

ARENA ADVISORY MEETING MINUTES

Thursday, December 19, 2024 Everett Arena 8:00 AM

Roll Call

Present: Chairman Nick Wallner; Mike Gfroerer; Councilor Judith Kurtz; Jeff Cain; Jed Mellow; Joe Farrelly; Public Properties Superintendent Jay Burgess; Arena & Properties Manager Jeff Bardwell

Absent: Claire Gruenfelder; Dan Arndt; Councilor Kris Shultz

Guest: Wes Riley, Concord Youth Hockey Association Treasurer

Meeting called to order at 8:10 AM

FY2026 Rates

The Arena Manager briefed the committee that the estimated ice revenue for FY2025 will be down approximately (\$27,000) from its budgeted amount largely due to a (\$45,000) decrease in Concord Youth Hockey's ice allocation. Also, the Capitol City Hockey Adult League is not skating this season which is an additional decrease of (\$9,000). Despite the total decrease the arena has added a new adult league on Monday nights, two Adult Women Tournaments and Concord High School has added practice slots to its girls' program and to the boy's JV program to help close the gap. Public Sessions revenue is anticipated to be the same as FY2024 and Event revenue is anticipated to increase by \$1,800 due to last year's rate increases.

Staff is recommending the following increases in rates for FY2026: Increase prime, non-prime and high school game rates by 2%. Increase the public skating rate and skate rentals by \$1. Increase the daily show rates by 2% and decrease the Roller-Skating Party rate by \$25. These increases would bring in an additional \$26,000 in revenue.

Discussion took place on the rate survey and the arena compared to other facilities surveyed in the state. The arena is currently near the top of the market with other facilities surveyed.

Councilor Kurtz asked why decrease the roller-skating party fee? The Arena Manager explained that roller party rentals were down from fourteen to three this past year since raising the rate by \$25. The Concord Youth Hockey Treasurer was asked about the impact the rate increase would have on their program. Wes Riley explained that they are already down three teams this current season which means they will need to increase their rates on less teams. Also, they are competing with other programs that offer additional features such as weight training that CYHA cannot because there is no off-ice space at the Everett Arena to add any features. Jeff Cain commented that the Capitol City Hockey League may return next season and did not play this season due to three goalies dropping out and not being able to find replacements. Mike Gfroerer commented that he was not in favor of raising public skating fees. Further discussion took place on public skating and that the arena was near the top of the market with those fees as well. Discussion took place on the overhead charged to the arena. The arena manager explained the fee is to cover other city services provided to the arena such as payroll. The current overhead charge is \$89,920.

Mike Gfroerer made a motion to keep the ice rental rates, public skating rates and skate rental rates the same as FY2025, Joe Farrelly seconded the motion, there was no further discussion, motion passed unanimously.

Joe Farrelly made a motion to raise the daily show rates by 2% and decrease the roller-skating party rate by \$25 as recommended, Mike Gfroerer seconded the motion, there was no further discussion, motion passed unanimously.

Projects

The Arena Manager briefed the committee on past and future projects. The arena has completed several of the EPA compliance projects required for facilities that operate ammonia plants. Projects include: replacement of compressor room doors; eyewash/shower station; ammonia detection and signage. Projects in future years are more expensive such as the emergency ventilation upgrade estimated at \$160,000. The arena is still in need of replacing some of its antiquated equipment such as the compressors, ammonia valves and piping.

In July the Public Properties Superintendent and Arena Manager met with H.L. Turner to discuss future EPA compliance projects and equipment replacement projects. H.L. Turner noted that due to the access and that operational safety is difficult due to the recessed room with no 2nd egress or access from the exterior of the building. Combining future compliance and equipment replacement projects by adding an outside mechanical room would be in the end more cost effective. A new mechanical room would be adjacent to the existing room where the ventilated block and condenser are located.

In September the Arena Manager met with American Refrigeration Company, (ARC) to discuss compressor replacement options. In October, ARC sent a proposal to supply a new refrigeration package in an enclosed room that would be 100% EPA compliant. The enclosed package would set on a pad outside adjacent to the existing compressor room, have outside access and reuse the condenser that was replaced in 2021. The proposal cost is 1.5 million and staff is estimating there is an additional 350 thousand in demolition and construction costs. The new mechanical room would be approximately 30' x 12' x 10'. The existing mechanical room will remain the electrical room and the space will be also be utilized for maintenance, storage and access to the new mechanical room.

Funding for the project is proposed by combining future Arena CIP projects scheduled for FY2026 and FY2028 and moving these into FY2027. Funding for the project will be mostly G.O. Bonds supported by the General Fund.

Discussion took place on the mechanical room project. Mike Gfroerer asked how much longer the existing compressors will last. The Arena Manager explained that the compressors have a manufacture date of 1949 and 1952. Currently there is one company that refurbishes parts and repairs will be needed like any piece of equipment that age. This October one of the compressors failed and needed the main bearings replaced, the repair cost was \$23,000.

Master Plan Update

The Public Properties Superintendent updated the committee that the only portion of the master plan moving forward at this time is the new skate park. Council approved the federal grant of \$500 thousand from the Land Water Conservation Fund and the skate park committee is fund raising for the \$500 thousand match.

Mike Gfroerer made a motion to adjourn, Joe Farrelly seconded the motion, there was no further discussion, motion passed unanimously.

Meeting adjourned 9:30 AM.

Respectfully Submitted,

Jeffrey R. Bardwell
Arena & Properties Manager