



2942

ENTRANCE
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OFF

ENTRANCE

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Big Lake Lions Club
ICE ARENA ASSESSMENT
September 3, 2024



Overview

- Opened in 2010
- Natural freeze ice arena
- About 33,000 visits last year
- High use time November - April
- Saturdays are the busiest days
- Home of the Houston High Hockey Team
- Hosts ice hockey and wrestling tournaments
- Has infrastructure and equipment for summer activities



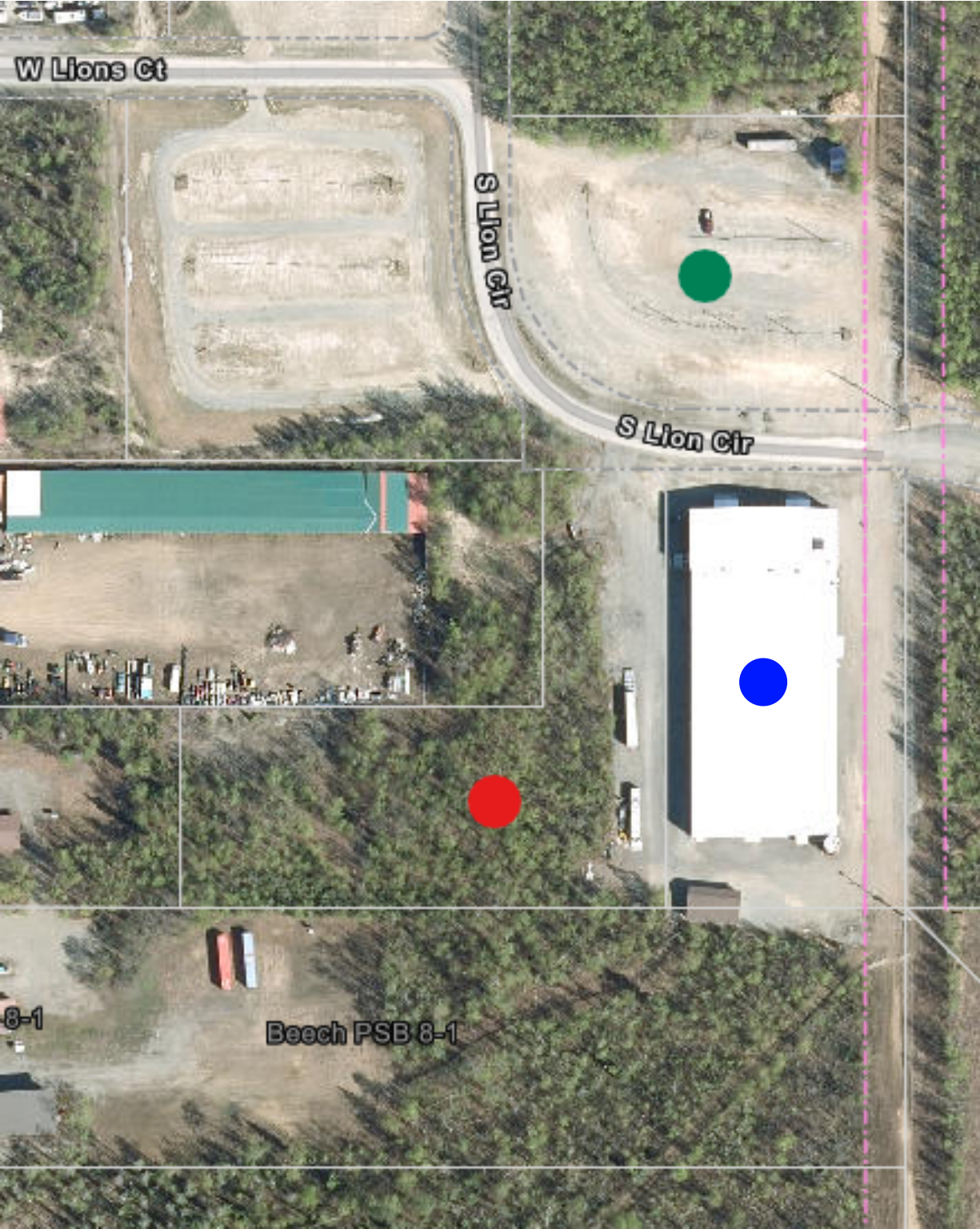





Title and Survey

- Clean title: yes
- Easements: yes
- CCR's: yes

The 2024 MSB tax appraised value of each property is:

LEGAL DESCRIPTION OF PROPERTY	TAX ACCOUNT	DESCRIPTION	2024 TAX APPRAISED VALUE	ACREAGE
Lot 1, Block 6 Fishers "Y" Subdivision	51783B06L001	Indoor Ice Arena	\$3,508,100.00	1.68
Lot 1, Block 5 Fishers "Y" Subdivision	51783B05L001	Parking Area	\$28,000.0	1.74
Lot 5 Power Sports Subdivision	53608000L005	Adjacent Lot	\$22,000.00	2.02



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Operations: Phased Approach

First Phase [1-2 years after acquisition]: Run 'as-is' with minimal changes to current programming. Address maintenance needs for safety compliance. Purchase new figure skate rental equipment. Non-profit starts childcare programming including new fenced outside play area. Provide routine maintenance. Conduct comprehensive operations plan.

Second Phase [2-3 years after acquisition]: Implement ice arena upgrades. This would include dasher boards, glass, bleachers and refrigeration system for ice making. Adjust ice costs and maximize ice rental time. Implement comprehensive operations plan.

Third Phase [Ongoing]: Make necessary adjustments to schedule and plan for future recreational, civic and cultural activities.

Additional revenue streams and programming to explore:

- Expansion of ice time
- Increase fee structure to mirror Brett Memorial Ice Arena
- Tournaments
- Bazaars & Fairs
- School trips
- Rental of second-floor mezzanine
- Rental of second-floor commercial kitchen
- Childcare
- Before & After School Programs
- Senior & Elder programs
- Youth center
- AK State Trooper annex
- Art & cultural programs
- Climbing gym
- Dryland and/or workout area
- Group exercise classes
- Homeschool support programs
- Walking & running clubs
- A pool
- A gymnasium

Operations: Costs & Needs

ACQUISITION	
ICE ARENA & PARKING LOT PURCHASE	\$400,000.00
ADJACENT LOT	\$22,000.00
ACQUISITION SUBTOTAL	\$422,000.00
OPERATIONS	
STAFFING: SHARED WITH BRETT MEMORIAL ICE ARENA	\$24,000.00
STAFFING: NEW SEASONAL AND/OR ON-CALL	\$157,000.00
UTILITIES	\$37,000.00
DUES & FEES	\$10,000.00
SERVICES & SUPPLIES	\$27,000.00
INSURANCE	\$7,000.00
OPERATIONS SUBTOTAL	\$262,000.00
CAPITAL COSTS	
NEW RENTAL SKATES	\$18,000.00
DASHER BOARDS & GLASS	\$275,000.00
BLEACHERS	\$35,000.00
STEEL GIRT FIX & STEEL FRAME TENSION ROD	TBD
ICE ARENA REFRIGERATION [OPTIONAL]	\$1,550,000.00
CAPTIAL COSTS SUBTOTAL WITH REFRIGERATION	\$1,878,000.00
CAPTIAL COSTS SUBTOTAL WITHOUT REFRIGERATION	\$328,000.00
MINIMUM FOR ACQUISITION & OPERATIONS	\$680,000.00

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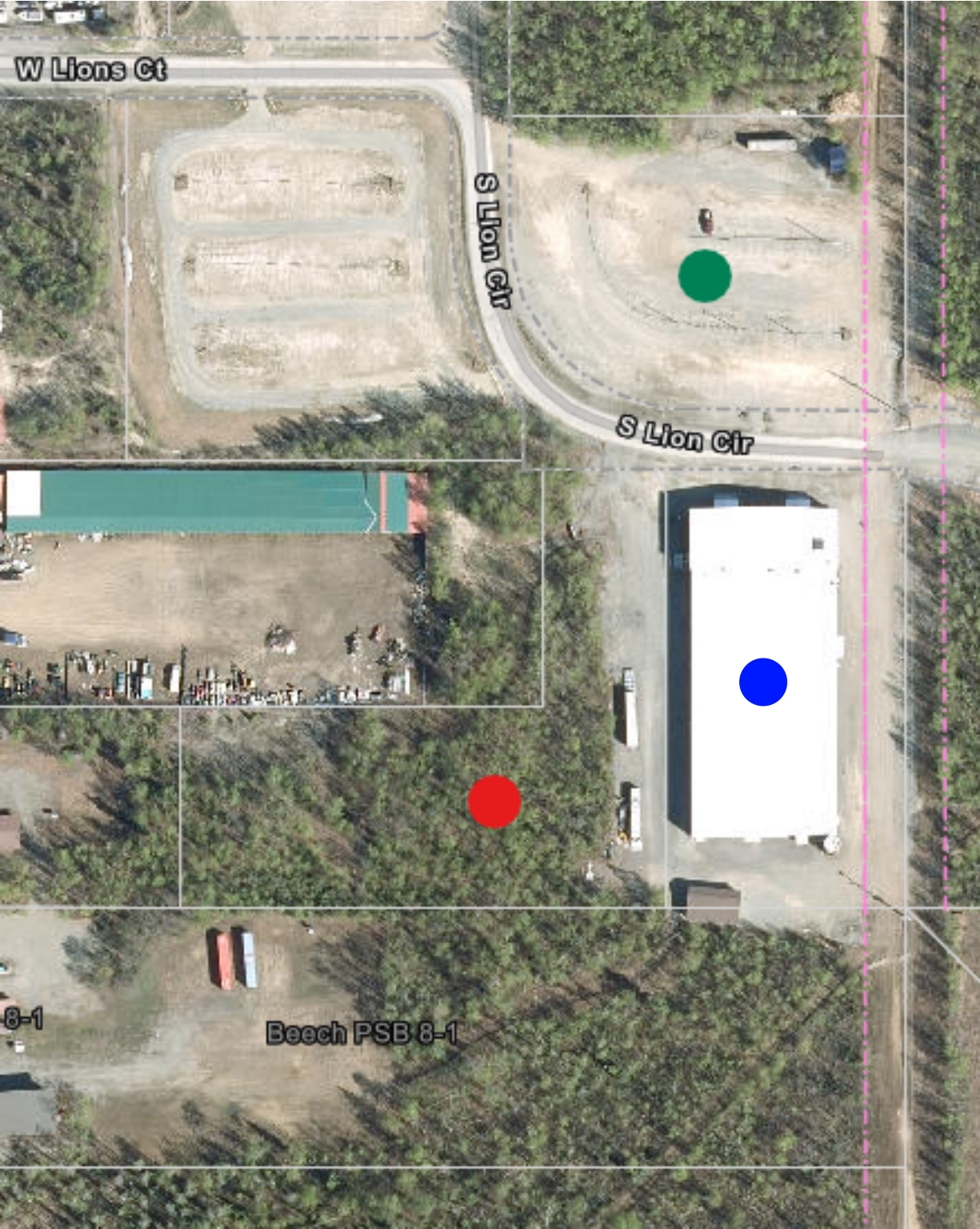
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