

RAMSEY COUNTY PARKS AND RECREATION COMMISSION

MEETING: October 8, 2014 ~ 6:00 p.m.

LOCATION: HIGHLAND ARENA

800 South Snelling Avenue, St. Paul 55116

- 1) CALL TO ORDER
- 2) APPROVAL OF AGENDA
- 3) PUBLIC MEETING RE: CRETIN-DERHAM HALL LEASE/IMPROVEMENTS AT HIGHLAND ARENA
- 4) APPROVAL OF MINUTES OF SEPTEMBER 10, 2014 (Attached)
- 5) MANITOU RIDGE UPDATE
- 6) CO-MEETING WITH THE CITY OF ST. PAUL PARKS AND RECREATION COMMISSION
- 7) DIRECTOR'S REPORT
- 8) REPORT FROM CHAIR AND OTHER COMMISSION MEMBERS
- 9) ADJOURNMENT

NEXT MEETING: NOVEMBER 12th AT 6:00PM – LOCATION TO BE DETERMINED

Please contact Kara Coustry at kara.coustry@co.ramsey.mn.us or by calling 651-748-2500 extension 307 if you are unable to attend.



Cretin-Derham Hall

Co-sponsored by the Sisters of St. Joseph of Carondelet and the Brothers of the Christian Schools

May 23, 2014

Mr. Jon Oyanagi
Ramsey County Parks and Recreation
2015 North Van Dyke Street
Maplewood, MN 55109

VIA EMAIL

RE: Cretin-Derham Hall/Highland Ice Arena
Proposal to Extend License Agreement

Dear Jon:

Since 1997, when Cretin-Derham Hall ("CDH") and Ramsey County ("RC") first entered into a license agreement ("Agreement") whereby CDH was granted exclusive use of certain areas of the Highland Ice Arena ("Complex") at specific times (subject to certain terms and conditions) in exchange for a license fee, CDH and RC have enjoyed a mutually beneficial relationship. As you are aware, that existing Agreement expires in 2018. CDH values and appreciates its relationship with RC as it relates to its use of the Complex, and desires to continue that relationship well into the future.

CDH proposes to extend its relationship with RC for a twenty (20) year period, with a ten (10) year option to extend immediately following the expiration of the twenty (20) year period, to use the Complex in the following manner:

- (i) Continued access to exclusive ice time for four (4) of the six (6) hours of ice time at the two (2) ice rinks between the hours of 3:00pm and 6:20pm, Monday through Friday, from October 25th through and including March 10th of each skating season (as subject to change pursuant to the Minnesota State High School Hockey boys/girls season schedule). CDH would pay all applicable ice time rental fees for its use of the rinks; and
- (ii) Continued exclusive access to the off-ice training area and multi-purpose (weight training) room, if the multi-purpose (weight training) room is not repurposed by RC, between the hours of 3:00pm and 6:20pm, Monday through Friday, from October 25th through and including March 10th of each skating season (as subject to change pursuant to the Minnesota State High School Hockey boys/girls season schedule).

- School Hockey boys/girls season schedule). CDH would pay all applicable rental fees for its use of the rooms; and
- (iii) The continued right to schedule and play all home games for CDH's varsity and junior varsity boys and varsity and junior varsity girls hockey teams at the spectator rink at the Complex in accordance with the appropriate conference schedule; and
 - (iv) The continued right to the exclusive use of approximately 500 square feet of unfinished storage space at the Complex.

Additionally, while CDH enjoys its use of the Complex, it desires to improve upon the amenities of the Complex at its sole cost and expense. It sees a value in enhancing the Complex in a manner which would be advantageous both to RC and to CDH. In particular, CDH is interested in constructing a two level addition to the Complex ("Addition") which would consist of the following: (i) an all purpose room located on the second floor, which would be open and available to the public (for meetings, birthday parties or other gatherings) so long as CDH is not utilizing it; and (ii) four (4) locker rooms, which would be for CDH's (or its assigns) sole and exclusive use, located on the first floor (collectively, "Improvements"). With regards to the all purpose room discussed in the previous sentence, CDH envisions a room in which CDH would have exclusive use of it at the following times: (i) between the hours of 3:00pm and 6:20pm, Monday through Friday, from October 25th through and including March 10th of each skating season (as subject to change pursuant to the Minnesota State High School Hockey boys/girls season schedule); (ii) one (1) hour prior to when CDH utilizes an ice rink for a game at the Complex; (iii) during the time CDH utilizes an ice rink for a game at the Complex; and (iv) one (1) hour after CDH utilizes an ice rink for a game at the Complex. The all purpose room would be open and available to the public at all other times, though CDH would have the right to use said room at any other times, just as the public would, on a reservation basis. The specifics of the amount of use of the all purpose room could be negotiated on a yearly basis. CDH anticipates that the square footage of each level of the Addition would be approximately 3200-3500 square feet. I have attached preliminary concept drawings for the Addition/Improvements for your review. Note that the preliminary concept drawings are not final plans and remain subject to change; they are just depictions of what CDH is proposing, including where the Addition/Improvements would be located. The intention would be for the construction materials of the Addition to be similar to those used in the construction of the Complex, if not match those used in the Complex- the same tilt-up concrete panels, the same heights, the same roof, etc.

CDH anticipates that the construction of the Addition and completion of the Improvements will take approximately one hundred and twenty (120) days from start to finish, subject to force majeure. A more detailed timeframe would be provided once the plans are finalized.

It is estimated that the costs and expenses related to construction of the Addition and completion of the Improvements will be between Nine Hundred Thousand and No/100s to One Million Four Hundred Thousand and No/100s (\$900,000.00-\$1,400,000.00) ("Cost"), though that remains subject to change until the plans are finalized. As far as funding for the Cost, CDH plans to use existing funds and targeted fundraising as its funding plan. CDH is confident that obtaining the requisite approvals and funding the proposed Addition/Improvements will not be an issue.

CDH (or an individual or entity on behalf of CDH) has had preliminary discussion with the City of St. Paul's Sewer Utility Division and were told via email that no storm water management would be required. Further, after initial review, it appears as though that the existing sanitary sewer would not need to be made larger as a result of the Addition/Improvements. CDH (or an individual or entity on behalf of CDH) has communicated with Michael Palm, a building inspector for the City of St. Paul Department of Safety and Inspections for the Highland area about the Addition/Improvements, and he stated that the following could be potential project challenges: (i) handicap access to and between levels; (ii) plumbing fixture count compliance, and (iii) determination of SAC/WAC charges. He suggested that the project

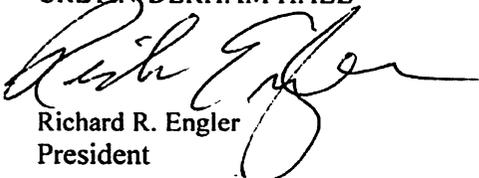
designer set up a preliminary meeting with planning department so they have a clear understanding of what is being proposed. CDH will certainly set up such a meeting once it has confirmation that its proposal for the Addition/Improvements has been approved and is moving forward. In fact, an email has already been sent to the Director of Planning for the City of St. Paul requesting preliminary input. CDH (or an individual or entity on behalf of CDH) has also contacted the Design and Construction Division for the St. Paul Parks Department, but has not received any feedback as of yet. Additional discussion will be had with other municipal departments to ensure that the impact of the Addition/Improvements on the Complex and neighboring parcels are reviewed and proper procedures followed as the plans move forward.

The Addition/Improvements would most certainly increase the value of the Complex as well as will likely provide new opportunities for RC and the Complex in the future, both of which are anticipated benefits. The new features will make the Complex more desirable to end users. While the Addition/Improvements has both public and private components to it, CDH is not looking for RC to pay for any construction costs related thereto, though the Addition would become a part of the Complex and would be RC property.

CDH is anxious to continue the negotiation process with RC, and, subject to approval of the CDH Board of Directors, will move forward in a timely manner and entering into a new agreement and constructing the Addition/Improvements. Please let me know if you have any questions. Thank you for your time.

Sincerely,

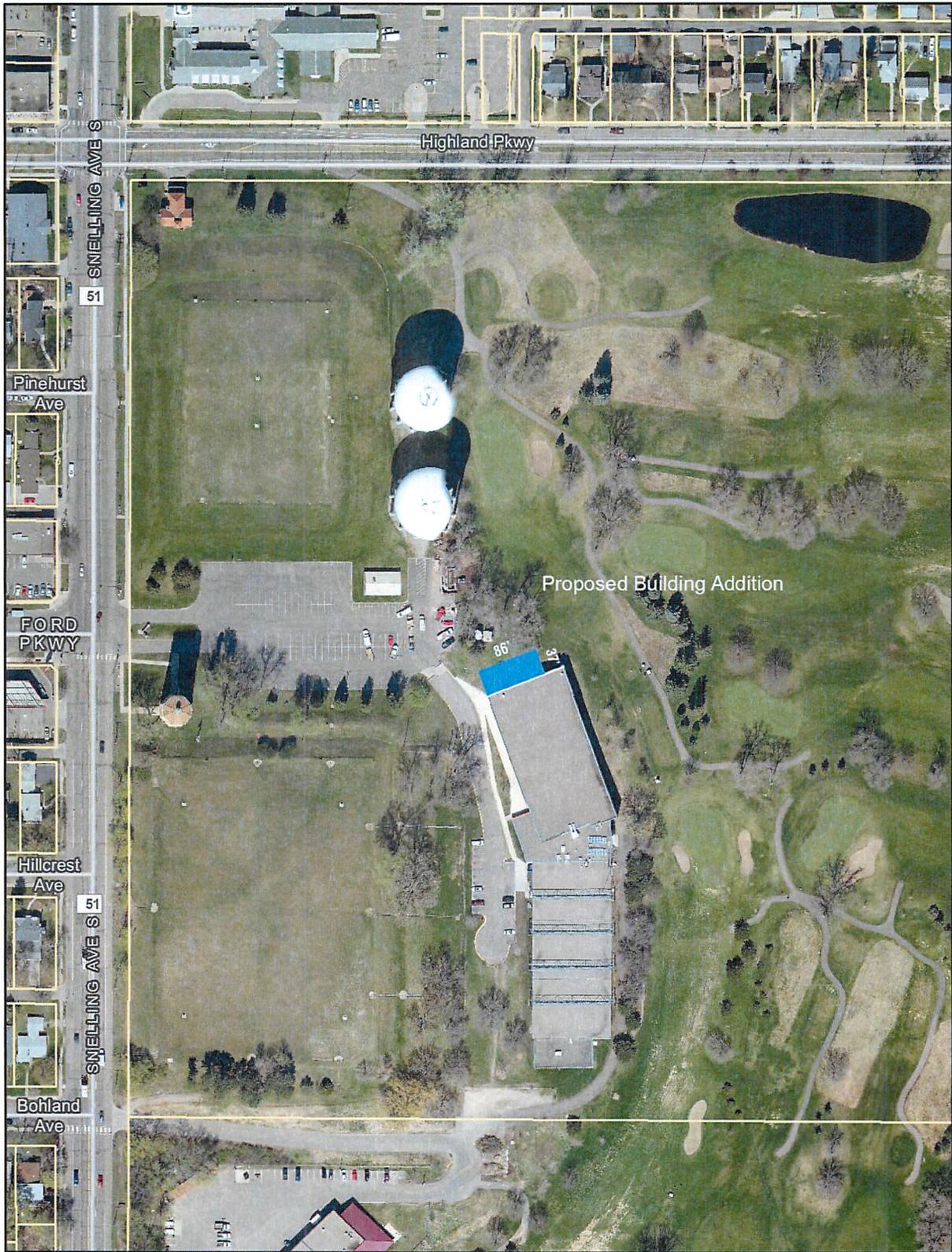
CRETIN-DERHAM HALL



Richard R. Engler
President

Attachments

625569-v2

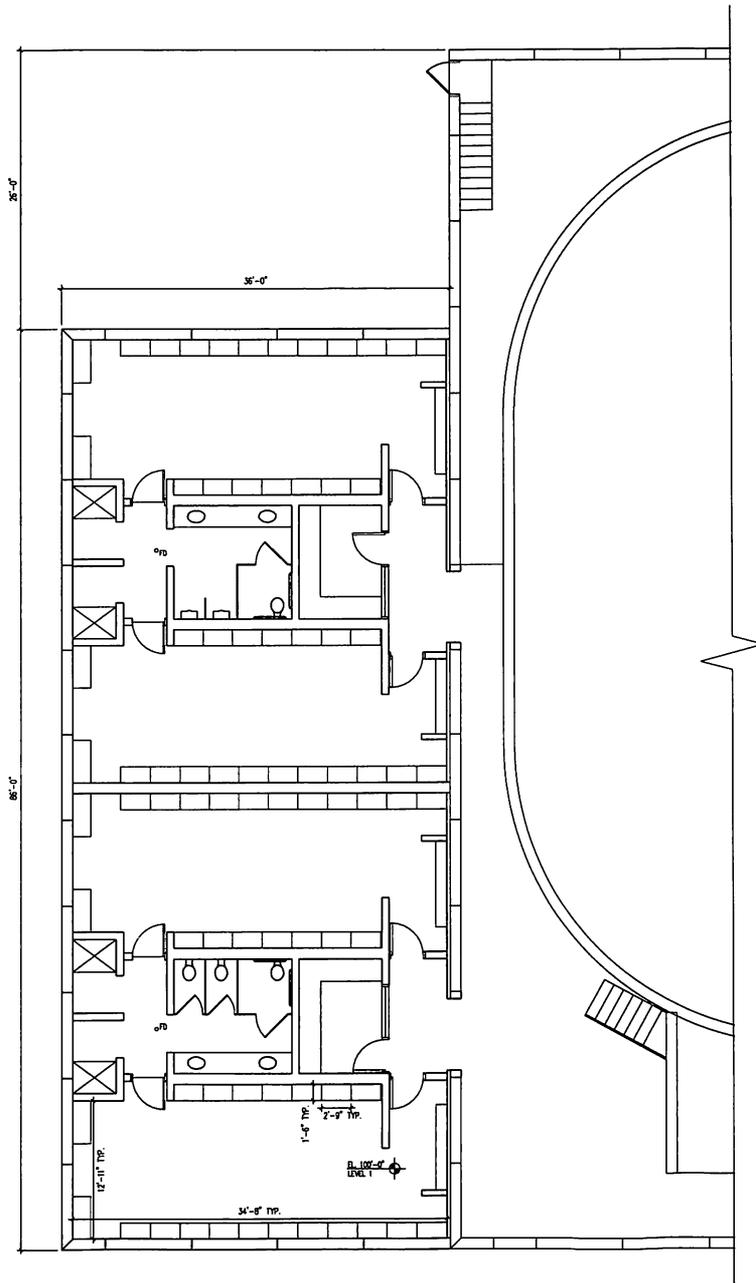


Highland Arena Proposed Building Addition Cretin-Derham Hall

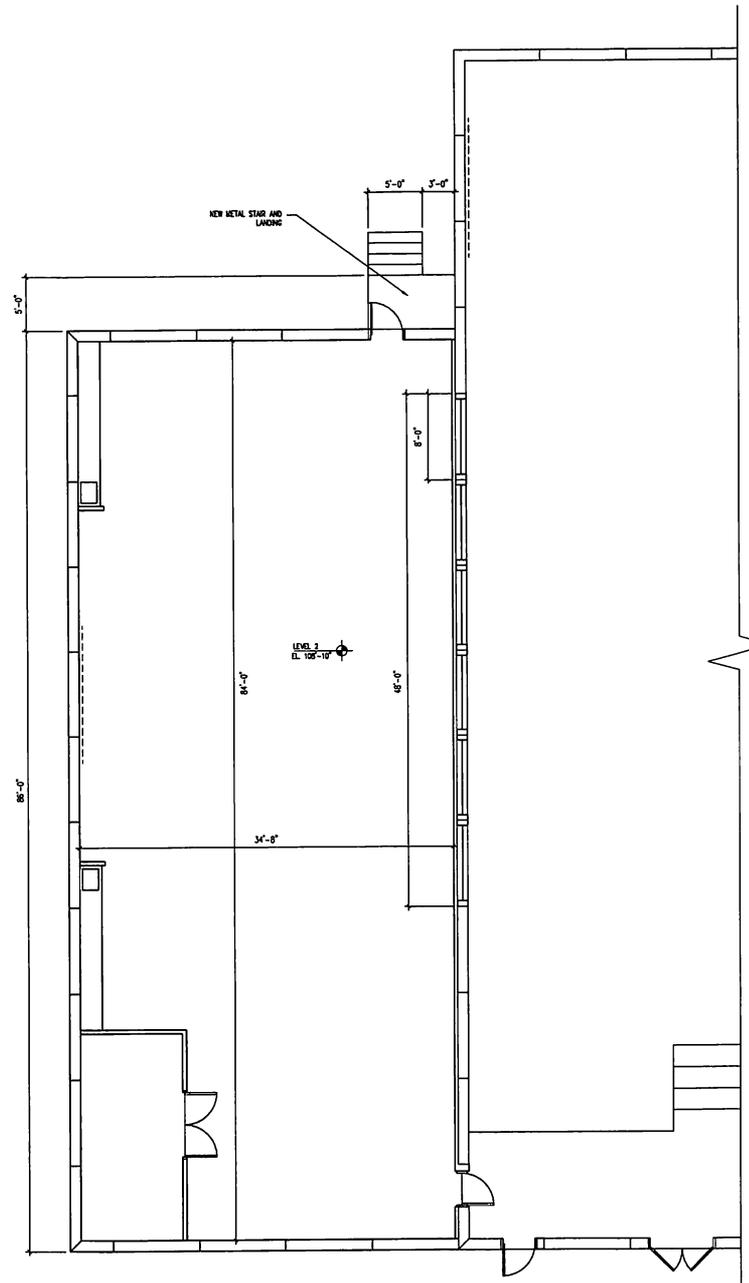
St. Paul, MN

0 100 200 Feet

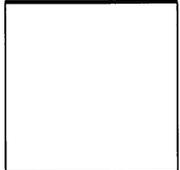




1 FIRST FLOOR PLAN
3/16"=1'-0"



2 SECOND FLOOR PLAN
3/16"=1'-0"



HIGHLAND HOCKEY
ARENA EXPANSION

ADDITION
St Paul, MN

ARCHITECT:
351 Highway Road
Hudson WI 54018
608-442-3771
**michael huber
architects**

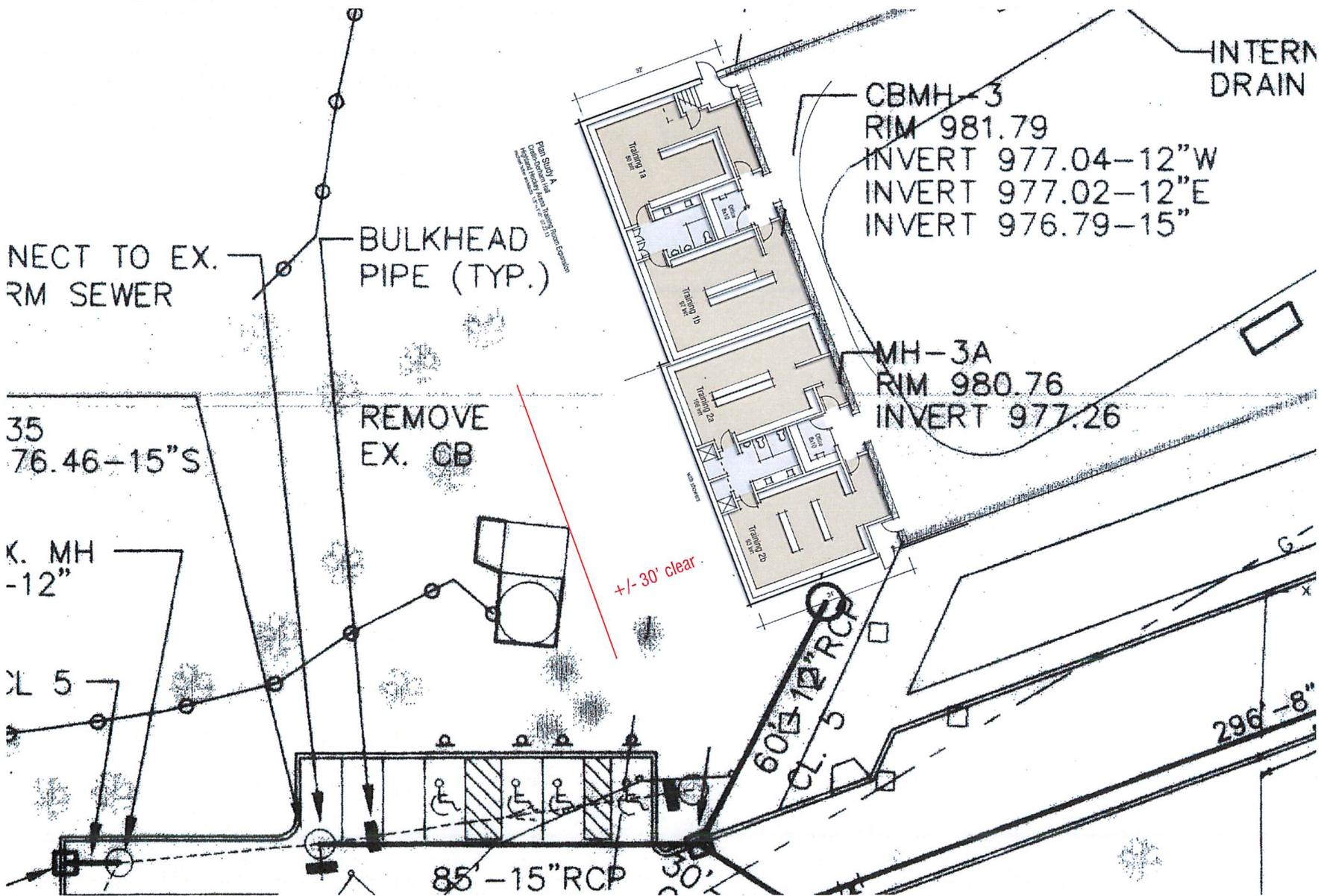
Copyright 2013, michael huber architects
All Rights Reserved. Copying, reproduction or
distribution prohibited without express written
Project No.: 13-11.0
Date: 10.3.13
Revisions:

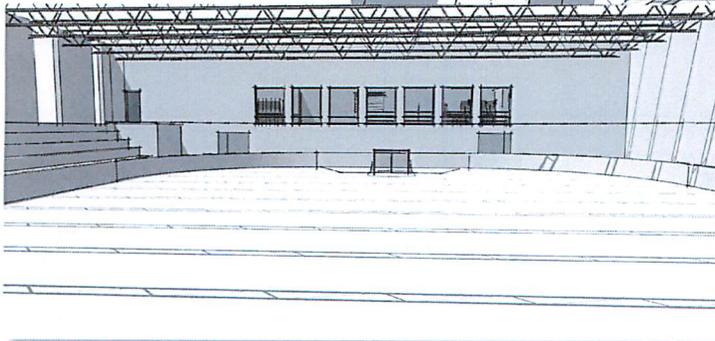
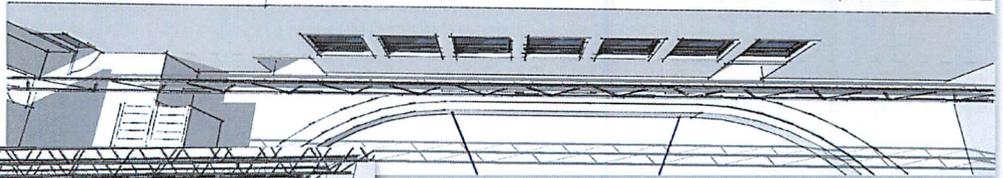
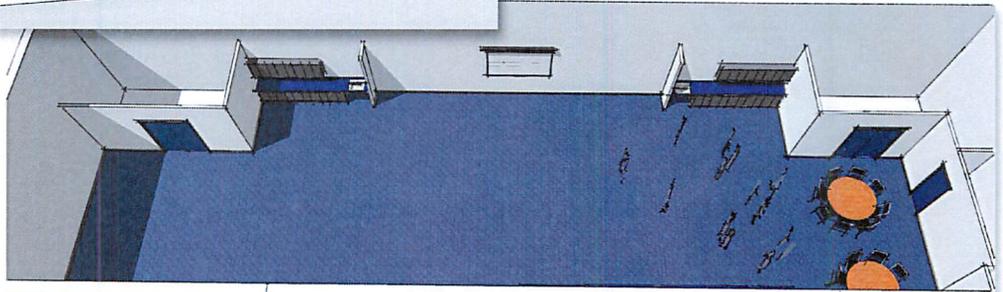
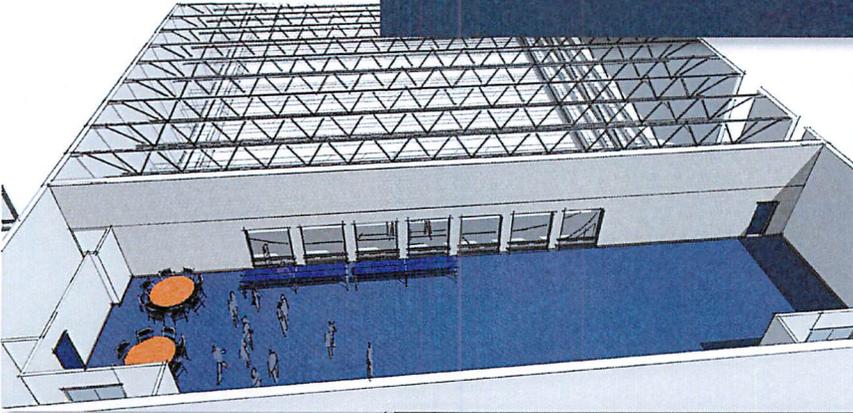
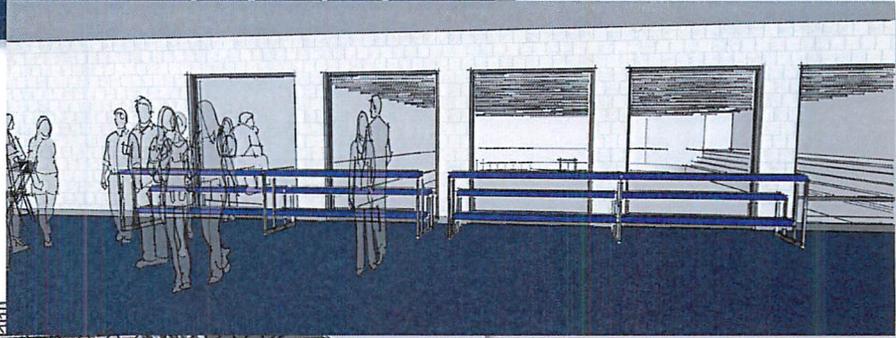
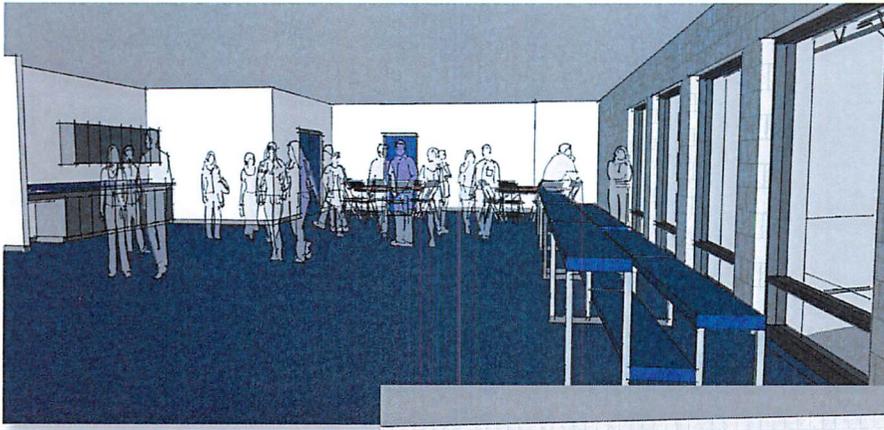
PRELIMINARY
NOT FOR CONSTRUCTION

Title
ALTERNATIVE
FLOOR PLANS 10.3

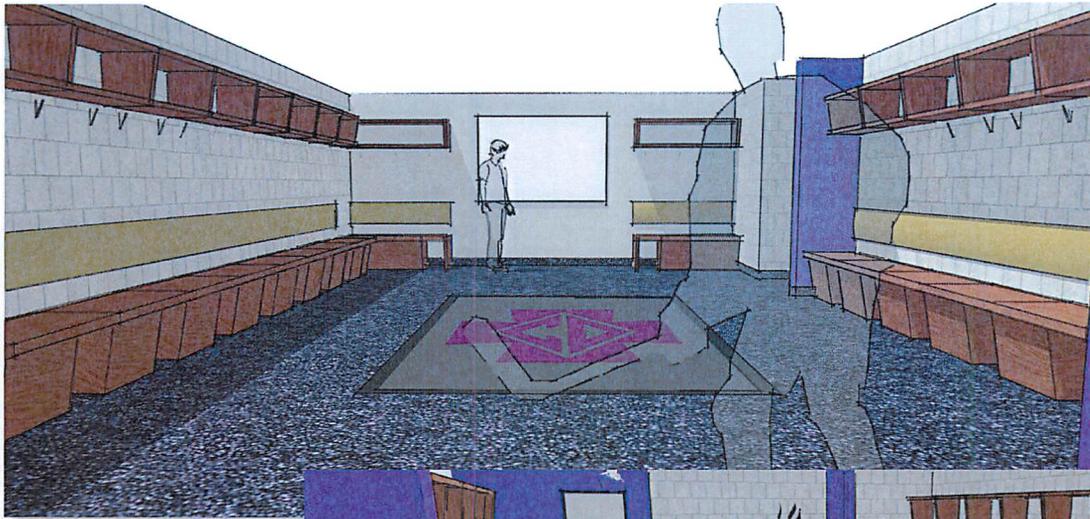
Sheet Number

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Highland Hockey Multi-Purpose Expansion
Cretin-Derham Hall
michael huber architects 09.30.13



Higland Hockey Team Room Expansion
Cretin-Derham Hall
michael huber architects 09.30.13