

ARENA ADVISORY MEETING MINUTES

Thursday December 11, 2025 Everett Arena 8:00 AM

Roll Call

Present: Nick Wallner; Mike Gfroerer; Councilor Judith Kurtz; Councilor Kris Schultz; Claire Gruenfelder; Dan Arndt; Tom Champagne; General Services Director Jeff Hoadley; Public Properties Superintendent Jay Burgess; Arena & Properties Manager Jeff Bardwell; Arena Supervisor John Andersch

Absent: Jed Merrow; Joe Farrelly

Guest: Concord Youth Hockey Treasurer Wes Riley

Meeting called to order at 8:05 AM

FY2027 Rates

The Arena Manager briefed the committee regarding recommended rate increases and the impact they would have on ice rentals and public sessions. Going forward it is important for the arena to continue to cover its operating expenses and as shown in the Proforma the arena will continue to need assistance from the general fund for project support.

The arena continues to backfill the decrease ice allocation from Concord Youth Hockey Association with other programming such as a new JV League that starts Sunday, December 14th and additional adult league rentals.

Staff is recommending a 2% increase in the ice rental rate and a \$1 increase in the public skating, skate rentals and skate sharpening and a \$2 increase in youth stick practice. A 2% increase in the daily show rate for both for-profit and non-profit, a 2% increase for outside events for-profit and non-profit and a 1% increase for parking lot vendor 6 month and 12-month fees. We are also proposing a new parking lot vendor 1-month fee for \$600. Based on FY2025 numbers these fee increases will bring in an additional \$26,700 which will help the arena stay ahead of its operational costs.

Discussion took place on the various rates. Councilor Judith Kurtz noted that there was no increase in last year's ice rates and what is being proposed is reasonable. Claire Gruenfelder asked about the rate for Granite State Roller Derby bouts and practices. The Arena Manager explained that the bout rate would increase by five dollars per hour and that the hourly non-ice practice fee would remain the same as the previous year.

Mike Gfroerer made a motion to accept the rates as proposed, Councilor Judith Kurtz seconded the motion, there was no further discussion, motion passed unanimously.

Refrigeration Project

Staff has been working with The Turner Group and ARC Mechanical on the new compressor room/refrigeration replacement project. A joint meeting was held in November and staff has just received ARC's refrigeration specifications for the new system. Staff will review and meet with TTG in early January and finalize plans by the beginning of February. The Public Properties Superintendent and Arena Manager met with the Land & Water Conservation Fund to go over the proposed mechanical room. The Superintendent explained that the LWCF contributed to the purchase of the arena and that when there are changes to the building the fund needs to be involved in the process.

Tom Champagne asked about the timeline for the project. The Arena Manager explained that the goal is to have plans finalized in January and costing finalized in February. An RFP would be released in July and construction would start in March of 2027. Discussion took place on impacts on non-ice events and roller skating. The Arena Manager explained that the construction timeline would be planned to minimize impacts.

Mike Gfroerer asked about the funding for the project. The project is currently in the Arena FY2027 CIP funded by general obligation bonds. There could be some increase in the costs of the project as the original electrical panels will need to be replaced as part of the project. The General Services Director explained the City's CIP process and the changes that were made this fiscal year in the timing during the budget cycle.

Discussion took place on alcohol sales as another potential revenue source. The Public Properties Superintendent offered to share the information when this was looked into as an option in the past. Councilor Judith Kurtz will review and get back to the committee if this option should be revisited.

The Arena Manager briefed the committee on a request for a memorial plaque to be established at the arena for families whose children have played in Concord Youth Hockey. The planning is in the beginning stages and the committee will be updated at a future date.

Councilor Judith Kurtz made a motion to adjourn, Councilor Kris Schultz seconded the motion, there was no further discussion, motion passed unanimously.

Meeting adjourned 8:50 AM.

Respectfully Submitted,

Jeffrey R. Bardwell
Arena & Properties Manager