented by
Jeff Henderson

Objective: 2 years ago membership voted to put up a full fledged enclosed arena in Stacy. Cost at just over \$2 million dollars. Funding gap of about \$700,000 to begin arena building. Would have included getting a loan. Association was hopeful we could achieve this, but with the economy taking a turn for the worse the reality of the funding gap closing in the near future isn't a reality.

Been looking at alternatives to get an arena started in the near future.

The plan seen in this presentation is a concept plan. Details will need to be worked out based on detailed site plans, building plans.

Presenting a Phased Approach to arena. Will be presenting 4 Phases. Phase 1 needs to be done 1st. Phase 2 through 4 could be done in any order, depending on how funds come in.

Phase 1:

Front of indoor arena: 126 x 50 wide (Lobby, concession, locker room, restrooms)

Zamboni/Mechanical room: off to side of building.

Zamboni

Two outdoor lighted natural ice rinks

Open skating area

Parking lot

Estimated Cost: \$550,000 (This does not include any donated labor, materials, grants)

Time Line: Construction to start this spring, completed and ready for use by Fall 2009

.Phase 2:

Cover one of the outdoor rinks and add bleachers into facility

Cost: \$863,000 (This does not include any donated labor, materials, grants)

Time Line: As soon as funds are available. We will continue fundraising campaign which will include applying for grants, charitable gambling and local funding.

Phase 3:

Add the artificial service to indoor rink

Cost: \$600,000 (This does not include any donated labor, materials, grants)

Time Frame: As soon as funds are available. We will continue fundraising campaign which will include applying for grants, charitable gambling and local funding.

Phase 4:

Varsity Locker Rooms – boys and girls with showers and bathrooms and a referee room

Cost: \$160,000

Time Frame: As soon as funds are available. We will continue fundraising campaign which will include applying for grants, charitable gambling and local funding.

Arena Location:

Build facility in City of Stacy. Met with Stacy city council on 3/3 to verify they are willing for us to take a phased approach. They are very willing and excited. Need to meet building codes. Location: Cty Rd 30 south of town hall. By Doyle fields and new water tower.

After Completion of Phase 4:

Visual shown of East Bethel Arena – showing front are (width of arena).

Zamboni/mechanical building off to side of main structure of arena

Won't look exactly like that arena – help visualize concept

What are the next steps?

*Site layout, building design and architectural plans. Cost of between \$10,000 and \$15,000 and will take about 30 – 45 days to complete

*Close the gap \$200, 000 to \$250,000 funding gap by getting commitments of free and/or reduced materials and labor (City of Stacy Account - \$291,621 designated for arena

project & City of Stacy \$15,000 cash into project for preliminary work & wave WAC & SAC fees, waive City portion of building fees – Easily \$30,000 donated by City of Stacy)

*Prepare legal agreements between NBAHA & Stacy (Who's going to run, who's going to operate facility, long term lease)

*Present to the City of Stacy for Approval (Currently have a verbal commitment – come back with a phased approach that is funded, meets other city criteria)

*Will need the membership to vote to pursue the phased approach. Will take a 2/3 majority of the members present. Quorum of 15 people needed (Quorum met).

Questions/Comments from Membership:

1. What are the operational costs per phase? Answer: Phase 1: Biggest cost of outdoor arena is lighting the arena. Now, lighting 2 rinks instead of 1. Larger facility to heat. Estimate current expenses for outdoor rink and multiply by 2.5.
2. \$550,000 does that include boards/lights and everything for 2 sheets?
Answer: This should be fairly accurate. Boards at this point would be similar to the boards we have at our current outdoor rink. Lighting, we would pursue inexpensive lighting to start with. The hope is the outdoor rinks are temporary and not a permanent solution. OK to go with less efficient, cheaper lighting if its short term/
3. Do we have a good stab at what the in kind donations could be at this point?
Answer: No. We've had this conversation with potential donators over the last 7 years. We will have to go back and have discussions again to confirm what people are still willing and able to do. In order to move forward any further than we are today, we have to complete the next steps above and then be able to contact potential donators.
4. What kind of base will we have for the outdoor rinks to guarantee decent ice?
Answer: Graded out area, would be similar to what we currently have at the shack.
5. If we go forward and do this, we may not have good ice till December. Are we still going to be getting ice from somewhere? Answer: We are in a 2 year agreement with CI and have ice secure for the next year. The traveling teams this past year would have liked to get more ice than they had. This will be a Grade A outdoor ice facility. Won't be as much work to get it cleared and resurfaced between practices because of having a Zamboni. More reliable ice. May end up charging teams a small fee to use the outdoor ice in order to cover operational costs.
6. What is the price difference between having 1 or 2 outdoor rinks? City of Stacy asked that we grade out the whole area for all 4 phases. Grading will already be done. Materials to put up boards (\$10,000) , depending on site layout - cost of lighting may vary. But, we think cost for second sheet of ice will be minimal. One thing we've heard from the membership is that they want to get moving on something to get people excited and moving. This is our first attempt to start somewhere. Also, struggled enough with only

having one sheet of ice at the shack. We need more ice to support the Mite and Traveling program.

7. Businesses in Stacy are excited about getting the arena. Do you know how the businesses in NB feel about supporting the rink in Stacy. Answer: Jack Juve, par owner of American Inn, has been the single biggest supporter of the association both verbally and with donations. Spoke with him after we pulled out of NB and Jack and his partners still are willing to support. Could be some businesses that will be disappointed. Many businesses are more discouraged with NB City Council than they are with the decision our association made to go to Stacy. Power Play event – 90 % of the businesses that donate are from NB. That money has been used to pay for smaller costs of planning for arena. Small donations show support.
8. Comments: Front in Phase 1 is the area that our membership can help with donated labor easiest. We can safely handle doing this part of the building. Phase 2 - cover arena – is starting to get out of most of the members expertise. Can potentially put some temporary bleachers into the front. There will be glass windows to look out over the ice.
9. Can we run tournaments out of this facility? Answer. Absolutely can! Outdoor hockey is becoming very popular. This will be a Grade A facility and potential to run Mite and traveling tournaments outside.
10. Preliminary plans: Site plan most important first. Do that before building and then architectural design. Bonastroe for Site Plan. Stevens Engineering (consultant) to do building design. Aho Construction (Final Architectural plans). Some of the urgency is getting the permits and planning done and completed before we can start construction. This takes time to complete.
11. What would happen to the current shack & ice arena. Answer: Unknown. Would like to see it stay and at minimum be used for rink rat hockey. On school property. Used to do a yearly lease. Now a verbal lease. Has been talk that school has been looking at the site for other purposes. Possible school may decide to use it for something else. Would be nice to see the City come in and manage for pickup hockey. All yet to be determined. No one from the association has had the conversation with the school/city. Don't want to until we have a realistic plan.
12. If we go ahead with this, can we afford the operational costs the way we are structured now? Current cost for shack approximately \$9,000. New facility approximately \$20,000. No payroll required for Phase 1. When we get to phase 4, payroll will be required. Costs: heat building, water (ask for city to donate), electric for lights, facility available for public use (possible to ask for City to pay the bill for those hours). Plus, we could bring in revenue: Men's hockey, broom ball, skating lessons, tournaments, and concessions. Sell sponsorships on boards, posters. May end up needing to subsidize outdoor rink instead of ice fees out of gambling. We need to take a close look at the association's finances. There are options, need to analyze how we fund without increasing the cost of hockey. With the \$550,000 price tag, don't want the members walking out thinking the gap is still too big for this to be

realistic. Worse case, we think we can bridge gap with in kind donations, if not worse case we can most likely get funding.

13. City's concern, what if you get to a phase and it just sits and never moves forward. Answer: That we are going to keep doing everything we can to hit our end goal of an indoor ice arena.

Motion made for the arena committee to change directions and move forward with the Phase 1 concept and authorize arena committee to spend up to \$20,000 on legal fees, site plans, architectural plans, design plan. Motion made by Chris Courtright. Seconded by Kelly Byrkit. Motion carried and vote was unanimous.

Arena Committee will be meeting every other Wednesday, here at the library. Encourage anyone that is interested in this project, can help in any way shape or form to attend. Meetings every other Wednesday at 7 pm at the library. Next meeting - March 18.

Are there any plans of reintroducing a funding campaign?

Grant committee will be looking into this again along with other funding options.

Updates will be posted under arena tab on the website.

Motion to adjourn at 8:01 pm