



# Board Workshop / Discussion Agenda

15 West Kellogg Blvd.  
Saint Paul, MN 55102  
651-266-9200

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April 7, 2026 - 10:30 a.m.

Courthouse Room 220

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## WORKSHOP

1. **Ice Arena Portfolio Overview**

[2026-109](#)

Sponsors: Parks & Recreation



# Board of Commissioners

## Request for Board Action

15 West Kellogg Blvd.  
Saint Paul, MN 55102  
651-266-9200

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**Item Number:** 2026-109

**Meeting Date:** 4/7/2026

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**Sponsor:** Parks & Recreation

**Title**  
Ice Arena Portfolio Overview

**Attachment**  
1. Presentation



# Ice Arena Portfolio Overview

Parks & Recreation

April 7, 2026

# Agenda & Goals

## Introductions

- Mark McCabe, Director, Parks & Recreation
- Liz Flinn, Director of Operations for Golf and Ice Arenas, Parks & Recreation

## Goals

- Provide the Board with an overview of the ice arena system.
- Obtain Board endorsement on next steps for the arena system strategic direction.

# Why Operate Ice Arenas: Key Benefits & Functions

**Addresses the Need for Recreational Options During the Winter**



Active Lifestyle and year-round engagement with Parks & Recreation

**Indoor Arenas Create Reliable Ice Conditions**



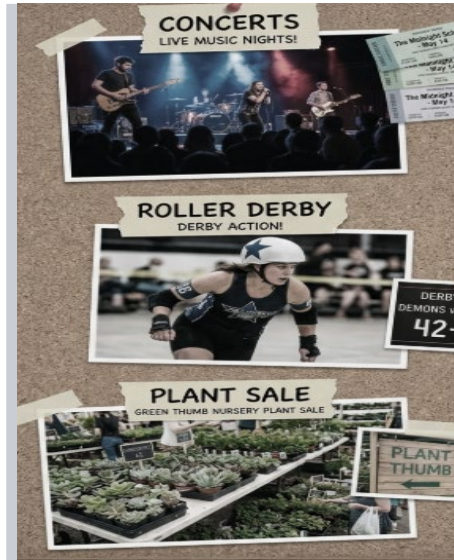
Consistent ice surface, independent of weather and climate change

**Multi-Purpose: Hosts Ice & Non-Ice Activities**



Versatile venues, diverse events, flexible scheduling

**Revenue Generating**



Multiple revenue streams create greater budget stability

**Builds Community**



Unique large gathering place for Community, creating local pride and social connections

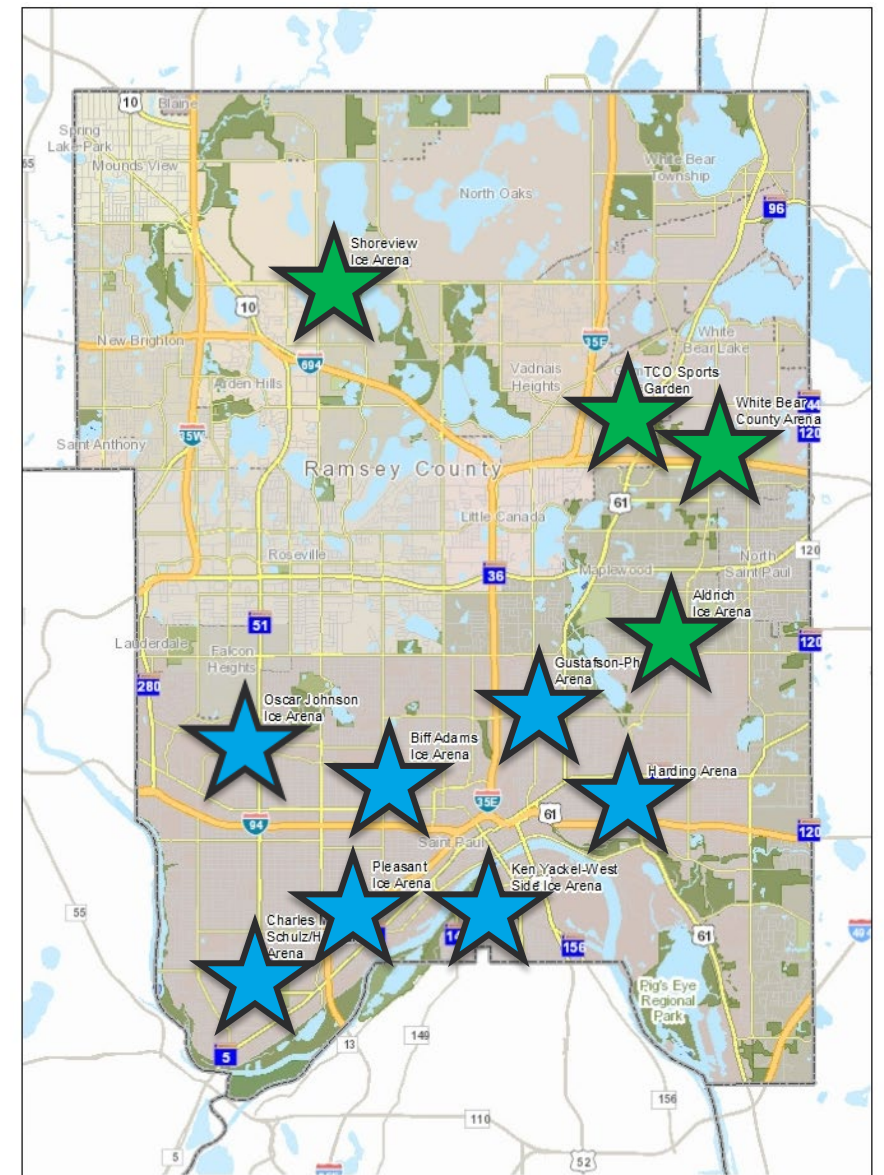
# Ramsey County Arena System

## Saint Paul Arenas

- Biff Adams
- Charles M. Schulz-Highland
- Gustafson-Phalen
- Harding
- Ken Yackel-West Side
- Oscar Johnson
- Pleasant

## Suburban Arenas

- Aldrich (Maplewood)
- Shoreview
- TCO Sports Garden (Vadnais Heights)
- White Bear (White Bear Lake)



Ramsey County Parks & Recreation Department  
Ice Arenas



# Unique Agreements

- Harding & Gustafson-Phalen Arenas: Lease agreement with St. Paul Public Schools, if not operating as an ice arena, the facility turns back to the school district. Leases expire in 2074.
- Biff Adams Ice Arena – Frogtown Curling Club: Leases building and is responsible for all facility operations, staffing, interior building improvements and maintenance. Lease expires in 2032.

# Naming Rights Agreements



- **TCO Sports Garden**
  - 15-year agreement (2020-2034)
  - \$120,000 per year
  - Total = \$1,800,000
- **City & County Credit Union Fieldhouse**
  - 10-year agreement (2023-2032)
  - \$30,000 per year
  - Total = \$300,000

**Aldrich Arena:** 1850 N. White Bear Avenue, Maplewood  
**Built 1962 Seating Capacity 3,400 Parking 900+**

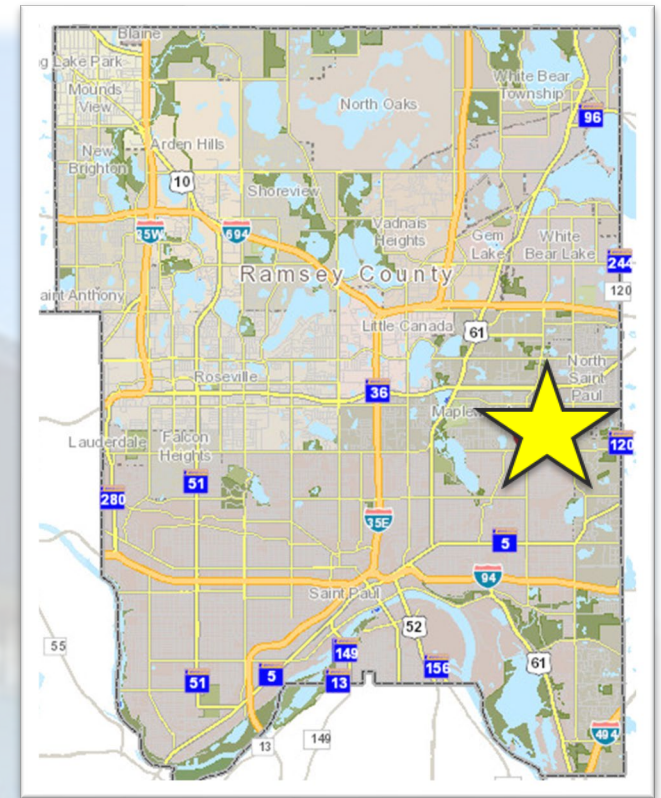
**Key Ice Users:** Hill Murray High School Boys, MN Made Youth Hockey

**Key Non-Ice Users:** Zamora Concerts Series, Graduations, Hmong New Year Celebration, Landscaping Show, MN Wild Thanksgiving Turkey Give Away, Trade Shows, Wedding Receptions, Quinceañera Celebrations, Union Votes, Eid Prayer Service, School Reunification Center, Dog Show, Farmer's Market, Flea Market, Maplewood City Clean Up Day

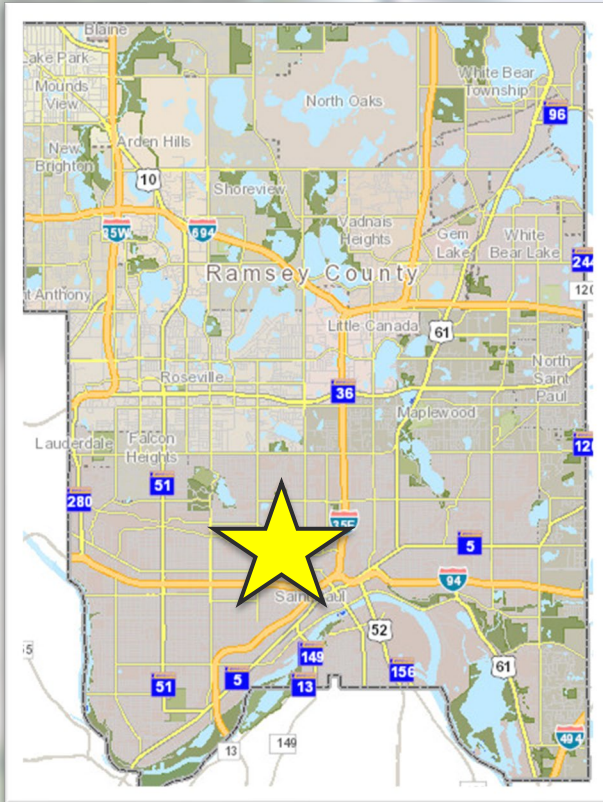
### 3-Year Average

- **Hours Rented:** 1,140
- **Ice Season Attendance:** 64,000
- **Operational Profit:** \$86,500

**Estimated 5-Year Capital Investments:** \$13M facility renovation (ADA upgrades, front entrance, bathroom and locker room renovations, refrigeration replacement)



**Biff Adams Arena:** 743 Western Ave North, Saint Paul  
**Built 1973 Parking Stalls 100 Current Home of Frogtown Curling Club**



**Key Ice Users:** Curling Club Members

**Noted Features:** Sand Floor

**3-Year Average Operational Profit:** \$23,400

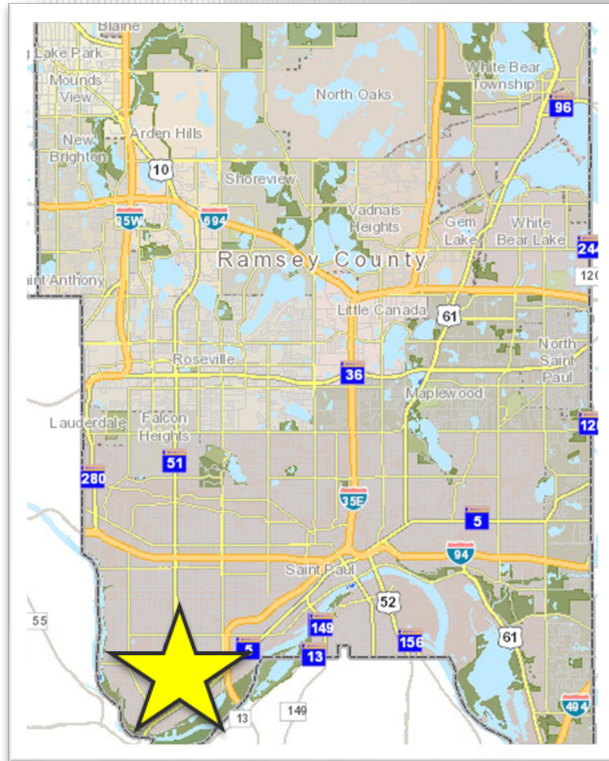
**Agreement Through:** 2032

**Estimated 5-Year Capital Investment:**

No Planned Capital Investments

# Charles M Schultz Highland Arena: 800 S. Snelling Avenue, Saint Paul

**Built 1973 & 1998, Seating Capacity - 500 North Rink, 150 South Rink**



**Noted Features:** 1 Year-round Rink, 1 Seasonal Rink

**Key Ice Users:** St. Paul Capitals Youth Hockey Association, St. Paul Figure Skating Club, Minnehaha Skating School, Adult Hockey Association, Cretin Boys / Girls Hockey St. Paul City High School Hockey

**Key Non-Ice Users:** Highland South Softball/Baseball Training, Adult Roller Hockey (Inline), Roller Derby

### 3-Year Average

- **Hours Rented:** 2,930
- **Ice Season Attendance:** 87,900
- **Operational Profit:** \$245,000

**Estimated 5-Year Capital Investments:** \$6M facility renovation (second sheet of use year-round use, ADA upgrades, refrigeration replacement, bathroom upgrades)

# **Gustafson Phalen Arena:** 1320 Walsh Street, Saint Paul

**Built 1975, Seating Capacity 440 Parking 65 stalls**

**Key Ice Users:** Edgecumbe Youth Hockey, Riveters High School Girls Hockey, MN Made Youth Hockey Association , West St. Paul Youth Hockey Association, St. Paul Capitals Youth Hockey Association

**Key Non-Ice Users:** Johnson High School Football and Baseball Teams

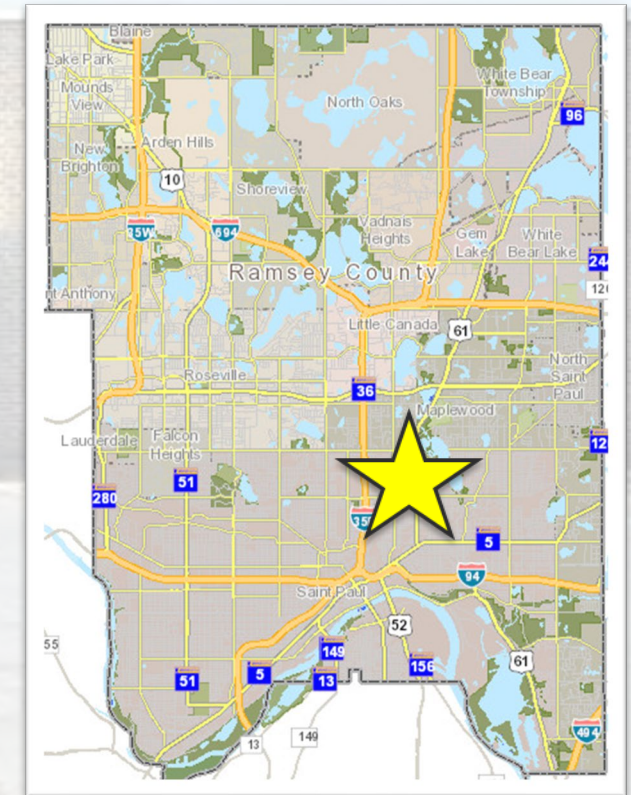
## **3-Year Average**

- **Hours Rented:** 1,050
- **Ice Season Attendance:** 39,000
- **Operational Profit:** \$94,500

## **Estimated 5-Year Capital Investments:**

\$500,000 ADA Upgrades And Locker Room Renovations

GUSTAFSON - PHALEN  
ICE ARENA  
RAMSEY COUNTY  
1320



**Harding Arena:** 1496 East Sixth Street Saint Paul

**Built 1975 Parking Capacity: 65 Seating Capacity 125**

**Other Features:** Community Garden

**Key Ice Users:** Woodbury Youth Hockey Association (non-Ramsey), Mahtomedi Youth Hockey Association (non-Ramsey)\*\*\* Hill Murray High School Athletics, MN Made Youth Hockey Association

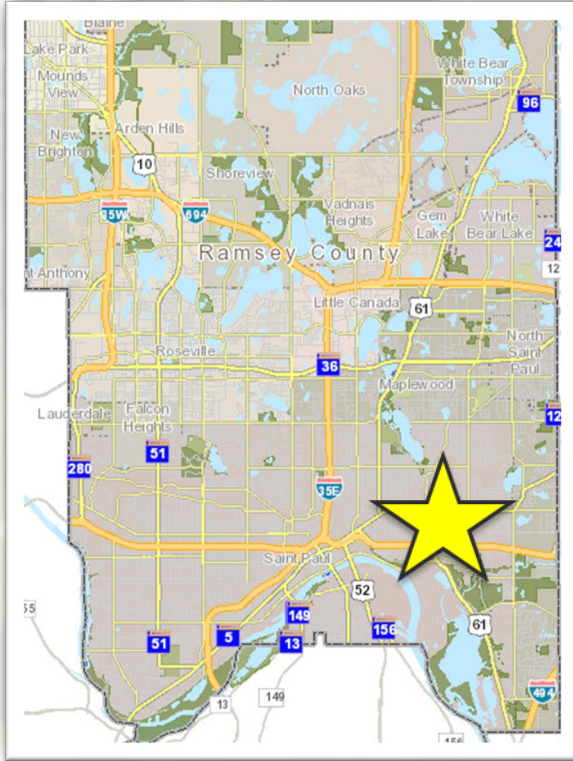
**Key Non-Ice Users:** Softball/Baseball Training, Adult Roller Hockey (Inline), Roller Derby, Adventures in Cardboard Youth Day Camp.

**3-Year Average**

- **Hours Rented:** 920
- **Ice Season Attendance:** 30,000
- **Operational Profit:** \$76,500

**Estimated 5-Year Capital Investments:**

No Planned Capital Investments





# Oscar Johnson Arena: 1039 DeCourcy Drive, Saint Paul

**Built 1971, Seating Capacity 75, Parking 65**

**Key Ice Users:** Roseville Youth Hockey Association, Langford Park Hockey Association, Roseville High School Athletics, Street Factory Media

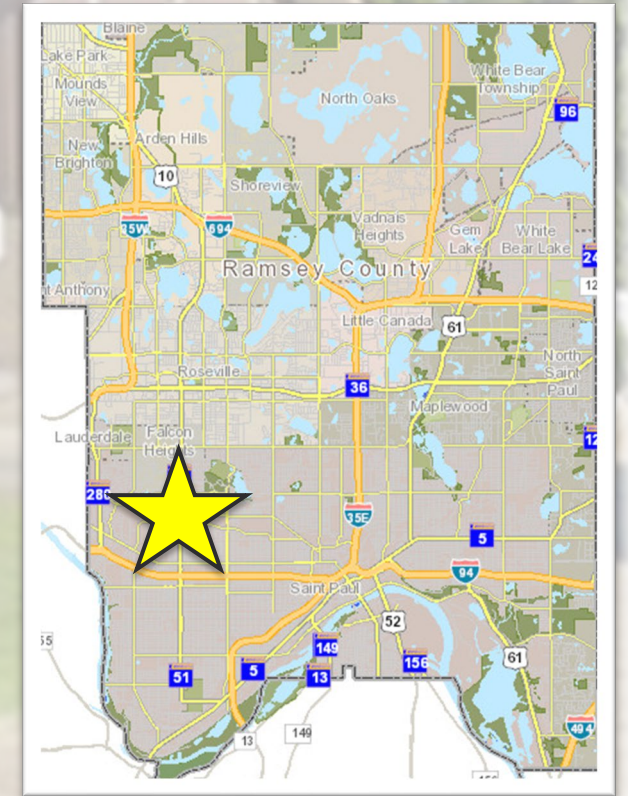
**Key Non-Ice Users:** For Profit Day Camp

## 3-Year Average

- **Hours Rented:** 1,170
- **Ice Season Attendance:** 34,000
- **Operational Profit:** \$157,500

## Estimated 5-Year Capital Investments:

\$350,000 ADA Upgrades And Air Conditioning For Summer Use



**Pleasant Arena:** 848 Pleasant Avenue, Saint Paul

**Built 1973, Seating Capacity 75, Parking 65**

**Noted Feature:** Sand Floor

**Key Ice Users:** St. Paul Figure Skating Club,  
Edgecumbe Youth Hockey Association,  
West St. Paul Youth Hockey Association,  
St. Paul Capitals Youth Hockey Association

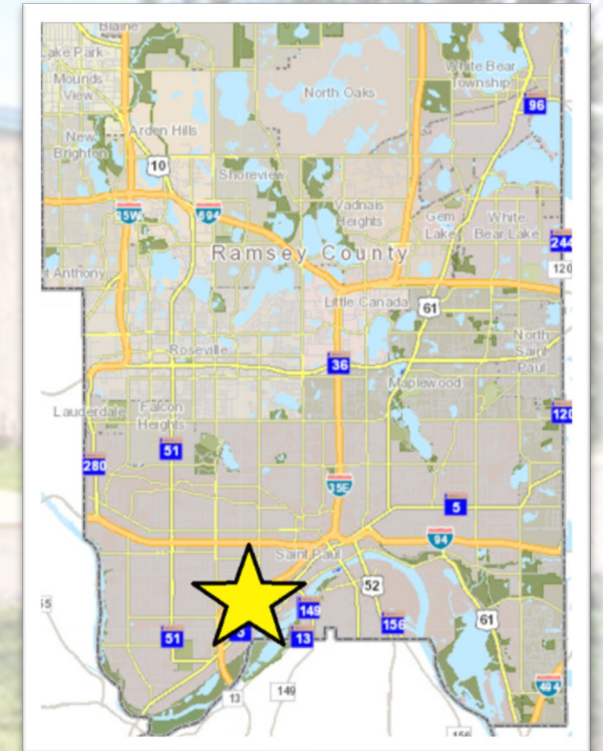
**Key Non-Ice Users:** Year-round use

**3-Year Average**

- **Hours Rented:** 2,560
- **Ice Season Attendance:** 39,000
- **Operational Profit:** \$78,000

**Estimated 5-Year Capital Investments:**

No Planned Capital Investments



# Shoreview Arena: 877 West Highway 96, Shoreview

**Built 1971, Seating Capacity 500, Parking 75**

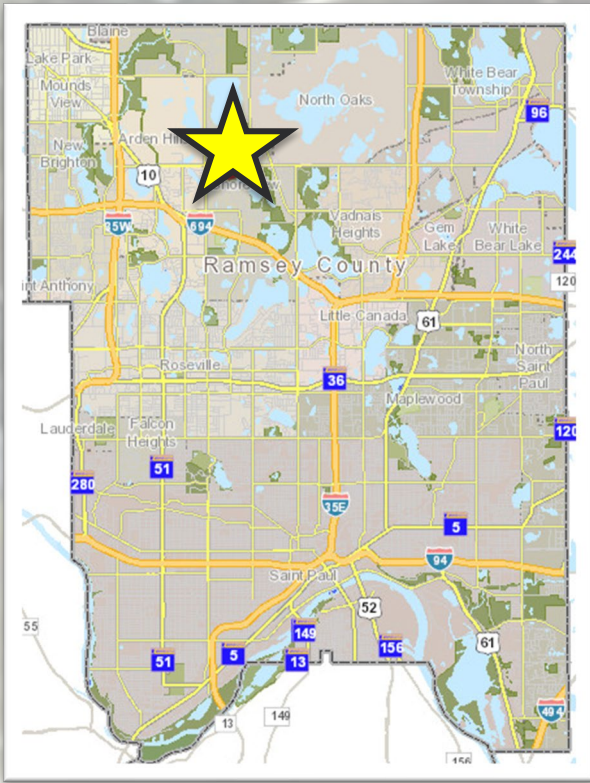
**Key Ice Users:** Mounds View Irondale Youth Hockey Association, Shoreview Parks & Recreation, Mounds View High School Hockey, White Bear Lake High School Hockey

**Key Non-Ice Users:** Summer Staging Arena for Parks Maintenance, North Oaks Guild Annual Rummage Sale

## 3-Year Average

- **Hours Rented:** 2,588
- **Ice Season Attendance:** 29,436
- **Operational Profit:** \$111,356

**Estimated Five-Year Capital Investments:**  
\$750,000 ADA Upgrades And Pavement Repairs



# **TCO Sports Garden:** 1490 E. County Road E. East, Vadnais Heights

**Built 2010, Seating 1,100 Parking 498**

**Noted Features:** 2 Ice Sheets, 1 Turf Field

**Key Ice Users:** White Bear Lake Youth Hockey Association, Mounds View High School Hockey, White Bear Lake High School Athletics, Maplewood Figure Skating Club, Gentry Academy

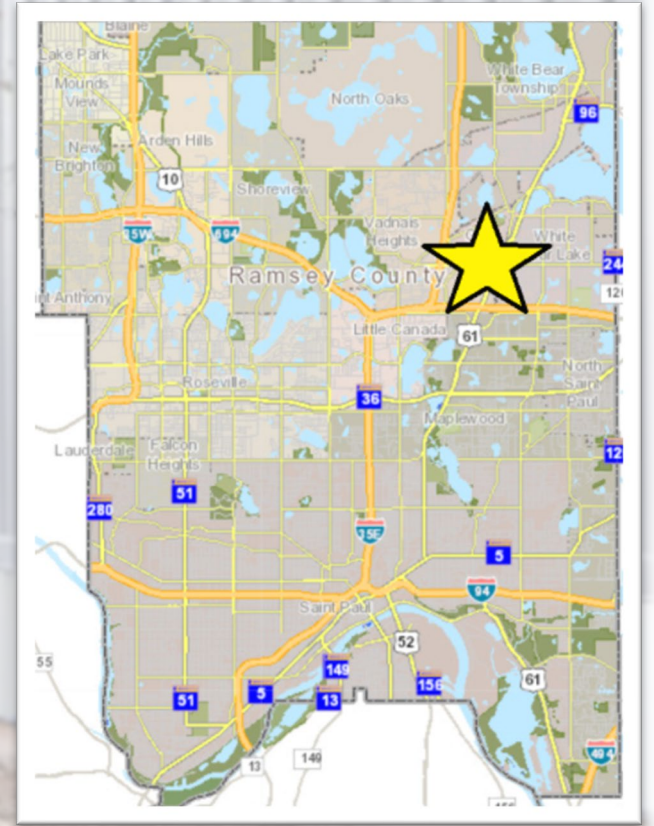
**Key Non-Ice Users:** Year-round Ice

## **3-Year Average**

- **Hours Rented:** 3,580
- **Ice Season Attendance:** 118,000
- **Operational Profit:** \$645,000

## **Estimated Five-Year Capital Investments:**

\$500,000 Pavement Repairs



# **White Bear Arena:** 2160 Orchard Lane, White Bear Lake

**Built 1973, Seating Capacity 75, Parking 65**

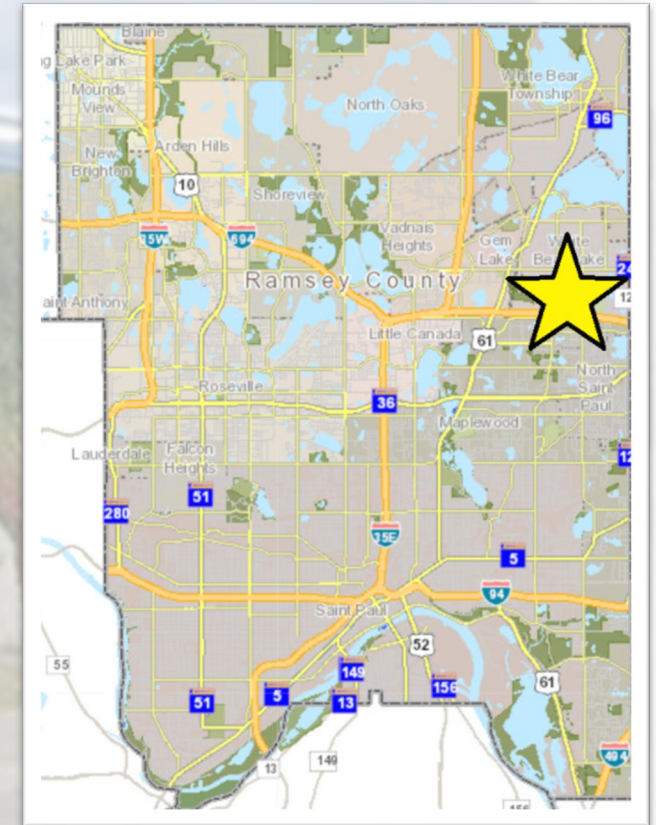
**Key Ice Users:** White Bear Lake Youth Hockey Association, Mahtomedi Youth Hockey Association, White Bear Lake High School Athletics, Gentry Academy

**Key Non-Ice Users:** White Bear YMCA Youth Sports Programming

## **3-Year Average**

- **Hours Rented:** 1,170
- **Ice Season Attendance:** 40,000
- **Operational Profit:** \$145,000

**Estimated Five-Year Capital Investments:**  
\$600,000 New Roof



# Free Community Programs

Open Skate	2022	2023	2024
Aldrich	X	X	X
Charles M Schultz			
Highland *	X	X	X
Harding			X
Ken Yackel - West Side			X
TCO Sports Garden*	X	X	X
<b>Grand Total</b>	<b>56</b>	<b>80</b>	<b>78</b>

In addition to the free Open Skate, Ramsey County also offers the following programs:

- Open Youth Hockey – TCO & Highland
- Open Adult Hockey - TCO
- Senior Skate - Aldrich Arena & Highland
- 12U Stick & Puck - West Side & Pleasant

\*These arenas have skates available to use free of charge.

*“I really appreciate free open skate on Wednesday mornings! My child and I really need the practice while learning how to skate, and we are on a tight budget, so we can’t afford to pay open skate prices at other arenas every week.” ...Resident Feedback*

# Gross Revenue Generated from Non-Ice Events

Arena	2022 Season	2023 Season	2024 Season	Grand Total
Aldrich	\$115,796	\$141,051	\$207,191	\$464,037
Charles M Schultz Highland	\$20,475	\$23,636	\$35,085	\$79,196
Gustafson-Phalen	\$1,428	\$4,620	\$0	\$6,048
Harding	\$0	\$0	\$1,595	\$1,595
Ken Yackel-West Side	\$3,655	\$8,640	\$12,765	\$25,060
Oscar Johnson	\$275	\$1,320	\$3,850	\$5,445
Shoreview	\$2,925	\$5,062	\$3,300	\$11,287
White Bear	\$3,245	\$4,440	\$4,440	\$12,125
<b>Grand Total</b>	<b>\$147,799</b>	<b>\$188,769</b>	<b>\$268,225</b>	<b>\$604,793</b>

## 2022-2024 Arena Operational Profits

Facility Profit / Loss	2022	2023	2024	Totals
<b>Aldrich</b>	\$78,385	\$75,517	\$105,311	\$259,213
<b>Biff Adams</b>	\$23,400	\$23,400	\$23,400	\$70,200
<b>Charles M Schultz - Highland</b>	\$265,877	\$172,279	\$297,810	\$735,966
<b>Gustafson-Phalen</b>	\$58,069	\$99,578	\$126,089	\$283,736
<b>Harding</b>	\$88,517	\$97,364	\$43,943	\$229,824
<b>Ken Yackel-West Side</b>	\$67,876	\$62,194	\$75,123	\$205,193
<b>Oscar Johnson</b>	\$165,565	\$141,233	\$165,649	\$472,447
<b>Pleasant</b>	\$69,909	\$36,476	\$128,351	\$234,736
<b>Shoreview</b>	\$133,792	\$55,143	\$145,132	\$334,067
<b>TCOSG</b>	\$638,096	\$558,184	\$728,116	\$1,924,396
<b>White Bear</b>	\$178,874	\$157,812	\$98,035	\$434,721
<b>Totals</b>	<b>\$1,768,360</b>	<b>\$1,479,180</b>	<b>\$1,936,959</b>	<b>\$5,184,499</b>

# Arena Operational Profits Explained

- County levy funds are not utilized for ice arena operations.
- Arena budgets are created with an expectation to yield excess revenue over operational expenses.
- Arena operational profits are utilized within the Park's annual operating budget in a variety of ways including:
  - Keeps user fees for programs low or free.
  - Subsidizes park operations (providing resources for staffing).
  - Reduces barriers to park accessibility (free parking, no user fees for facilities like dog parks and archery ranges, no park entrance fees).

# Arena Capital Investments 2022-2024

	2022 Improvements	Investment	2023 Improvements	Investment	2024 Improvements	Investment
Aldrich			Parking Lot LED Lighting	\$22,000		
			Skate Tile	\$35,000		
			Scoreboard Replacement	\$14,000		
Charles M Schultz Highland					Bleachers	\$60,000
					Skate Tile	\$20,000
					Epoxy Flooring	\$25,000
Ken Yackel-West Side	Compressor Repairs	\$40,000				
Oscar Johnson			Roof Replacement	\$500,00	Bleachers	\$50,000
Pleasant			Skate Tile	\$12,000	Exterior Painting	\$30,000
			Compressor Repairs	\$38,000		
Shoreview					Roof Replacement	\$485,000
White Bear	Compressor Repairs	\$26,000	Furnace Replacement	\$5,000		
<b><u>TOTALS</u></b>		<b><u>\$66,000</u></b>		<b><u>\$626,000</u></b>		<b><u>\$670,000</u></b>

**Grand Total Arena Capital Investments = \$1,362,000**

# Update on Arena Energy Work



# Update on Arena Energy Work



# TCO Sports Garden Solar Array



# Completed Arena Energy Projects

	Refrigerant Leak Detection System	LED Lighting	Replace Gas Furnaces	Building Management System	Sub-metering	Energy Use Monitoring Software	Building Envelope	Solar Arrays
Aldrich					X	X		X
Gustafson - Phalen		X				X	X	
Harding		X				X	X	
Highland		X				X	X	
Ken Yackel - West Side	X	X	X	X	X	X	X	
Oscar Johnson	X	X		X	X	X	X	
Pleasant		X				X	X	
Shoreview	X	X		X	X	X	X	
TCO Sports Garden					X	X		X
White Bear	X	X	X	X	X	X	X	

## Arena Strategic Work: Next Steps

- Pursue state funding for Aldrich Arena renovations.
- Obtain updated cost estimate across the system for refrigeration system replacements.
- Bring forward recommendations for the future strategic direction of Ramsey County ice arenas.
  - Recommendation to include which refrigeration systems to replace.
  - Creation of a plan for growing revenue including facility investments needed for ice and non-ice use.
  - Addressing long term budget pressures, explore long term future use of arena facilities.

# Open Discussion