



*Capital Region
Development Authority*

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**CRDA Venue Committee Conference Call Minutes
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
Friday, July 11, 2014
2:00 PM**

PRESENT ON CALL:

Directors: Committee Chair Andy Bessette, Board Chair Suzanne Hopgood, Floyd Green, Darrell Hill, David Jorgensen and Commissioner Catherine Smith.

Staff: Executive Director Mike Freimuth, Bob Saint, Tony Lazzaro and Kim Hart

Guests: Chris Lawrence (Global Spectrum)

The meeting was called to order at 2:04 pm by Committee Chair Bessette and the minutes of the June 6th meeting were approved by voice vote.

1. Venue Updates

a. XL Center

- i. **Building Relaunch** – Mr. Lawrence updated the group on plans for “relaunching” the XL Center, including the recently-announced sale of seats removed from the venue during renovations. The Knicks/Celtics exhibition game on October 8th is expected to be the official unveiling of the renovated building. Chairman Bessette suggested that that activities might also extend to the first Wolfpack, UConn basketball and UConn hockey games.
- ii. **AAC Tournament** – Mr. Lawrence also reported on a meeting he attended with the AAC to discuss the 2015 men’s basketball tournament in Hartford. Tickets are expected to go on sale to the general public in November or December of this year, though the Metro-Hartford Alliance will have access at an earlier date. The teams have secured hotels for the tournament and IMG will be handling sponsorship.
- iii. **Construction Update** – Mr. Saint reported that 90% of the renovation work has been bid and is now under contract. An elevator repair bid package is on hold pending completion of a Coliseum Club elevator

feasibility study. Approximately 90% of the work on the early release cooling coil replacement package is complete and four out of five units were running for the WWE event. Work on the concourse toilet rooms is progressing.

The Bearden murals have been removed and are currently in storage. They will be moved into the Convention Center for cleaning around September 8th and delivered to the Hartford Public Library on or about September 22nd.

Mr., Saint reported that tours will be available on a limited basis so as not disrupt or slow down construction activities. Board members interested in touring the facility should contact the CRDA office.

- iv. **Church Street Garage** – Mr. Freimuth reported that CRDA has made an offer to the City for the Church Street Garage. The appraisal has been completed and is currently under review. A title search raised no issues and an engineering review is in progress. The City Council process has begun and the parties hope to close in the fall, subject to State Bond Commission approval. OPM has been asked to hold a spot on the Commission's September agenda for this resolution.
- v. **Arena RFP** – Mr. Freimuth reported that seven firms have expressed an interest in the Hartford Arena RFP and proposals are due July 15th. Chairman Bessette and Mr. Jorgenson offered to serve on the Selection Committee and Commissioner Smith offered a designee from DECD.

b. Rentschler Field

- i. **Soccer** – Mr. Lawrence reported that U.S. Soccer was very happy with the U.S. Women vs. France game held at the Stadium on June 19th. Approximately 13,000 people attended the game.
- ii. **Gold Cup Soccer** – Mr. Lawrence also reported that Global was looking into the possibility of hosting another Gold Cup Soccer match. He noted that the odds of getting such an event were slim since the Stadium just hosted a game last year.

c. Connecticut Convention Center

- i. **Science Convention** – Mr. Freimuth reported that the Center is working in conjunction with the CT Science Center to bid on a National Science Foundation convention.
- ii. **Tenth Anniversary** – Mr. Freimuth also reported that 2015 will mark the 10th anniversary of the opening of the Convention Center and Waterford is planning a celebration for May or June of next year, possibility in conjunction with the full opening of Front Street.

d. Connecticut Tennis Center

- i. Mr. Freimuth reported that preparations for this year's tournament are well under way. Ticket sales are up from last year, with additional excitement being generated by the presence of 2014 Wimbledon champion Petra Kvitova and the scheduled James Blake exhibition matches.
2. **Executive Session** - A motion was made to add an Executive Session to the agenda to discuss negotiations on the Northland common area maintenance agreement at XL and the UConn leases at both XL and Rentschler. That motion was approved and a second motion to convene in Executive Session was then approved. Staff and the one member of the general public present left the meeting.
3. **Next Meeting** – Conference Call on August 1, 2014.

Revised
CRDA Venue Committee Conference Call Minutes
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
Friday, August 1, 2014
2:00 PM

PRESENT ON CALL:

Directors: Committee Chair Andy Bessette, Board Chair Suzanne Hopgood, Floyd Green
Commissioner Catherine Smith and Darrell Hill

Staff: Executive Director Mike Freimuth, Tony Lazzaro and Kim Hart

Guests: Chris Lawrence (Global Spectrum)

The meeting was called to order at 2:01 pm by Committee Chair Bessette. The minutes of the July 11th meeting were approved by a voice vote.

1. Venue Updates

a. XL Center

- i. **RFP** – The selection committee will interviewing the four responding teams next week and expects to have a contract drafted later in the month with the selected team. Work is expected to begin in September and be completed by the end of the calendar year. This schedule will allow for a plan to be put into place by the 2015 legislative session.
- ii. **Building Relaunch** – The CRDA Board will tour the XL Center and various housing projects on Tuesday, August 5th. The XL construction schedule remains aggressive, but will allow time for two concerts in the bowl during the month of September. The official re-launch of the building will take place in October.
- iii. **AAC Tournament** – Mr. Lawrence continues to work with the AAC on tournament arrangements, with ticketing and fan fest details still to be worked out. The AAC may schedule a site visit in August and Metro-Hartford Alliance members who've committed to purchase tickets will be included.

- iv. **Church Street Garage** – Mr. Freimuth reported that the appraisal and engineering report conducted for the building are still being reviewed. The City Council is expected to hold a hearing on the sale in August, with approval hopefully to follow in September. Bond approval for the purchase may also come in September.
- v. **Common Area Issues** – Mr. Freimuth reported that Northland has rejected CRDA's offer for a capitalized lease, arguing that the offer was too low. Mr. Freimuth is hopeful that a new CAM agreement can be negotiated, but it could result in higher costs for the XL budget.

b. Rentschler Field -

- i. **Soccer** – Mr. Lawrence reported that Global is working with U.S. Soccer on a potential men's game in mid-October.
- ii. **Capital Projects** – Various projects in the building are underway, including water leak repairs and upgrades to allow for faster debit/credit card transactions in the concession stands.
- iii. **Budget** – Mr. Freimuth reported that the Stadium ended its fiscal year in the black. No UConn attendance surcharge was required, as income from non-UConn events offset lower attendance numbers last season.

c. Connecticut Convention Center

- i. **Budget** – Mr. Freimuth reported that the Center also ended its fiscal year on budget, with the number of events up from the previous year. Attendance has been flat, but this is seen as a reflection of industry trends and not necessarily this building alone.
- ii. **Miscellaneous** –
 - 1. Mr. Freimuth reminded Committee members that 2015 will mark the 10th anniversary of the opening of the Convention Center and a celebration is being planned for late spring or early summer.
 - 2. Waterford is looking to upgrade the interior of the Marriott Hotel.
 - 3. The contract for management of the Convention Center and Front Street parking garages will be up for bid in September. The contract is currently held by LAZ Parking.

d. Connecticut Tennis Center

- i. Mr. Freimuth reported that preparations for this year's tournament are well under way. Sponsorship now totals \$3.3 million, with 13 new sponsors out of a total of 60. Mr. Freimuth also noted that one-half of the sponsors are Connecticut-based companies. The tournament is still some \$250,000 short of their sponsorship goal and cost savings will need to cover the funding gap.

2. **UConn Lease Negotiations** – Committee Chairman Bessette recused himself from the discussion and left the call, citing a potential conflict of interest.

Mr. Freimuth reported that negotiations on XL and Rentschler are close to being finalized. OPM and UConn will sign an amendment to their existing lease at the Stadium, while a new XL lease document will be signed by Global Spectrum and UConn. The XL lease will include a five-year term and require UConn to play 19 men's and women's basketball games and all its home hockey games at the XL Center each season. Global will assist UConn with ticket sales and work to cross market XL and the Stadium.

Rent will not increase in either building, while ticket, event and attendance surcharges at the Stadium have been reduced or eliminated. UConn will also be the beneficiary of a number of cost-savings measures at the Stadium, including energy improvements and the moving of field maintenance in-house. In turn, the University will be asked to create a reserve that can be tapped should there be a budget shortfall. In those years when the Stadium turns a profit, those funds will be used to support the reserve fund.

The meeting was adjourned at approximately 3:00 p.m.

The next meeting/conference call is scheduled for September 5th at 1:00 p.m.

**CRDA Venue Committee Conference Call Minutes
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
Friday, September 5, 2014
2:00 PM**

PRESENT ON CALL:

Directors: Committee Chair Andy Bessette, Board Chair Suzanne Hopgood, Mike Matteo (via phone) and Darrell Hill (via phone)

Staff: Executive Director Mike Freimuth, Tony Lazzaro, Bob Saint, Joe Geremia and Kim Hart

Guests: Chris Lawrence (Global Spectrum – via phone)

The meeting was called to order at 2:03 pm by Committee Chair Bessette. The minutes of the August 1st meeting were approved with one correction.

1. Venue Updates

a. XL Center

- i. **Construction Status** – Mr. Saint reported that with one week to go before the Tom Petty concert, the concourse is 95% complete. Life-safety testing is scheduled for next week. Back-of-house work is moving forward and we expect most of the mechanical systems to be completed by October 8th.

Mr. Saint also reported that he gave a tour this week to Michele Duprey, the woman who filed the ADA claim against the XL Center, and the Department of Justice attorneys who represented her. They were very pleased with the changes to the building, particularly the site line improvements made to the wheelchair seating in the arena.

- ii. **Church Street Garage** – Mr. Freimuth reported that the City Council's Operations, Management, Budget & Legislative Affairs Committee approved the sale and the issue now goes before the full Council. An issue was raised regarding an MDC easement issue and this is being researched by the City, but it is not expected to delay the

sale. It is still unclear when the State Bond Commission will next meet to consider the funding necessary for CRDA's purchase of the Garage.

- iii. **Common Area Issues** – Mr. Freimuth reported that the parties continue to exchange emails outlining their positions and little progress has been made to resolve the outstanding issues, including the idea for a capitalized lease structure.
- iv. **UConn Leases at XL and Rentschler** – Mr. Freimuth reported that the leases are close to being finalized, with the exception of some issues raised by OPM. The new Rentschler terms will be included in an amendment to OPM's existing Stadium Lease with UConn, while the XL terms will be included in a new Global Spectrum/UConn agreement.
- v. **RFP** – Mr. Freimuth and Ms. Hart reported on the status of negotiations for a consultant to assist with long-term arena programming and construction feasibility for the XL Center. SCI Architects was the unanimous choice of the RFP Selection Committee. Ms. Hart explained that the Selection Committee felt SCI's proposal was more comprehensive than the others and merited a larger fee. After a brief discussion, Venue Committee members agreed that SCI was the best fit for the project and directed staff to negotiate a reduction in their proposal to \$300,000.

b. Rentschler Field -

- i. **UConn Football** – Mr. Lawrence reported that UConn's first game of the season against BYU went well and that the building netted some \$300,000 on food and beverage sales. The next game – September 6th against Stony Brook – is not expected to draw as many fans.
- ii. **US Soccer** - Mr. Lawrence also reported that over 20,000 tickets have already been sold for the October 10th soccer game between the U.S. Men's team and Ecuador. The playing field should be in particularly good shape, with a two-week rest period between UConn's September 27th game against Temple and the soccer game.

- c. **Connecticut Convention Center** - Mr. Freimuth indicated that there was nothing new to report on the Convention Center.

d. Connecticut Tennis Center

- i. Mr. Freimuth reported that preliminary numbers after the tournament show a 3% increase in attendance for the week over last year's numbers, although attendance at this year's final was down slightly. Concessions revenue from the food trucks was up this year and overall food and beverage numbers are expected to show an increase. Parking revenue was also up slightly over last year. Additional financial information should be available in time for the next Board meeting.

The meeting was adjourned at approximately 2:55 p.m.

The next meeting/conference call is scheduled for October 1st at 2:00 p.m.

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**CRDA Venue Committee
Monthly Meeting / Conference Call**

Friday, October 3, 2014

2:00 pm

Meeting Cancelled

**CRDA Venue Committee Conference Call Minutes
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
Friday, November 7, 2014
2:00 PM**

PRESENT ON CALL:

Directors: Committee Chair Andy Bessette (via phone), Board Chair Suzanne Hopgood, Floyd Green (via phone), Dave Jorgensen (via phone) and Commissioner Catherine Smith (via phone)

Staff: Executive Director Mike Freimuth, Tony Lazzaro and Kim Hart

Guests: Chris Lawrence (Global Spectrum – via phone)

The meeting was called to order at 2:07 pm by Committee Chair Bessette. The minutes of the October 3, 2014 meeting were approved on a voice vote.

1. Venue Updates

a. XL Center

- i. Construction Status** – Mr. Freimuth reported that as the project is winding down, we now have access to certain contingency funds that will be used additional improvements, including elevator upgrades, work on the exhibit hall and work on the outer shell of the building. Additional contingency is being held in the event that any additional repairs to the ice playing surface are required.
- ii. Church Street Garage** – Mr. Freimuth reported that CRDA has requested that funding for the purchase of the garage be included on the State Bond Commission's January meeting agenda. In the meantime, the City is working to resolve two issues related to the title and access into the garage that came to light after the formal title search.
- iii. Common Area Issues** – Mr. Freimuth reported that little progress has been made to resolve outstanding issues related to XL's use of adjacent Northland space, including the monthly CAM charges.

- iv. **UConn Leases at XL and Rentschler** – Mr. Freimuth reported that while the lease terms are close to being finalized, a dispute over advertising signage at XL is holding up execution of both these leases.

- v. **Long-Term Plan** – Ms. Hart reported that SCI Architects and Stafford Sports are meeting with various stakeholders and interested parties around Hartford to talk about people’s impressions of the current building and their expectations for a new building and its potential tenant mix. Mr. Jorgensen suggested reaching out to surrounding communities, perhaps through their chambers of commerce. Commissioner Smith suggested that CBIA might also be of assistance.

Mr. Freimuth noted that it has become evident that additional space will be required to accommodate a new or fully renovated building at this location and that we need to turn our attention to the long vacant Northland space adjacent to the arena. Committee members noted that these “dead areas” do little to create a welcoming atmosphere and detract from our goal of bringing people into the City early to eat and drink before an XL Center event.

b. Rentschler Field -

- i. **UConn Football** – Mr. Lawrence reported that two games remain in UConn’s 2014 schedule and given the dismal attendance numbers, the Stadium will likely end the year with a budget shortfall. Under the current lease, UConn will need to cover all, or a portion of, that shortfall based on actual attendance numbers. If the pending lease amendment is approved, however, UConn will be required to set up a reserve account to cover any shortfall up to \$250,000.

Mr. Freimuth noted UConn currently owes the Stadium for parking passes purchased for their season ticket holders in prior to the start of the season. Efforts to collect these funds from the University are ongoing.

c. Connecticut Convention Center –

Mr. Freimuth indicated that there was nothing new to report on the Convention Center and that the facility remains on budget. A request for capital improvement funds for the Convention Center and Rentschler Field will be submitted to OPM in the next few weeks for possible inclusion in the State’s FY16-17 budget.

d. Connecticut Tennis Center -

- i. Mr. Freimuth reported that tournament brought in \$250,000 in net revenue. The Tennis Center's Board has proposed that these funds be put into a "Rainy Day" Fund.

Per our 2013 license agreement with the Tennis Foundation of Connecticut, CRDA has the right to cancel the tournament for 2015. Based on this year's performance and the potential for additional revenue/cost savings moving forward, however, Mr. Freimuth recommends that the tournament move forward. In January, CRDA will need to make a decision on the date of the 2016 tournament, though any decision can be reversed pending the results of next year's audit. Commissioner Smith noted that she is optimistic that additional sponsors can be found for the event and that she is working with the Foundation on this process. She stressed that increasing attendance will be key to the success of the tournament.

A capital funding request for FY16-17 will also be submitted to OPM for the Tennis Center.

The meeting was adjourned at 2:50 p.m.

The next meeting/conference call is scheduled for December 12, 2014 at 2:00 p.m.

**CRDA Venue Committee Conference Call Minutes
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
Friday, December 12, 2014
2:00 PM**

PRESENT ON CALL:

Directors (via phone): Committee Chair Andy Bessette, Board Chair Suzanne Hopgood, Dave Jorgensen, Mike Matteo and Commissioner Catherine Smith

Staff: Executive Director Mike Freimuth, Bob Saint and Kim Hart

Guests (via phone): Murray Beynon (SCI Architects), Rich Oriolo and Carl Hirsh (Stafford Sports) and Gary Green (sub to SCI)

The meeting was called to order at 2:10 pm by Chairperson Hopgood in the absence of Committee Chair Bessette. The minutes of the November 7, 2014 meeting were held, pending arrival of the Chair.

1. Report on XL Center Feasibility Study

- a. **Market Study** -- Mr. Hirsh reported that although the market study is not yet complete, Stafford believes they have a good picture of the Hartford market and the challenges faced by the XL Center. He noted that among their findings:
 - i. The State's two casinos, as well as the planned Springfield casino, pose a serious threat to XL in competing for major concerts.
 - ii. Stafford sees UConn as a prime tenant in the building, guaranteeing 30-40 events per year. Responding to a question from Commissioner Smith about the financial benefits of such an arrangement, Mr. Hirsh noted that a business deal could be struck that would benefit both UConn and XL. Such a deal would need to address problems with the current UConn marketing and ticket sales operations – problems noted by Stafford.
 - iii. Mr. Oriolo discussed the issue of scheduling games at Gampel vs. XL. He noted that a new state-of-the-art XL arena would provide UConn

Athletics with greater financial opportunities than they would have on campus.

- b. **Building Study** – Mr. Beynon indicated that their report will lay out three options for the XL Center facility:
- i. Renovate on the Existing Footprint – SCI sees this option as unworkable given the building’s current limited footprint and the amount of space needed to create a modern arena.
 - ii. Renovate on an Expanded Footprint – SCI will recommend extending the current lower level lease lines up through the building into certain Northland-owned areas. This would amass the space necessary to build out amenities such as event level clubs, mid-level suites and corporate party suites. Mr. Beynon noted that this option would not, however, address issues related to truck access. Dimeo Construction is currently working on cost estimates for each of these options.
 - iii. New Building on Expanded Footprint – This option would include demolition of the current structure and construction of a new facility, utilizing certain Northland-owned areas.
 - iv. Commissioner Smith raised the issue of whether the building could remain open during construction or whether it would need to be shuttered for a period of time. Mr. Hirsh noted that this was something their team was considering, but it was not clear at this point in time.
 - v. Chairperson Hopgood raised the question of securing an NHL team. Mr. Beynon noted that the City’s odds of securing a team would be the same whether we opted for a comprehensive renovation of the existing structure (option ii) or construction of a new facility (option iii).
 - vi. Mr. Beynon emphasized that the chances of securing a team were “zero”, however, unless action was taken to upgrade the current facility. Mr. Green indicated that his conversations with NHL executives and owners confirmed that Hartford would have no chance of securing a team without having a first-class building ready.
 - vii. Mr. Hirsh indicated that in terms of building amenities, UConn and the NHL would have similar needs. Mr. Freimuth questioned whether the presence of an NHL team would impact the amount of revenue UConn took from the building. Mr. Hirsh indicated that the business deal with UConn would need to be amended if an NHL team came in, but that sufficient revenue opportunities existed for all the parties and that there are other facilities that have made this collegiate/professional team arrangement work.

2. **Venue Updates –**

- a. **XL Center** – A few construction issues remain, including problems with the building's smoke control system. Some contingency may remain for improvements to the Exhibit Hall, elevators and the outside of the building.
- b. **Church Street Garage** – The purchase of the garage has been put on hold, pending resolution of three title issues by the City.
- c. **Northland Common Areas** – Issues related to CAM charges remain unresolved.
- d. **UConn Lease** – Signage/sponsorship issues remain unresolved and UConn lease issues continue to result in high rent accruals..
- e. **Rentschler** – The Hartford Courant reported on low attendance numbers for the 2014 football season, however, the actual numbers are much lower than what was reported. While some of the problem can be attributed to bad weather, lackluster opponents and poor UConn performance, attendance has been declining since 2008.
- f. **Convention Center** – The facility continues to outperform expectations.

- 3. **XL Center Budget** – Wolfpack and UConn Basketball have performed as expected, while UConn Hockey has exceeded expectations.

The minutes of the November 7, 2014 meeting were approved on a voice vote.

There being no further business, the meeting was adjourned at 2:54 p.m.

CRDA Venue Committee

Cancellation notice

The CRDA Venue Committee meeting scheduled for Friday, January 2, 2015 has been cancelled.

CRDA Venue Committee

Cancellation notice

The CRDA Venue Committee meeting scheduled for Friday, February 6, 2015 has been cancelled.



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**CRDA Venue Committee Conference Call Minu...
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
Friday, March 6, 2015
2:00 PM**

PRESENT ON CALL:

Directors (via phone): Board Chair Suzanne Hopgood, Dave Jorgensen, Mike Matteo, Floyd Green and Commissioner Catherine Smith

Directors (present): Committee Chair Andy Besette,

Staff: Executive Director Mike Freimuth, Bob Saint, Anthony Lazzaro, Joe Geremia and Kim Hart

Guests (via phone): Chris Lawrence (Global Spectrum), Darrell Hill (City of Hartford)

The meeting was called to order at 2:03 pm by Committee Chair Besette. The minutes of the December 12, 2014 meeting were approved with two corrections.

- 1. XL Center Construction** – Mr. Freimuth reported that renovation work is winding down. We have spent \$33 million of the \$35 million authorization, with the remaining \$2 million being held in contingency for any emergency repairs. The doors into the arena bowl have finally been removed and the response has been overwhelmingly positive. The building has had some issues with frozen pipes originating in Northland space bursting and flooding parts of the building. The ice system is holding up.
- 2. Church Street Garage** – Mr. Freimuth reported that three “clouds” still remain on the title and until these are resolved by the City, CRDA cannot move ahead with the garage purchase.
- 3. Common Area Maintenance Issues** – Mr. Freimuth reported that he met with representatives of Northland last week and the parties continue to work to resolve the issue of monthly charges. Mr. Freimuth has recommended that Global take over maintenance of the so-called “Hilton” elevator, as well as the atrium escalator in order to ensure they are in working order for XL Center events.
- 4. UConn Lease Negotiations** – CRDA, Global and UConn have reached agreement on the terms of Year I of an XL Center lease, however, the parties still need to work out the terms for subsequent years. IMG sponsorship revenue remains an issue.

5. **Mixed Martial Arts Legislation** – Mr. Freimuth reported that Global Spectrum and Waterford Management attended a legislative public hearing on a bill removing a significant financial obstacle to scheduling mixed martial arts events in the State. Both the XL Center and Convention Center have lost events due to language in the current law. CRDA will continue to monitor this legislation as it makes its way through the legislative process.
6. **AAC Men's Basketball Tournament** – Mr. Lawrence reported that the building is in good shape for the tournament and that nearly \$2.0 million in tickets have been sold, a number higher than originally projected. Global is heading up a planning group comprised of City and State officials, as well as local business representatives, that has been working on traffic, parking and St. Patrick's Day parade coordination issues for months.

Mr. Green asked whether notices would be sent to local corporations urging them to support the event and Mr. Lawrence indicated he would draft something for distribution.

7. **Report on XL Center Feasibility Study** – SCI Architects and Stafford Sports will be in Hartford next week to discuss next steps in the XL Center planning process. Critical tasks include negotiating MOU's with UConn, Northland, St. Joseph's and the YMCA. How the plan should be presented to the public will also be a topic of discussion.
8. **Tennis Center** – Mr. Geremia presented the Tennis Center's FY14 independent audit and 2015 tournament budget to the Committee. He noted that the report was "favorable" and that the facility ended the year with a \$400k surplus.

Mr. Freimuth reminded members that per our agreement with the Tennis Center, CRDA needs to formally authorize moving ahead with the 2016 tournament based on these two documents. Should questions or concerns arise following the 2015 tournament, CRDA could reconsider such authorization. A motion was made and seconded recommending authorization of the 2016 tournament. The motion was approved on a voice vote.

The next meeting of the Venue Committee falls on April 3rd, Good Friday. Committee members will be asked about their availability for an April 10th meeting via email. Mr. Freimuth noted that there is no Board Meeting scheduled for April and Committee members may want to cancel the Venue Committee meeting as well.

There being no further business, the meeting was adjourned at 2:45 p.m.

**CRDA Venue Committee Conference Call Minutes
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
Friday, May 1, 2015
2:00 PM**

PRESENT ON CALL:

Directors (via phone): Board Chair Suzanne Hopgood, Dave Jorgensen and Commissioner Catherine Smith

Staff: Executive Director Mike Freimuth, Bob Saint and Kim Hart

Guests (via phone): Casey Heverling (Global Spectrum)

The meeting was called to order at 2:10 pm by Board Chair Hopgood. In the absence of a quorum, approval of the minutes of the March 6th meeting was tabled for the next Venue Committee meeting.

Executive Director Freimuth briefly updated Committee members on various pending issues:

- 1. Church Street Garage** – The City and CRDA are close to resolving the remaining issues holding up the sale of the garage.
- 2. Common Area Maintenance Issues** – CRDA and Northland have agreed on a split of monthly CAM charges moving forward, however, the parties still need to reach agreement on back charges owed to Northland by the XL Center.
- 3. XL Center Long-Range Planning** – SCI Architects has given CRDA a scope for the next phase of their work. Funds to cover this work will come out of the \$2 million remaining in the original \$35 million XL Center bond request. A request for these funds, as well as for another \$300,000 for additional repair work at XL, will be included on the May State Bond Commission agenda. Mr. Freimuth hopes to have a plan for XL drafted and publically vetted for presentation to the General Assembly in early 2016.
- 4. Tennis Center** – The Tennis Center’s Board of Directors met this week and concerns were raised regarding lower than expected sponsorship commitments for this year’s tournament.

5. **Convention Center** – Waterford presented the FY16 Convention Center budget to the CRDA Finance Committee this week. Net revenues are expected to be lower than in years past due to the cyclic nature of certain events and the cancellation of others. In addition, the budget currently being debated by the General Assembly reduces the Center’s FY16 appropriation by some \$350,000. Should that budget be adopted, the Center will need to tap reserve funds to cover the shortfall.

6. **Stadium at Rentschler Field** – Global Spectrum presented the Stadium budget to the Finance Committee this week as well. Net revenues are down for FY16, but the facility should break even with the UConn contribution mandated in the new Stadium lease.

Mr. Heverling reported on the AAC Men’s Basketball Championship held at the XL Center in March. The event was a great success, with net revenues of approximately \$600,000, well above the \$250,000 event estimate. UConn’s participation in the tournament through the final round was critical to the success of the event, as was the planning group comprised of City, State and local business representatives who helped with City-wide logistics.

Mr. Heverling also reported on the International Champions Cup soccer game between FC Porto and ACF Fiorentina scheduled for July 24th at Rentschler Field. Global Spectrum is working with the promoter to garner interest in the game, increase attendance and secure sponsorships. This effort will include reaching out to the local corporate community.

Ms. Hart briefly updated members on the status of Mixed Martial Arts legislation pending before the General Assembly, which would help bring MMA events to both XL and the Convention Center. This legislation is currently awaiting a vote in the State Senate.

The next meeting of the Venue Committee is scheduled for June 5, 2015.

There being no further business, the meeting was adjourned at 2:45 p.m.

CRDA Venue Committee Conference Call Minu...
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
Friday, June 5, 2015
2:00 PM

PRESENT ON CALL:

Directors (via phone): Board Chair Suzanne Hopgood, Venue Committee Chair Andy Bessette, Commissioner Catherine Smith and Darrell Hill.

Staff: Executive Director Mike Freimuth, Tony Lazzaro, Bob Saint and Kim Hart

Guests (via phone): Chris Lawrence (Global Spectrum)

The meeting was called to order at 2:10 pm by Chairman Bessette and the minutes of the March and May meetings were approved.

Executive Director Freimuth briefly updated Committee members on various pending issues:

- 1. XL Center: Long-Range Planning** – SCI Architects is continuing work on the next phase of planning for the XL Center. Murray Beynon will be in Hartford next week to provide an update and to meet with trustees from the University of St. Joseph. Stafford Sports has met with UConn to outline the proposed business terms for the University's tenancy in the reconstructed building and they will be drafting an MOU memorializing those terms. Hockey East requirements imposed on the UConn program will need to be addressed. It is still CRDA's intention to present an XL proposal to the Governor this fall.
- 2. Capital Projects** – At XL, work is underway in areas that could not be addressed over the winter, including repair of external stairs and walkways. Work on various projects is also underway at the Convention Center, Rentschler Field and the Tennis Center.
- 3. State Budget Impact** – The 2016-17 budget adopted by the General Assembly did not include the funding levels we requested for the Convention Center and XL Center, however, both venues had budgeted to this "worst case" scenario. The Convention Center will need to dip into its reserves, while the XL Center will have access to additional revenue with CRDA's purchase of the Church Street Garage.

Funding for the Tennis Center was what we expected. Rentschler Field receives no State funding for operations.

4. **Soccer Game at Rentschler** – Chris Lawrence reported that over 4,000 tickets (25% of budget) have been sold for the SL Benfica vs. ACF Fiorentina match scheduled for July 24th at Rentschler Field. Mr. Lawrence noted that the recent team change -- SL Benfica replacing Porto -- produced a welcome increase in ticket sales. Global is working on corporate discount offers and UConn has provided assistance, sending out emails to its season ticket holders promoting the match.
5. **Northland** – Mr. Freimuth noted that discussions with Northland over common area maintenance issues continue to be a challenge and that it is likely the parties will end up in mediation.
6. **Church Street Garage** – Funds are in place for closing on the garage purchase, which is likely to occur during week of June 16th. CRDA is negotiating with contractors and vendors to provide for a smooth transition.

The next meeting of the Venue Committee is scheduled for Friday, July 3rd. Per Mr. Freimuth's suggestion, Committee members agreed to move the meeting to Friday, July 10th.

There being no further business, the meeting was adjourned at 2:45 p.m.