

**Skip Viglirolo Ice Skating Rink Finance Committee
Minutes of the public meeting held Thursday,
October 27th at 6:30pm
The meeting was held by Zoom**

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: November 4, 2021
TIME: 9:24 AM

Members Attending: Tom Caputo, Frank French, Karen McElroy, Meghan Moriarty, Mark Paolillo, Ellen Schreiber, Kayla Wiggin and Patrice Garvin (Ex-Officio Member - Non Voting)

Absent: Dante Muzzioli

Others Attending: David Blazon (left at 7pm), Jay Marcotte (left at 7pm) Paul Joy (left at 7pm), Joanna Tzouvelis (joined at 7pm)

Chair Paolillo called the meeting to order at 6:32pm

1. Other Matters

- Muzzioli had reached out and asked about the capital budget needs considering the current state of the rink
- Garvin said she asked Blazon (Director of Facilities) and Marcotte (Director of Public works) to attend this meeting to speak about the current condition of the rink
- Marcotte noted that in 2004 the cooling system failed. The current system works but is very labor intensive and antiquated. It takes a long time to make ice. The system uses R22 which is not environmentally friendly and costs drastically more than it used to cost.
- Blazon stated that parts of the roof are rusting. There is no insulation in the building. There is no reflection in the lighting. Every year there is a chance that the rink will not be able to function.
- Marcotte also mentioned that the value of the compressor is about 40% of the building. It would not be worth replacing if the compressor failed. In 2017, the DPW went through the entire \$35,000 maintenance budget. The current budget is at \$55,000.
- Blazon said that the roof's structure is in decent shape. There was a coating applied to the roof to prevent leaks. However, there are sections that are rusting and there are certain sections that will give more than other and could create uneven surfaces on the ice.
- Paolillo said that it does not make sense for the capital budget committee to put money into a failing rink. Given the current condition, we need a new rink.
- McElroy said what type of budget would be needed to maintain a new rink?
 - Blazon said the major operating costs would be utilities, maintenance, management fees and equipment. Operating costs would likely be lower with newer, efficient systems in a new rink. Also a new rink would be more attractive to rent out.

2. Debt Service amortization schedule for construction of new rink

- Paolillo shared a 30 year debt service schedule at 20 million and a 4% rate. In this case would need 1.1-1.2 million per year to service the debt to build the rink.
- Caputo stated that the rate was higher than the High School
- Paolillo stated that the average, single family home in Belmont is 1.3 million. The rink could add \$161.45 additional taxes per year to the average single family home owner. The library

could add \$290 additional taxes per year to the average home single family home owner.

3. Funding Sources

- **Community Preservation Act Funds**

- Garvin said that she reached out to the CPC and that since the rink is an enclosed building, the design for the rink would not be eligible for these funds.

- **Debt Exclusion and Design/Building Committee Discussion**

- Schreiber said the Kendall fund could be possible option for the project.
 - Paolillo said this could be a viable option and would check the balance with Floyd. We need to find design funds for the rink and a building committee. Town meeting meets next in April.
- Garvin brought up the ARPA funds
 - Caputo mentioned it might be possible to use ARPA now to offset over the course of two years
- Schreiber said a feasibility and schematic design would help us come up with a number for how much the build will cost us. Schreiber also discussed that since we know we are not going to renovate, would it be possible to skip the feasibility phase and go straight to schematic design?
- Caputo said we should check with Perkins and Will to see if they could build off of Scheme 2 and do a schematic design.
- Caputo had asked Garvin to look into the bylaw for the permanent building committee. There is a permanent building committee for projects over \$50,000. Could we use this committee until we get a permanent building committee when Town Meeting meets in April?
- Schreiber said we need to pursue these activities if we are thinking about the possibility of a debt exclusion vote next November. Schreiber also said it would help to have a final number of what the build would cost to shape fundraising efforts.
- Paolillo said he is going to bring this to the select board to expand the charge of the Committee.

- **Revenue Sources**

- French said he asked Superintendent Phelan what the contingency plan was if the current rink fails before we have a new one. Superintendent Phelan responded to French that likely the High School would use a neighboring town's rink.
 - French said that cost could potentially be \$200-\$300k per year to rent ice time, bus the High School students to and from another town etc.
- French said the BYHA would probably be a lead source of revenue for renting the ice. When we are thinking about revenue and covering operating costs, we need to consider the High School team's use of primetime hours. It is likely that we would not be making a profit off of rentals but making enough to cover operating costs. We also have to take in consideration that this is one sheet of ice versus a sheet and a half which provides more ice rental options.
- French also brought up the idea of using a management company to manage ice rentals. A management company would take a fee to run and manage rentals. A management company could be the organization that seeks out summer camps, club teams, adult leagues etc.
 - Garvin said if we used a management company we would have to have an RFP out for bid.

- **Naming Rights/Fundraising**

- Moriarty stated that the School Committee is doing an equity audit of its policies. Naming rights is a policy that is going under the equity audit.

- Schreiber said that it would help the fundraising effort to have a clear timeline for the rink.
- McElroy said that there is BYHA team ready to start planning the work around fundraising and messaging.
- **Other Funding Sources**
 - McElroy asked about the funding and status of field work for the rest of Harris Field
 - Caputo said since that work is scheduled to start sooner than the rink, it is one more argument to accelerate the design process. There will be a big challenge with sequencing, especially with the parking lot and student parking.
- **Next Steps**
 - Paolillo said for next steps we need to create a timeline, get a cost of design, building committee and find out about the Kendall fund.
 - Paolillo also mentioned that Muzzioli wanted to create a video about the current condition of the rink. Paolillo thinks a video is a good idea at the right time with a clear message. The video would need to be approved by this Committee.

4. Minutes

Motion was made to approve the minutes as amended. Motion was approved by a 7-0 vote.

5. Adjourn

Motion was made to adjourn meeting. Motion was approved by a 7-0 vote.

Approved as amended: November, 3rd 2021.

The next meeting of the committee will be held: November, October 3rd at 6:00pm by Zoom

Respectfully submitted,

Kayla Wiggin