

## CRDA Venue Committee

### Cancellation notice

The CRDA Venue Committee Meeting,  
scheduled for Friday, July 7, 2017 has been  
cancelled.

## CRDA Venue Committee

### Cancellation notice

The CRDA Venue Committee Meeting,  
scheduled for Friday, August 4, 2017 has  
been cancelled.

## CRDA Venue Committee

### Cancellation notice

The CRDA Venue Committee Meeting,  
scheduled for Friday, September 1, 2017 has  
been cancelled.

**Note:**

The next Venue Committee meeting will be held October 6, 2017 at 2:00pm.



Capital Region Development Authority

100 Columbus Boulevard  
Suite 500  
Hartford, CT 06103-2819  
Tel (860) 527-0100  
Fax (860) 527-0133  
www.crdact.net

**CRDA Venue Committee Conference Call  
Meeting Minutes  
Connecticut Convention Center  
100 Columbus Boulevard, 5<sup>th</sup> Floor  
Hartford, CT 06103  
Friday, October 13, 2017  
2:00 PM**

**Members Present:** Venue Committee Chair Andy Bessette, Board Chair Suzanne Hopgood (via phone), and Sean Fitzpatrick (via phone)

**Staff:** Executive Director Mike Freimuth, Anthony Lazzaro, Kim Hart

The meeting was called to order at 2:00 p.m. by Chairman Bessette and the minutes of the June 7, 2017 meeting were approved on a voice vote.

Mr. Freimuth briefed the Committee on the following:

**1. XL Center**

- a. Events – We have three larger concerts scheduled at XL this fall – Roger Waters, Guns N’ Roses and Dead & Company. The Wolfpack 2017-18 season has begun, while UConn hockey will begin later this month.
- b. MSG – CRDA continues to meet and exchange correspondence with Madison Square Garden in regard to extending the Wolfpack contract, which is set to expire after this season.
- c. Naming Rights – Global is engaged in discussions with XL on a new naming rights agreement. Questions about the status the transformation project and the future of the building have been raised in those discussions.
- d. UConn XL Lease – The license governing UConn’s use of the XL Center is also set to expire in the spring and CRDA will need to begin discussions with the University.
- e. Capital Projects – Security and elevator work is continuing in the XL Center and Church Street Garage. Metal detectors have been ordered for XL and will be installed sometime this season.

- f. State Budget – CRDA is awaiting adoption of a State budget and bond package to know where XL stands in terms of operational funding and the transformation project. Proposals to impose the State’s admission tax on the currently-exempt XL Center have raised serious concerns. CRDA staff continues to meet with Spectra to discuss budget issues and financial strategies moving forward.
- g. Public-Private Financing RFQ – Additional financial information was provided to the bidder and we currently await a detailed proposal from them.

**2. Pratt & Whitney Stadium**

- a. Soccer – The Stadium netted close to \$80,000 on the New York City FC game held on September 22<sup>nd</sup>, the same weekend as the rescheduled UConn football game. Spectra did an outstanding job turning the building over between events.
- b. UConn Football – Three games have been held so far this season, including a rescheduled event to replace the game lost due to the Florida hurricane. Attendance has only averaged about 14,000, which will significantly impact parking, as well as food and beverage revenue.

**3. Connecticut Convention Center**

- a. State Budget – The State’s current budget situation is impacting CTCC’s ability to book events. Funding uncertainty in other State agencies has limited the availability of State boxing and MMA referees and may limit the Center’s ability to secure hotel rooms for upcoming events.

**4. Dillon Stadium**

- a. RFP – CRDA has received three responses to its RFP for the upgrade / redevelopment of Dillon Stadium. Staff will be meeting with Mr. Fitzpatrick and other City economic development officials next week to discuss next steps. Mr. Fitzpatrick suggested that the Committee hold some type of public forum on the project, similar to that held for the XL Center last fall. Members agreed and Mr. Freimuth suggested that such forum should be held in lieu of the Committee’s November meeting.

- 5. Tennis Center – Mr. Freimuth noted that we do not yet have final numbers on the 2017 Tournament. Tennis Center staff are currently meeting with potential sponsors for next year’s event.

The next meeting/conference call of the Venue Committee is scheduled for November 3, 2017, however, it may be superseded by the Dillon Stadium public forum.

There being no further business, the meeting was adjourned at 2:25 p.m.

**CRDA Venue Committee Meeting  
Meeting Minutes  
Connecticut Convention Center  
100 Columbus Boulevard, 5<sup>th</sup> Floor  
Hartford, CT 06103  
November 1, 2017  
6:00 PM**

**Members Present:** Venue Committee Chair Andy Bessette, David Jorgensen and Mike Matteo

**Staff:** Executive Director Mike Freimuth, Anthony Lazzaro, Kim Hart

The meeting was called to order at 6:04 p.m. by Chairman Bessette and the minutes of the October 13, 2017 meeting were approved on a voice vote.

**1. Dillon Stadium**

Following the introduction of Venue Committee members, the three respondents to the Dillon Stadium RFP – Civic Mind, Hartford City FC, and Hartford Sports Group - gave presentations on their proposals. Copies of these presentations can be found on the CRDA website at <http://crdact.net/>.

Following some brief questions from the Committee, members of the public were invited to comment:

- a. John Heslin – Identifying himself as a Hartford resident who involved in youth sports, Mr. Heslin offered his support for Hartford Sports Group’s proposal, citing their business and philanthropic experience.
- b. Leslie Hammond – Ms. Hammond related how excited she had been about previous proposals to develop Dillon Stadium and how betrayed she felt by the last development team. She emphasized that the City and CRDA need to do careful vetting of the proposing teams. She also raised concerns about whether the Hartford City FC proposal was dedicating enough money to redevelopment of Dillon.

- c. Jaima Schiffer – A transplant to Hartford, Ms. Schiffer talked about her involvement with Hartford City FC and offered her support for their proposal. She questioned the validity of Hartford Sports Group’s numbers and suggested that community events should be the anchor tenants of the facility and not a professional team.
- d. Micah Kerr – A member of the Agents of Hale (the Hartford City FC supporters group), Mr. Kerr said that as a taxpayer, he was not supporting one particular proposal nor the expenditure of public funds to upgrade Dillon. He indicated that league playing in the facility was not as important as the engagement of fans. He cited the example of Detroit City FC fans raising the funds necessary to renovate that team’s home stadium.
- e. Margaret Girard – Introducing herself as a “soccer mom” and the treasurer of the Hartford Soccer Club, Ms. Girard called the renovation of Dillon “a great opportunity” to bring soccer to Hartford kids and adults.
- f. Michael Glasson – Mr. Glasson expressed his support for Hartford Sports Group’s proposal and a USL team, emphasizing the need for a substantial investment in Dillon to make it usable again.
- g. Donna Swarr – Active in the Hartford Parks and Recreation Advisory Commission and the Friends of Colt Park, Ms. Swarr raised concerns about the lack of emphasis on what the Dillon proposals mean for Colt Park. She cited parking and pedestrian safety as huge issues that will need to be addressed. She expressed concerns about the validity of the pro formas presented and emphasized the need for Dillon to remain available to the community.
- h. Alyssa Peterson – A South End resident, Ms. Peterson suggested that the presentations should be offered again at City Hall to allow more people to participate. She also suggested that the Hartford Sports Group proposal was the most attractive and that the City should look at establishing a Public Recreational Authority (as outlined in CGS §7-130) as a means of financing the project. She also suggested that CRDA might not be the best entity to manage the facility.

**There being no further business, the forum was adjourned at 7:45.**

**The next meeting of the Venue Committee is scheduled for January 5, 2018.**

## CRDA Venue Committee

### Cancellation notice

The CRDA Venue Committee Meeting,  
scheduled for Friday, December 1, 2017 has  
been cancelled.

**Note:**

The next Venue Committee meeting will be held January 5, 2018 at 2:00pm.



**CRDA Venue Committee Conference Call  
Meeting Minutes  
Connecticut Convention Center  
100 Columbus Boulevard, 5<sup>th</sup> Floor  
Hartford, CT 06103  
January 12, 2018  
2:00 PM**

**Members Present Via Phone:** Board Chair Suzanne Hopgood, David Jorgensen, Mike Matteo and Sean Fitzpatrick

**Staff:** Executive Director Mike Freimuth, Kim Hart

The meeting was called to order at 2:00 p.m. and the minutes of the November 1, 2017 meeting were approved on a voice vote.

Mr. Freimuth updated members on the following:

**1. XL Center**

**Agreements:** Mr. Freimuth reported that we are moving closer to execution of three agreements related to the XL Center, including a new five-year Wolfpack agreement with Madison Square Garden. The agreement will include protections for both parties in the event the XL Center is sold.

Also being discussed is a lease extension for UConn men's and women's basketball and ice hockey. That extension is likely to cover the next three seasons and will also include provisions related to the sale of the arena. In addition, Spectra is close to signing an extension to the current XL naming rights deal. All three of these agreements will require Venue Committee and full CRDA Board approval.

**Sale:** Mr. Freimuth also reported that Stafford Sports is drafting an RFP for the sale of the XL Center, as required by the General Assembly. That draft is expected to be completed in March or April.

**Acquisition of Northland Space:** A plan of action is expected to be on the agenda for the February Board meeting.

**Metal Detectors:** The new metal detectors purchased for the XL Center were employed for the first time last evening at the Disney “Frozen” show. The layout worked well and there were no issues, though the real test will be a larger event, such as this weekend’s UConn men’s basketball game against Villanova.

**2. Pratt & Whitney Stadium at Rentschler Field**

Mr. Freimuth reported that after a disappointing football season, Spectra is working to reduce operating costs over the winter in order to reduce the projected end-of-year deficit. New snow plow equipment and utilization of the Stadium’s building management system have resulted in savings on outside contracting and utility costs. Because attendance numbers did not reach the levels estimated by UConn, the building could end the year with a deficit, which will need to be covered by a UConn payment (per the terms of our lease agreement) and the tapping of Stadium reserve funds.

**3. CT Convention Center**

Mr. Freimuth noted that the Convention Center is entering into a three-month busy season, with the building running ahead of budget projections.

**4. CT Tennis Center**

Although progress has been made, the CT Tennis Center has not yet reached its sponsorship goal for next year’s tournament. The Foundation has until CRDA’s February Board meeting to meet its goal and the future of the tournament will be weighed at that meeting. Mr. Matteo asked that firm information on sponsorships be provided to members prior the February meeting.

**5. Dillon Stadium**

Mr. Freimuth reported that following the selection of Hartford Sports Group (HSG) as the preferred team at Dillon Stadium, CRDA staff has been meeting with HSG and the City to work out a management structure and business deal for that facility. A draft agreement has been circulated and CRDA is focused on (1) ensuring that adequate funding is available for the City to keep the building running and (2) that community expectations are met.

A conservative examination of the State tax revenue that could be generated by a USL team indicates that it can justify at least \$6.65 million of State bond funds being invested in the project. Construction estimates are running higher, but CRDA staff are working with HSG to reduce those numbers. Mr. Freimuth noted that additional investment in Colt Park, along with the Dillon renovations, should also be pursued.

The next meeting of the Venue Committee is scheduled for February 2, 2018.

There being no further business, the meeting was adjourned at 2:35.

## CRDA Venue Committee

### Cancellation notice

The CRDA Venue Committee Meeting,  
scheduled for Friday, February 2, 2018 has  
been cancelled.

**Note:**

The next Venue Committee meeting will be held March 2, 2018 at 2:00pm.

## CRDA Venue Committee

### Cancellation notice

The CRDA Venue Committee Meeting,  
scheduled for Friday, March 2, 2018 has  
been cancelled.

**Note:**

The next Venue Committee meeting will be held April 6, 2018 at 2:00pm.

**CRDA Venue Committee Conference Call  
Meeting Minutes  
Connecticut Convention Center  
100 Columbus Boulevard, 5<sup>th</sup> Floor  
Hartford, CT 06103  
April 6, 2018  
2:00 PM**

**Members Present Via Phone:** Committee Chair Andy Bessette, Board Chair Suzanne Hopgood, Mike Matteo and Kiley Gosselin

**Staff:** Executive Director Mike Freimuth, Kim Hart

The meeting was called to order at 2:03 p.m. and the minutes of the January 12, 2018 meeting were approved on a voice vote. (Ms. Gosselin abstained as she was not present at the January meeting.)

Mr. Freimuth updated members on the following:

1. **Convention Center** – The building is operating according to budget and attendance projections. There are a number of water leak issues on outside walkways that need to be addressed and funding will be requested when the State Bond Commission is next scheduled to convene. A capital repair plan to address issues in the parking garage is currently underway.
2. **Pratt & Whitney Stadium** – The Stadium is hosting the wake and funeral of State Trooper Kevin Miller, who was killed last week.

The building is projected to finish the year approximately \$400,000 in the red due to declining UConn football attendance. Per our lease agreement, the University is required to cover the first \$250,000 of any shortfall and the balance will be made up by utilizing reserve funds in the Stadium Enterprise Fund.

Mr. Freimuth also reported that UConn's 2018 schedule has been announced and the Stadium will only be hosting six home games this fall.

3. **XL Center** – The building's financial situation has been helped by a number of unbudgeted concerts this year.

CRDA has made an offer to Northland for the purchase of the Trumbull Block adjacent to the XL Center. Mr. Freimuth noted that the offer was not received positively.

The RFP for the sale of the XL Center is being finalized and will be issued by the end of April. CRDA has received some expressions of interest. Proposals will be due back the end of June.

Mr. Freimuth also noted that discussions are continuing with UConn on a new lease at XL.

#### **4. Dillon Stadium**

Mr. Freimuth reported that the term sheet negotiated for the Dillon Stadium project was submitted to the Hartford City Council for final action on Monday, April 9<sup>th</sup>. CRDA will manage the construction work at Dillon, utilizing \$10 million for Stadium improvements and a new artificial playing surface, as well as improvements to neighboring Colt Park. A capital reserve will also be built into the project budget. Bob Saint has been meeting with Hartford Sports Group (HSG) to lay out a construction budget and schedule.

CRDA and the City will enter into a License Agreement for CRDA's management of the facility and HSG will cover operating expenses. Should such expenses exceed \$300,000 in a given year, HSG may assume direct management of Dillon. Spectra will likely manage the day-to-day operations of Dillon on CRDA's behalf and they will likely enter into a separate agreement with HSG for game-day operations. The City will continue to schedule community usage of Dillon and HSG will create a community event fund to help cover the cost of such usage.

The parties have agreed to a five-year deal with a number of renewal options.

#### **5. Tennis Center** – Mr. Freimuth noted that an agreement transferring the tournament sanction to the TFC is currently being drafted.

The next meeting of the Venue Committee is scheduled for May 4, 2018.

There being no further business, the meeting was adjourned at 2:28.



100 Columbus Boulevard  
Suite 500  
Hartford, CT 06103-2819  
Tel (860) 527-0100  
Fax (860) 527-0133  
[www.crdact.net](http://www.crdact.net)

## CRDA Venue Committee

### Cancellation notice

The CRDA Venue Committee Meeting, scheduled for Friday, May 4, 2018 has been cancelled.

**Note:**

The next Venue Committee meeting will be held June 1, 2018 at 2:00pm.

**CRDA Venue Committee Conference Call**  
**Approved Meeting Minutes**  
**Connecticut Convention Center**  
**100 Columbus Boulevard, 5<sup>th</sup> Floor**  
**Hartford, CT 06103**  
**June 1, 2018**  
**2:00 PM**

**Members Present Via Phone:** Committee Chair Andy Bessette, Board Chair Suzanne Hopgood, Mike Matteo and Kiley Gosselin

**Staff:** Executive Director Mike Freimuth, Anthony Lazzaro, Bob Saint, Kim Hart

The meeting was called to order at 2:03 p.m. and the minutes of the April 6, 2018 meeting were approved on a voice vote.

1. **Dillon Stadium** – Mr. Saint updated Committee members on the construction manager selection process for Dillon. A preferred bidder was selected earlier today and they will be meeting with representatives of CRDA and Hartford Sports Group (HSG) on Monday. It is hoped that a contract will be signed shortly thereafter.

Mr. Lazzaro and Mr. Saint outlined current budget and scheduling issues on the project, highlighting key decision dates over the next few months. In the event that HSG is unable to secure a team or is unable to move forward for any reason, Mr. Freimuth suggested that CRDA would proceed with installation of the new turf field and other renovations at Dillon in order to provide for greater community use and to preserve the Stadium's ability to host another pro team in the future. Ms. Gosselin cautioned that in the event we need to implement this "fall-back plan", it must comply with the terms of funding outlined in the State Bond Commission resolution approving the \$10 million for Dillon.

2. **Convention Center** – Mr. Freimuth noted that CRDA has requested bond funding for Front Street plaza repairs. The next Bond Commission meeting is expected to be held in July.
3. **Pratt & Whitney Stadium** – As reported at the last Board meeting, the new grass playing field is in place.



4. **XL Center** – Mr. Freimuth reported that he met this week with State Senate Republican Leader Len Fasano about CRDA’s possible use of eminent domain to secure needed space for the XL Center. The issue is expected to be taken up at this month’s Board meeting.
  
5. **Tennis Center** – Mr. Lazzaro gave a general overview of the agreement transferring the tournament sanction to the Connecticut Tennis Foundation.

The next meeting of the Venue Committee is scheduled for July 6, 2018.

There being no further business, the meeting was adjourned at 2:39.