



South St. Paul

WORKSESSION AGENDA

Monday, February 22, 2021

6:00 pm Meet & Greet

followed by Worksession Meeting

Please be advised that the regular meeting location is the City Hall Training Room, located at 125 3rd Avenue North, South St. Paul. Pursuant to Minn. Stat. 13D021, under the current emergency declaration due to the COVID-19 health pandemic, some or all of the council members may participate in remote locations using WebEx. Any member of the public wishing to monitor the meeting may do so electronically by logging in as follows:

WebEx Meeting - Login for the Public:

Join by Phone: 1-312-535-8110

Access Code: 133 962 0663

AGENDA:

1. Commission Applicants Meet & Greet – 6:00 p.m.
2. Woog Arena Update
3. Closed Session to Develop Offers for the purchase of real property pursuant to Minnesota Statutes Section 13D.05, Subdivision 3(3) with the property in question identified by Tax Parcel IDs 365360003301, 365360003150, 365360002301, and 365360002290 also known as the Jefferson Site. - ***No Attachment***
4. Council Comments & Questions



COUNCIL WORKSESSION REPORT

DATE: FEBRUARY 22, 2021

DEPARTMENT: ADMINISTRATION

Prepared By: Joel Hanson

ADMINISTRATOR: JRH

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AGENDA ITEM: Woog Arena Update

DESIRED MEETING OUTCOMES:

REVIEW FINANCIAL PERFORMANCE OF WOOG ARENA AND DISCUSS PLANS FOR ADDITIONAL RENTAL INCOME

OVERVIEW:

In 2019, we were able to reduce the deficit for the Doug Woog Arena Fund by \$199,969. This left the deficit balance at \$992,831 at the start of 2020. 2020 started out very promising with increased ice rentals projected over the summer months. On the downside, we were facing a reduction of rental income from the Community Learning Center (CLC) space given that function was moving to 19th & Thompson for the start of the 2020/21 school year in September. That reduction was approximately \$30,000 off a \$96,000 anticipated income. The catastrophic impact resulted when COVID-19 hit and forced various shutdowns throughout the year.

Attached to this memo is a projected income statement for the Arena for 2020. (Please note that the preparation of the Comprehensive Annual Financial Report will likely modify the results shown here.)

In reviewing the 2020 report, you will see we finished the year slightly in the black. However, it is important to remember that over \$300,000 of levy support was needed to make that possible. If we had not faced the various shutdowns and had essentially the same revenues (less the CLC change) and expenses from 2019 (after allowing for the reduction of interest cost but using 2020 capital expenditures), we would be showing a revenue over expenditures amount of \$165,706. While that calculation may be overly simplistic, it is safe to say COVID-19 impacted the finances of the Arena by at least \$165,000 in 2020.

George Emerson will be present to discuss additional ice sales opportunities he is working on as well as possible tenants for the former CLC space and what these options mean for the bottom line. Please be advised this discussion will be in general terms so as not to jeopardize negotiations with various parties.

SOURCE OF FUNDS:

N/A

MONTHLY FINANCIAL REPORT

DOUG WOOG ARENA

Year-to-Date December 2020

Description	December YTD Actual 2020	December YTD Actual 2019	2020 VS 2019 December Dollar Change
20243 - DOUG WOOG ARENA			
OPERATING REVENUES			
CHARGES FOR SERVICE			
ICE RENTALS-FALL & WINTER	259,576	463,985	(204,409)
ICE RENTALS-SUMMER	134,258	156,305	(22,047)
TICKET SALES FOR GAMES	-	8,740	(8,740)
PUBLIC SKATING	-	96	(96)
FIGURE SKATING	2,545	6,748	(4,203)
SKATE SHARPENING	158	471	(313)
CONCESSION SALES	15,587	41,516	(25,929)
RENTAL-LEASE	16,170	21,457	(5,287)
DRY FLOOR	-	2,250	(2,250)
SIGN RENTAL	4,314	8,930	(4,616)
VENDING - WOOG ARENA	2,428	5,129	(2,701)
RENT	63,412	93,035	(29,623)
TOTAL CHARGES FOR SERVICE	498,448	808,662	(310,214)
MISCELLANEOUS			
MISCELLANEOUS	1,220	2,578	(1,358)
OPERATING REVENUES	499,668	811,240	(311,572)
OPERATING EXPENDITURES			
PERSONAL SERVICES	354,479	405,225	(50,746)
MATERIALS & SUPPLIES	48,538	70,527	(21,989)
SERVICES AND OTHER CHARGES	304,917	350,005	(45,088)
MISCELLANEOUS	759	1,537	(778)
INTEREST ON DEFICIT BALANCE	10,231	27,033	(16,802)
OPERATING EXPENDITURES	718,924	854,327	(135,403)
OPERATING REVENUES OVER (UNDER) OPERATING EXPENDITURES			
	(219,256)	(43,087)	(176,169)
NON OPERATING REVENUES AND EXPENDITURES			
TAXES	322,954	330,954	(8,000)
UNREALIZED GAIN/LOSS ON INV	(5,437)	(23,972)	18,535
NON OPERATING REVENUES	317,517	306,982	10,535
CAPITAL OUTLAY			
NON OPERATING EXPENDITURES	95,903	63,926	31,977
NON OPERATING REVENUES OVER (UNDER) NON OPERATING EXPENDITURES			
	221,614	243,056	(21,442)
REVENUES OVER (UNDER) EXPENDITURES	2,358	199,969	(197,611)