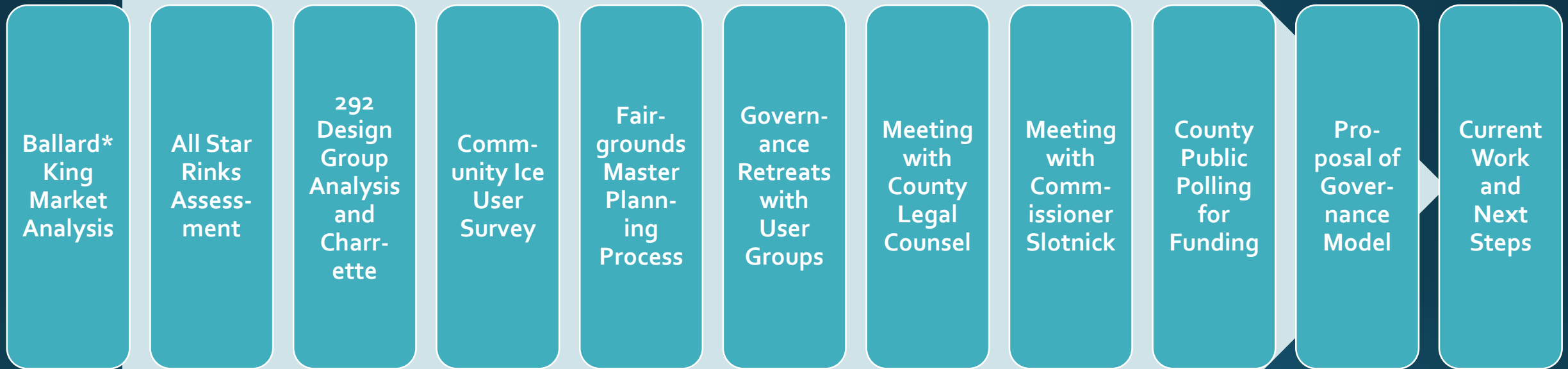


October 21, 2019

# MAYHA Annual Meeting Update

# Historical Timeline



# Ballard\*King Market Analysis

- Completed in 2015 in partnership with Missoula Curling Club (MCC) Missoula Figure Skating Club (MFSC), Missoula County, and City of Missoula Parks and Recreation Department
- Outcomes:
  - Market conditions favorable for adding a third sheet of ice
  - Location to be determined but economies of scale for staff cost, utilities, and operating supplies are gained by being attached to GIR

# All Star Rink Assessment

- Completed in 2016 to assess the current facility
- “In summary, Rondo is doing a great job with what he has”
  - Suggested additional training courses which Rondo and Eric have attended over the last several years
- Key recommendations:
  - Ice resurfacers – Rose joined the team this fall!
  - Ice Plant including compressors and condenser – New condenser summer 2016
  - Installation of low-e ceiling
  - Seal and insulate building
  - Ammonia leak detection – installed in 2016
  - Replace metal halide lights with LED – completed 2018

# 292 Design Group Facility Analysis

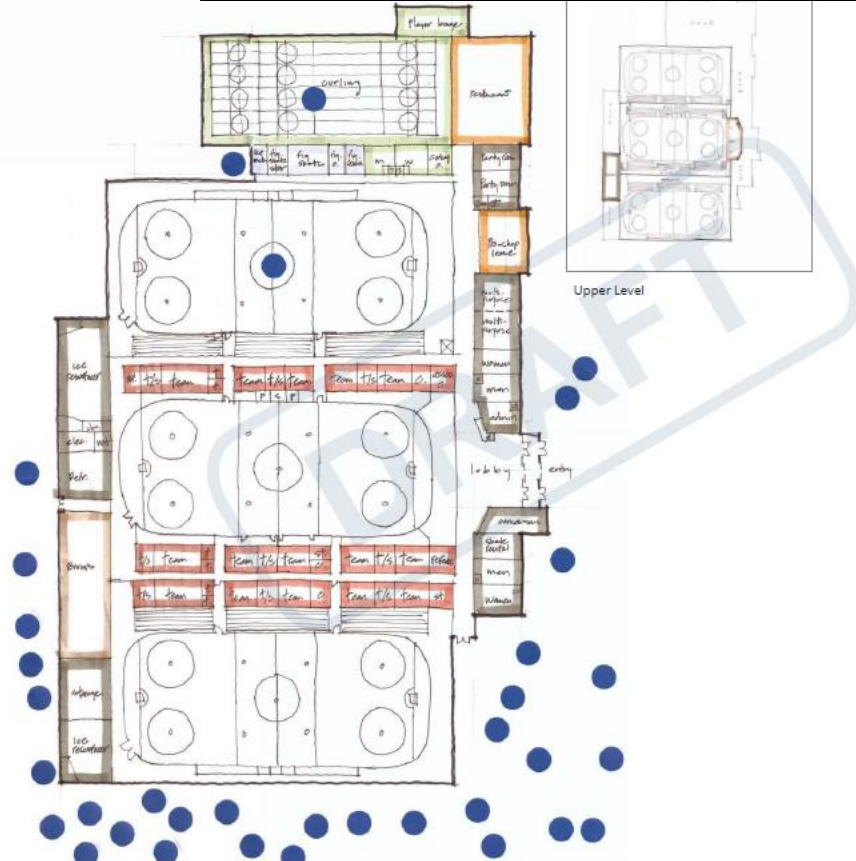
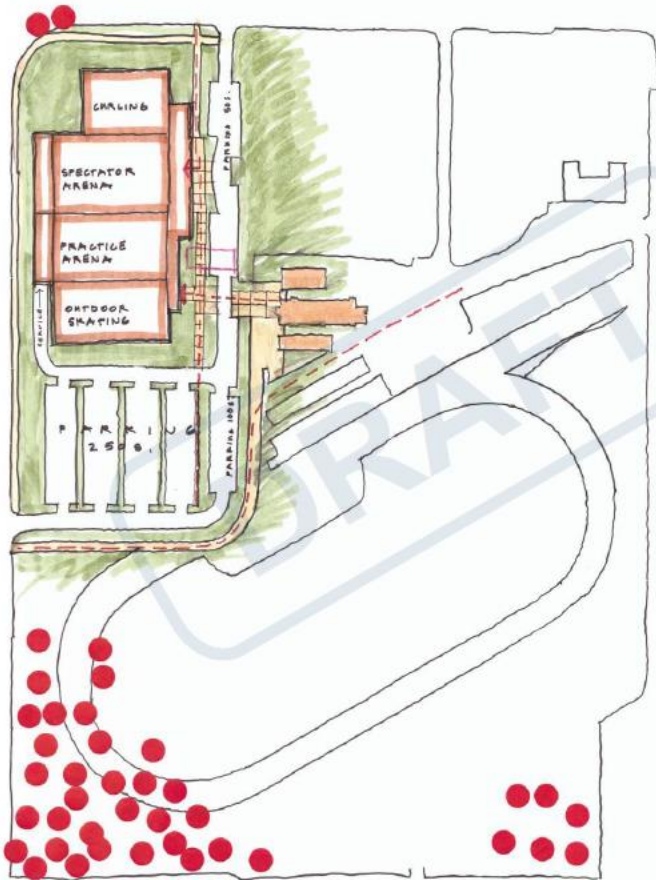
- Assessment of current facility with intent to design for the future
- Key recommendations:
  - Replace radiant heaters – NW Energy assessed and confirmed heaters are most efficient for this building type
  - Maintenance replace pressure relief valves – completed
  - Repair leaks in brine header piping – completed
  - Replace Cimco compressor controller – completed

# 292 Design Group Community Charette



## CONCEPTS

Concept Option #1: Site

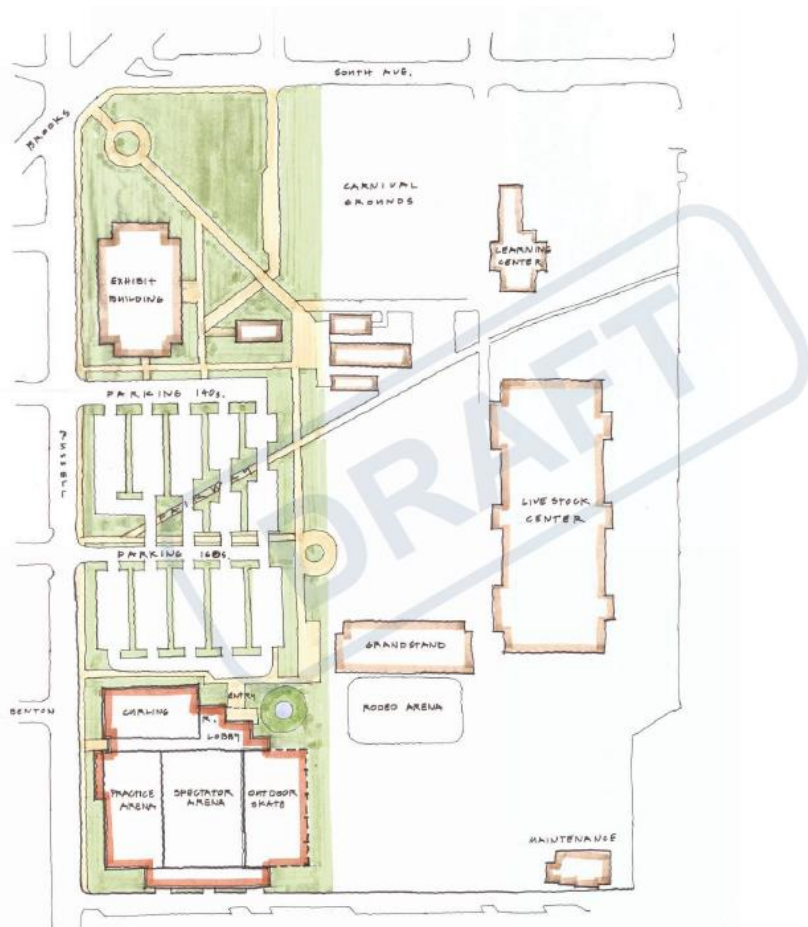


- The Community's Desires and Dream
- 3 sheets, dedicated curling ice
- All the amenities

# Fairgrounds Master Planning Process

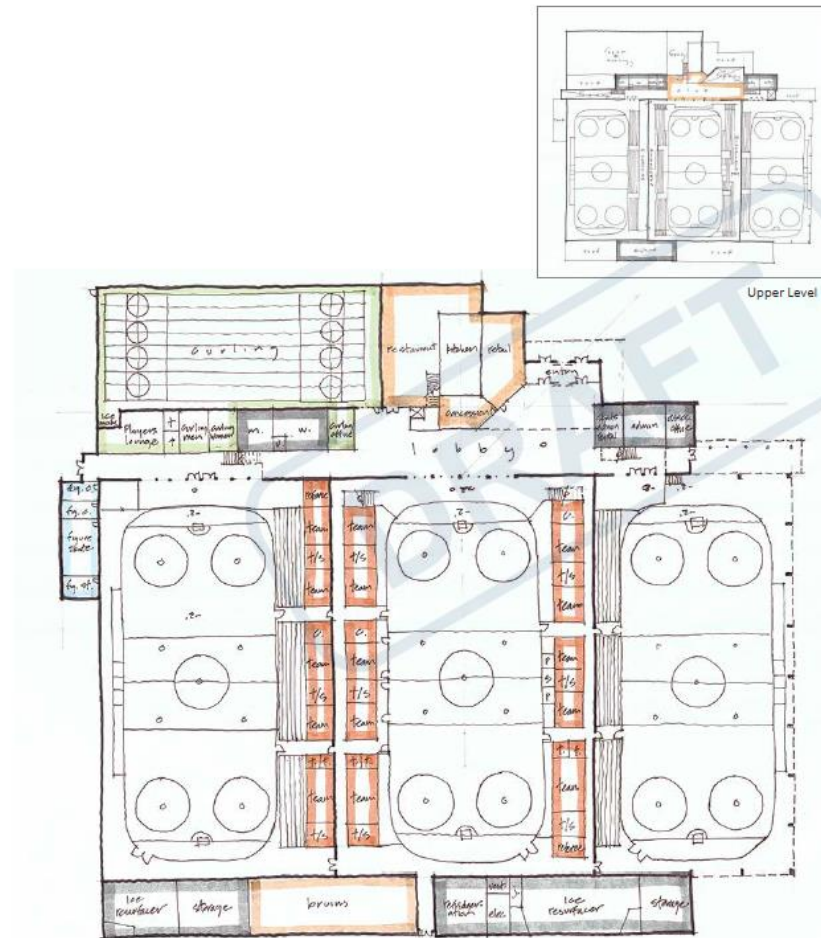
## CONCEPTS

Revised Concept: Site



## CONCEPTS

Revised Concept: Main & Upper Levels

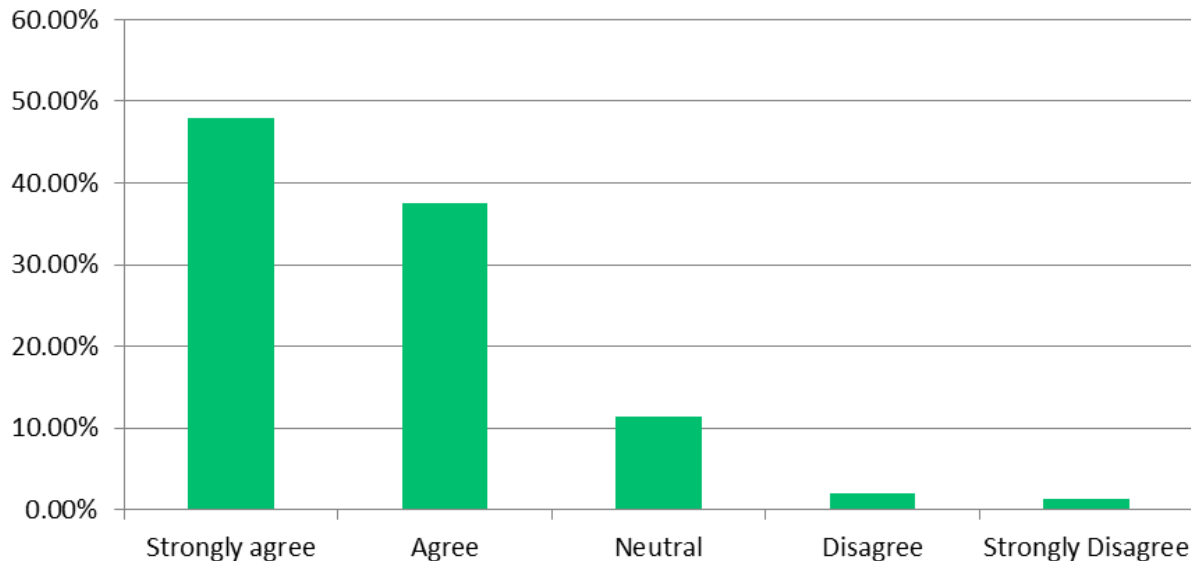


- The 3<sup>rd</sup> sheet will not fit in the Brooks / Russel / South (Malfunction Junction corner)
- Board of County Commissioners endorsed adoption of a revised Master Plan
- The south west corner of the Fairgrounds earmarked for the new ice facility

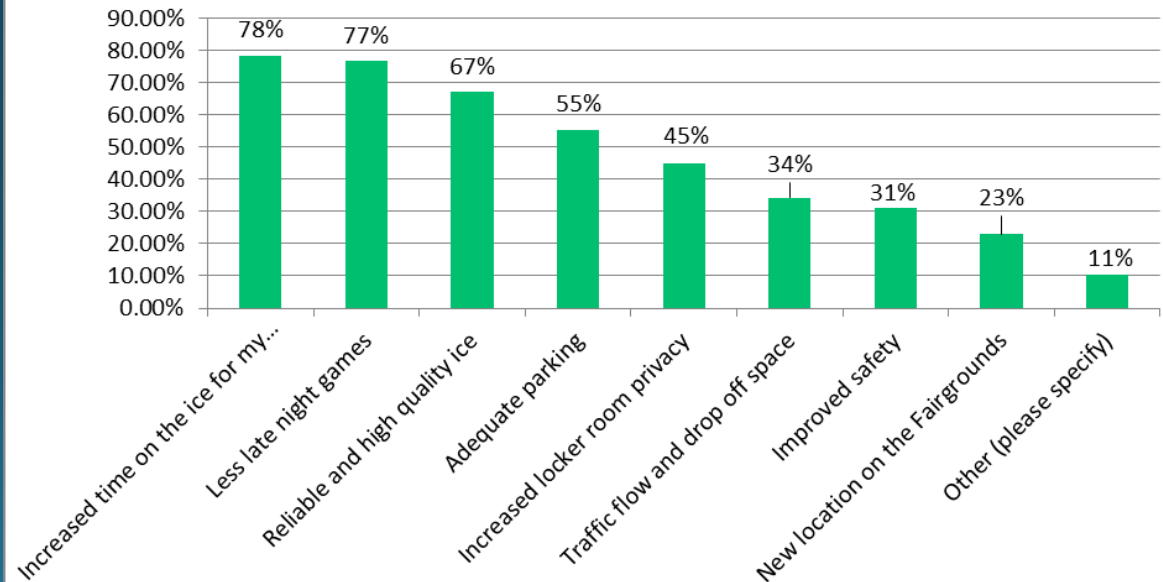
# Community Ice User Survey

- Completed in March 2018
- The direction of the design was appreciated
- Users look forward to more high quality ice time, earlier games and better parking

I am pleased with the direction that the Fairgrounds Schematic Design is headed



I'm excited for the new facility because of its:(check all that apply)

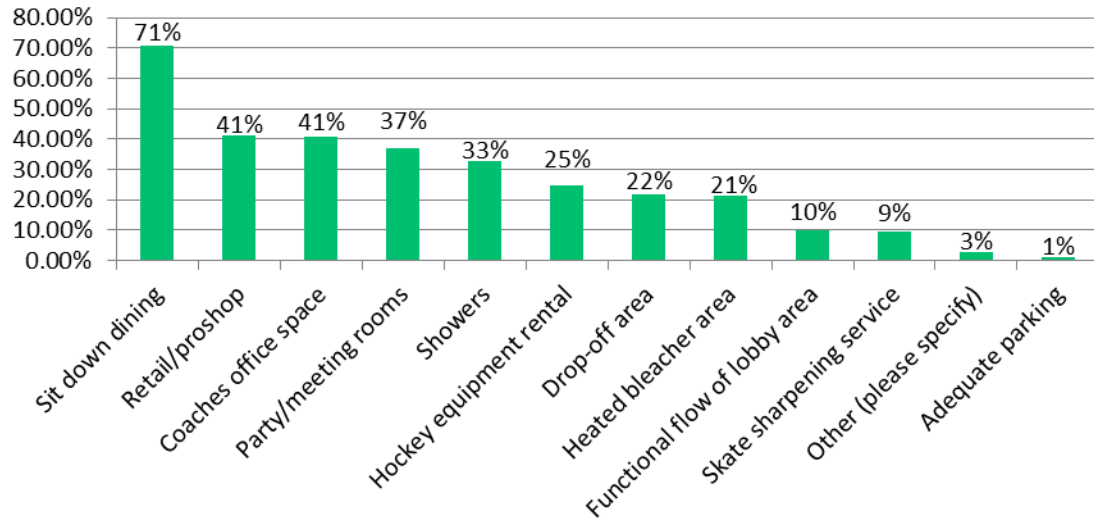




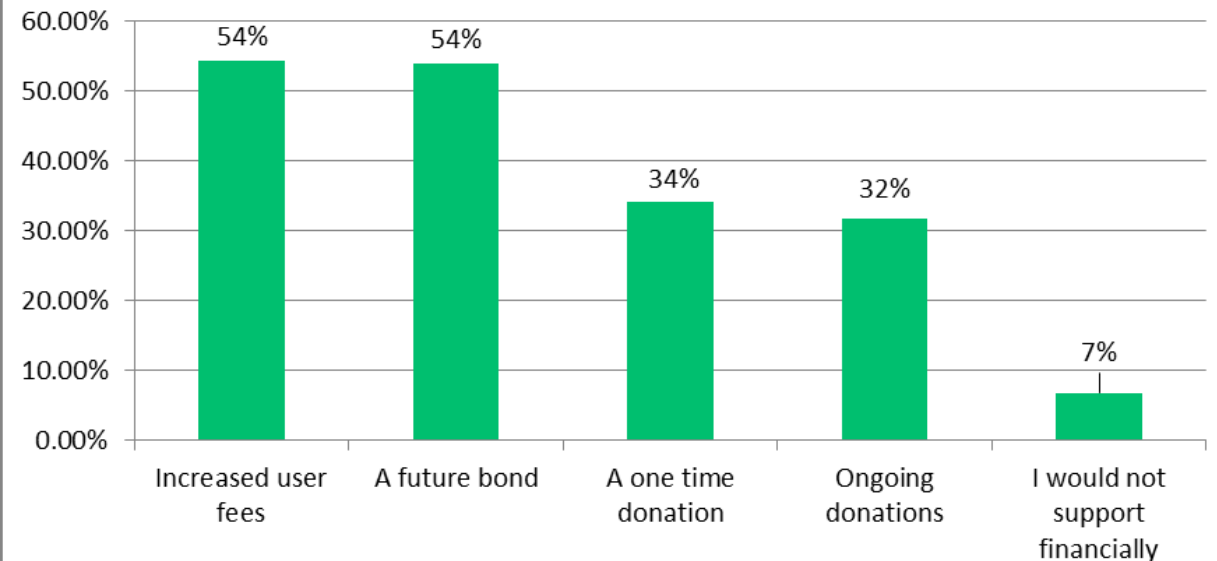
# Ice Survey Results

- “I don’t need a restaurant”
- A proshop, coaches spaces and the party room are also not top priorities
- I am willing to pay user fees and support a bond

Three non-ice amenities of this design that I am willing to give up (if necessary) are:

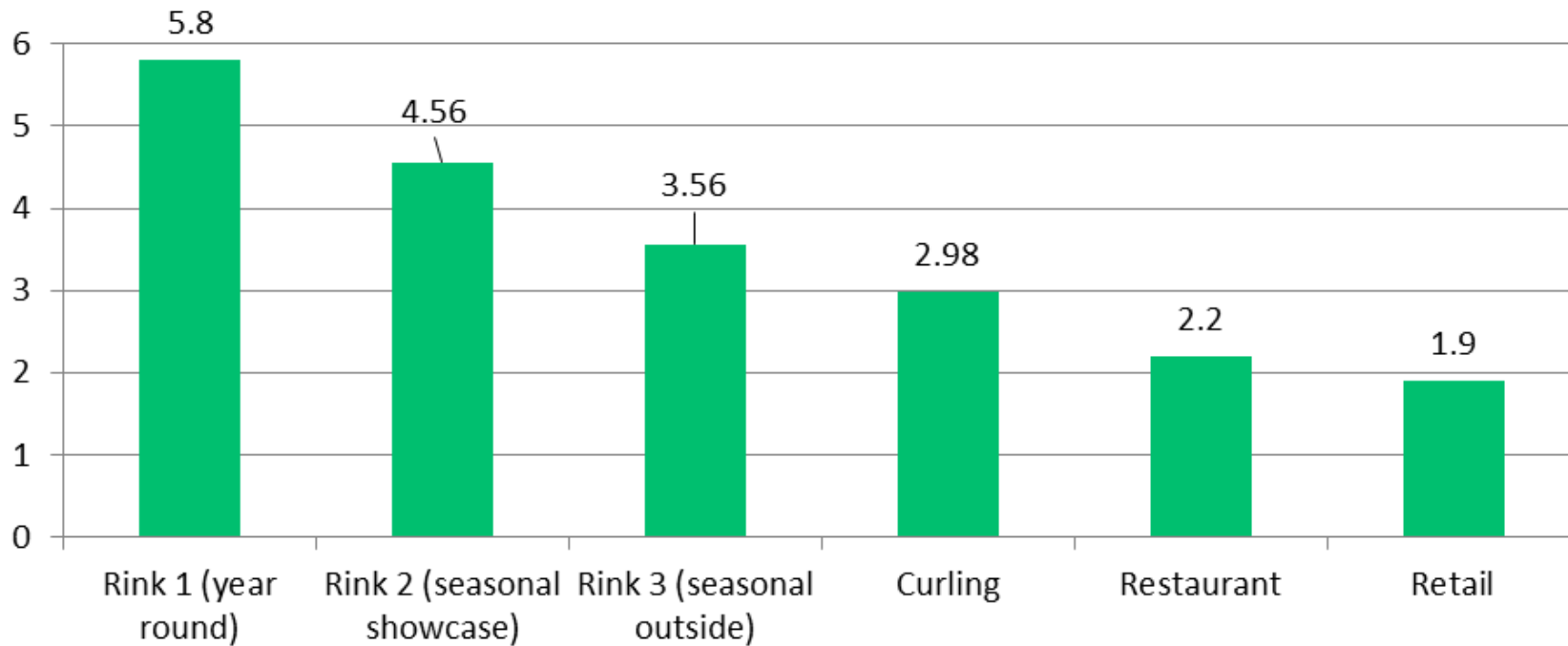


I would support this new ice facility financially through (check all that apply):



# Survey Preferences For Phase Order

If the facility were built in phases, I would prioritize construction in the following order (1 is highest priority, 6 is lowest priority)



- The all-in facility design was cost estimated at \$35,769,33
- Phasing construction is possible and would add to overall cost

# Governance Retreats With User Groups

- Completed in spring of 2018
- Goal to align all groups and stakeholders with intent to build 3<sup>rd</sup> sheet
- Worked to understand County requirements of being on Fairgrounds
- Researched and reviewed structure, similarities, and differences of other Missoula organizations with the County engaged in ownership
- Proposed creation of a new Board to run the facility not programs
  - Each group and organization would continue to run programs independently and rent ice time from the facility

# MAYHA Meeting With County Legal Counsel

- As MAYHA continued to wrestle with governance and financial modelling to ensure long-term viability of a new facility as well as the MAYHA programs it became clear there was a need to understand the County's requirements on the Fairgrounds
- County drafted and held a hearing for new Partnership Models Resolution on 10/11/19

## RESOLUTION NO. XXXX

### A RESOLUTION ADDRESSING PARTNERSHIPS MODELS FOR FACILITIES ON THE MISSOULA COUNTY FAIRGROUNDS

**WHEREAS**, the Missoula County Fairgrounds (Fairgrounds) is a 46-acre parcel of public land owned by Missoula County with a mission to promote agriculture, education, culture, recreation, community and to reflect the beauty and history of western Montana;

**WHEREAS**, since purchasing the Fairgrounds in 1913, Missoula County has managed and operated the Fairgrounds for the public benefit and welfare of all county residents and will do so in the future;

**WHEREAS**, the Fairgrounds has recently undergone a two-phase redevelopment planning process that included extensive public input and addressed which entities would be partner on improved Fairgrounds facilities. In 2016, the first phase created and adopted a Fairgrounds Implementation Plan that directed what facilities would be renovated or constructed, as well as what existing elements would be eliminated;

**WHEREAS**, in 2017, a second planning phase created and adopted Design Guidelines and a Schematic Plan, to identify the function, intent, and character of specific design elements, with the goal of ensuring consistent, high-quality design and clear expectations as the Fairgrounds are renovated and redeveloped;

# Meeting With Commissioner Slotnick

- August 2019
- Commissioner Slotnick is the Fairgrounds liaison for the Board of County Commissioners (BCC)
- MAYHA continued to pursue clarity for BCC expectations on the Fairground
- Discussed and outlined options with regard to governance, funding, and longer term fiscal responsibilities and sustainability of a new ice facility
- MAYHA committed to getting the BCC a proposal in September

# Governance Proposal Published

- 9/25/19 MAYHA published the proposal for new ice facility governance to the Board of County Commissioners
  - A new Facility Governance Board would be developed
  - Seats would be dedicated for MAYHA (6) and the community (3)
  - The Board would include a County representative
  - Majority voting would require at least one community vote to pass any motion
- MAYHA would enter into a long term user agreement to rent ice from the new Board with MAYHA continuing to run all youth and Glacier Hockey League (GHL) hockey programs

# County Public Polling for Funding

- August and September 2019
- Missoula County engaged a 3<sup>rd</sup> party to complete public polling to understand willingness to support General Obligation (GO) Bond funding for Fairgrounds development
- Preliminary results did not show strong community support for funding an ice facility through a GO Bond
- 9/30/19 the Commissioners delivered the message to MAYHA that GO bond funding for an ice facility would not be on the 2021 ballot
- The results will be publicly released in late November after they are fully analyzed and the report is complete

# Ongoing Work and Activities

- October 7, 2019 held a follow up meeting with Commissioner Slotnick
  - Further emphasized the Board mission to build a 3<sup>rd</sup> sheet
- Exploring alternate funding methods including meeting with the County CFO to explore all options
- Reviewing options that are economically viable for facility and MAYHA programs long-term
- Will engage architecture services to explore alternate more economical and feasible building designs
- Continue to operate, maintain, and upgrade as appropriate the current facility recognizing short, mid, and long term plans and needs



# Next Steps

## Building Design:

- Architectural facility design of a new 2 sheet facility with basic amenities (e.g. foyer/lobby, concessions, bleachers, etc.)
  - Designed to be phased for a third sheet and additional amenities at a later time

## Cost Estimating

- The newly designed facility will be professionally cost estimated to determine funding requirements

## Funding Exploration

- Working with the County to explore potential combinations of fundraising, revenue bonds, and Fairgrounds development and improvement funds

## User Agreement / Facility Governance

- Drafting requirements of MAYHA for contractual agreement of a new ice facility

## Time Line

- Engagement of architect and funding exploration meeting before Thanksgiving
- Inclusion in budgeting of Fairgrounds funds for the 2021 fiscal year
- Construction to start in 2021, conditional on funding