

ARENA ADVISORY MEETING MINUTES

Wednesday, June 5, 2024 Everett Arena 8:00 AM

Roll Call

Present: Chairman Nick Wallner; Mike Gfroerer; Councilor Judith Kurtz; Joe Farrelly; Claire Gruenfelder; Dan Arndt; Public Properties Superintendent Jay Burgess; Arena & Properties Manager Jeff Bardwell

Absent: Jeff Cain; Jed Merrow; Councilor Kris Schultz

Guest: Wes Riley, Treasurer CYHA

Meeting called to order at 8:05

Budget

The Arena Manager briefed the committee on the FY2024 and FY2025 budgets. For FY2024 revenue is estimated to come in \$43,000 over budget due to increases in Concession, Pro Shop, Public Skate and Roller-Skating revenue. Winter ice rentals are down approximately \$2,000 due to a loss on an adult league on one night. Expenses for FY2024 are projected to end \$25,000 over budget due to \$17,000 in unscheduled repairs of one of the brine pumps and dehumidifier and an increase labor and benefit costs.

The FY2025 budget was adopted Monday, June 3rd and the Arena Manager will email a PDF version of the arena portion to the committee members. Revenue budget to budget is up 6% due to increases in Pro Shop, Concession, Rental Income and Other Revenues. Expenses are up 9% due to increases to wage and benefits, repairs and maintenance, professional services, natural gas and transfer to the General Fund. Electricity and debt service are down slightly.

Discussion on staffing took place regarding the number of full time and part time staff at the arena.

Current Capital Projects include a roof hatch installation and eyewash/shower station. For FY2025 projects coming from the arena operating fund include: replacing the doors to Locker Room A & B; replacing the access door card system; replacing the radio box for the fire alarm system and adding one camera to the front lobby.

Discussion took place regarding the installation of the fire alarm radio boxes. The Public Properties Superintendent briefed the committee on replacement of radio boxes in city buildings.

Discussion took place on upcoming CIP Projects. There are no CIP Projects in FY2025. There are three projects in FY2026. Raising the condenser and extending the compressor room under the condenser; upgrades to the emergency ventilation system and upgrades to the energy management system. The first two projects are part of the EPA compliance initiative.

The arena proforma was discussed and it was noted the Arena Fund will need some assistance from the General Fund in FY2027. Over the years the arena has been able to push any assistance to the out years, that delta typically being five years, this year's proforma shows a three-year delta. Discussion took place on project costs over the years and the increase in costs since COVID.

Programming

The Arena Manager briefed the committee on programming changes during ice skating operations. In the current fiscal year 2024 CYHA rented 1,065 hours. For FY2025 CYHA will rent 150 to 175 hours less due to changes in their program. CYHA will not have two teams this coming season for the 18U split season program. Also, they will not be utilizing the later weekday practice slot due to the number of teams. The CYHA Treasurer explained that enrollment is down 18 percent and that private for profit select/elite programs are taking over the market. CYHA is primarily a 13U organization at this time. Numbers remain strong at the younger levels and that part of the program is growing.

Discussion took place on the feasibility of a house league program for older kids. The CYHA Treasurer explained that this was tried at other locations without success. Arena staff is working on alternatives such as the addition of another adult league to help fill vacated hours. The Arena Manager has also reached out to Concord High School

to see if they want to add additional practice slots for the Girls team as they practice at another rink two days a week.

Solar

The Arena Manager updated the committee on the status of reviewing solar as an option on the south facing roof of the arena. The City's energy consultant from Beacon Energy provided a report on June 4th. Initial review of the report shows a 70 KW system with the benefits being marginal. The system would provide the most energy from March to October. The arena uses the most energy from September to March, for example during the month of January the arena used 37,237 KW and solar production is estimated at 5,000 KW. The arena would also come off the City's current power purchase agreement and go back on the default rate charge which could cause an issue with budgeting year to year. Engineering would need to be completed to see if the roof would support the weight of an array on one side the building. Discussion took place on attachment of the array to a curved roof, power purchase agreements and other solar projects in the city. The Arena Manager will review with city staff and Beacon Energy and report back at the next meeting.

Master Plan Update

Public Properties Superintendent, Jay Burgess updated the committee on the Kiwanis Park Master Plan status. A completed plan from VHB should be available in next month or two. Phase 1 of the project is to relocate the skateboard park to the corner of the property with a cost of approximately one million dollars. How much infrastructure is part of this phase is not clear. Recreation is looking for funding from the LWCF and the skateboard park committee is fund raising.

Other Discussion

Advisory member Claire Gruenfelder updated the committee on Granite State Roller Derby. A practice bout was held during the Kiwanis Fair and two regular season bouts are scheduled for June 29th and July 20th. The group has been rebuilding since COVID and these are the first bouts since 2019.

Meeting adjourned 9:15 AM.

Respectfully Submitted,

Jeffrey R. Bardwell
Arena & Properties Manager