

CRDA
Venue Committee

The Friday, July 6, 2018
Committee Meeting is cancelled

CRDA
Venue Committee

The Friday, August 3, 2018
Committee Meeting is cancelled



100 Columbus Boulevard
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**CRDA Venue Committee Conference Call
Meeting Minutes
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
September 7, 2018
2:00 PM**

Members Present Via Phone: Committee Chair Andy Bessette, Board Chair Suzanne Hopgood, Mike Matteo, David Jorgensen and David Robinson

Staff: Executive Director Mike Freimuth and Kim Hart

The meeting was called to order at 2:00 p.m. and the minutes of the June 1, 2018 meeting were approved on a voice vote.

1. **Dillon Stadium** – Mr. Freimuth reported that the field, bleacher and site work packages have been awarded and demo work at Dillon has begun, with approximately 10-15% of the project completed. Value engineering is also underway in order to keep the project in budget.

The Stadium Use Agreement, one of the key legal documents, is still being negotiated. That document assumes that Global Spectrum will be retained as Stadium manager and that Hartford Sports Group will cover all game day expenses. Day-to-day operating costs will be covered by \$300,000 set aside for that purpose.

2. **XL Center** – Mr. Freimuth noted that CRDA is currently handling four major issues relative to the XL Center:
 - a. **Oak Street** – Venue Committee members have met with Oak Street, the sole respondent to the XL sale RFP, in order to better understand their proposal. The company has been presented with six questions related to the cost of their financing, as well as their proposed management structure for the arena. Mr. Freimuth does not expect any Oak Street action items on the September Board agenda and suggested it would likely be on the October agenda.
 - b. **Acquisition of Northland Property** – Mr. Freimuth reported that a series of meetings have been held between CRDA and Northland regarding acquisition. CRDA is still awaiting a copy of Northland's appraisal of the Trumbull block.

c. **Capital Projects** – Ms. Hart reported on the ongoing capital projects at XL:

- i. **LED Light Conversion** – The old lights have been taken down and the new controllers are currently being assembled, while the new fixtures are expected early the week of September 10th.
- ii. **Escalator Repair** – One of the atrium escalators is up and running, while the other is still shut down for repairs. Spectra hopes to have that working in time for the Elton John concert on September 19th.
- iii. **Replacement of Chillers** – This project is on track for next summer.
- iv. **Replacement of Retractable Seating** – This project is also on track for next summer.

d. **New Planning Focus** – Mr. Freimuth reported that SCI Architects and Stafford Sports have been charged with developing a new and more a phased approach to the XL Center transformation. The groups are looking at utilizing the lower bowl for new premium seating options, while leaving the upper bowl as general seating. The potential acquisition of the Northland atrium would create space for much-needed restrooms and concession stands. This additional space would also allow for improved circulation on the existing concourse and reduce the need for a new upper concourse.

SCI and Stafford are also meeting with UConn's Athletic Department to talk about the University's needs and what a college sports arena should look like.

3. **Convention Center** – No new capital projects are being undertaken, although there is some work planned within the nearby Front Street district.
4. **Pratt & Whitney Stadium** – Ms. Hart reported that the double header U.S. Women's soccer event in July netted the building approximately \$160,000. Another major event – the U.S. Men's Team vs. Peru - is scheduled for October 16th.

The opening game of UConn's 2018 football season saw only 15,700 fans in attendance. Final loss/revenue numbers are not yet available, but food and beverage numbers were strong. Expanded menu options and new craft beer stands, as well as additional tailgating hours and shuttle service for fans have been instituted by Spectra in order to help attract fans to the games.

5. **Tennis Center** – A report on the 2018 tournament from Anne Worcester was included in the Venue Committee agenda packet. Mr. Freimuth noted that final numbers for the tournament should be available in another month.

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

There being no further business, the meeting was adjourned at 2:22 pm.

**CRDA Venue Committee Meeting
Approved Meeting Minutes
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
October 10, 2018
4:30 PM**

Members Present: Committee Chair Andy Bessette, Board Chair Suzanne Hopgood, David Jorgensen (via phone) and David Robinson

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

Guests: Bruce Mandell, Hartford Sports Group (HSG)

The meeting was called to order at 4:46 p.m. and the minutes of the September 7, 2018 meeting were approved on a voice vote.

1. **Dillon Stadium** – Mr. Lazzaro and Mr. Freimuth briefed the Committee on the terms of the Dillon Stadium Use Agreement to be signed by the City, Hartford Sports Group and CRDA. Committee members raised questions on the funding structure of the project and the order in which funds would be expended. They also inquired as to how the management structure for the building would work and the dual role played by Spectra Venue Management – that is, running game day operations under an HSG contract and day-to-day stadium operations under a CRDA contract. The City’s role in overseeing community use, as well as their permitting process for larger events, was also discussed.

After some discussion, a resolution approving the Dillon Sue Agreement term sheet was adopted on a voice vote.

2. **XL Center** –

- a. **Sale RFP** - Mr. Freimuth reported that Oak Street’s responses to the six questions posed by the Venue Committee had been reviewed. Given the upcoming election, Committee members agreed that they were not comfortable moving forward with further discussions until the new gubernatorial administration was in place.

- b. **Acquisition of Northland Property** - Mr. Freimuth reported that CRDA was still awaiting a copy of Northland's appraisal of the Trumbull block and that the document was promised by the end of the week. The Board will need to decide next steps based on whether the appraisal is sent, and if so, what is presented in the document.
 - c. **New Planning Focus** – Mr. Freimuth reported that SCI Architects would be presenting its new plan for renovation of the lower bowl and new premium seating options on Friday, October 12th. In response to Committee members' questions, Mr. Saint confirmed that moving forward with the lower bowl project would not preclude CRDA's implementation of the larger XL transformation project should additional funding be made available at a later date.
 - d. **Events** – Ms. Hart reported that the Elton John concert held on September 19th exceeded Spectra's budget expectations, although the J. Cole concert held the following week did not perform as well as expected. Upcoming concerts include Maroon 5 and Mumford & Sons.
 - e. **Capital Projects** – Mr. Saint updated Committee members on current capital projects in the building, including LED light conversion, elevator and escalator repairs, chiller replacement and installation of new retractable seating.
3. **Pratt & Whitney Stadium** – Mr. Freimuth noted that the Stadium is dealing with the ongoing failure of chair back seating in the bowl. The plastic seats and hinge mechanisms are original to the building and are failing at an alarming rate. Funds have been expended to replace 124 of the seats, but the seats number close to 4,000 and total replacement could cost as much as \$300,000.

A second soccer game has been scheduled, with the U.S. men's team hosting Peru on October 16th. The event is expected to do well and Spectra hope that revenues will offset expected revenue losses from UConn football.

The opening game of UConn's 2018 football season saw only 15,700 fans in attendance. Final loss/revenue numbers are not yet available, but food and beverage numbers were strong. Expanded menu options and new craft beer stands, as well as additional tailgating hours and shuttle service for fans have been instituted by Spectra in order to help attract fans to the games.

4. **Tennis Center** – As reported in the Hartford Courant, financial problems have forced the Tennis Foundation to lay off a number of staff. The Foundation is looking to reprogram the Connecticut Open, perhaps to another time of year and/or with lower prize money payouts.
5. **Convention Center** – No new capital projects are being undertaken, although there is some crosswalk repairs work planned within the nearby Front Street district.

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

There being no further business, the meeting was adjourned at 6:04 pm.

**CRDA Venue Committee Meeting
Approved Meeting Minutes
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
November 2, 2018
2:00 PM**

Members Present Via Phone: Committee Chair Andy Bessette, David Jorgensen, Mike Matteo and David Robinson

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

The meeting was called to order at 2:00 p.m. Copies of the October 10, 2018 meeting minutes were unavailable and Committee members agreed that these would be considered at the next meeting.

1. **Dillon Stadium** – Mr. Freimuth presented a status report on the Dillon Stadium project, The Use Agreement between CRDA, the City of Hartford and HSG has been completed, however signature has been delayed due to an issue with elections forms required on State contracts.

Construction is progressing and additional funding sources have been identified to cover costs over and above the \$10 million in State bond funds flowing through CRDA. HSG will contribute \$1.5 million to the project, with additional funds coming from DECD (\$800,000) and the Hartford Foundation for Public Giving (\$1.2 million).

Mr. Freimuth noted that the Stadium is not expected to be completed until sometime in May 2019, so the team is expected to utilize Pratt & Whitney Stadium for the start of its season.

2. **Pratt & Whitney Stadium** – Mr. Freimuth updated members on the issue of the chair back seating at the Stadium. As noted at the October meeting, there are nearly 4,000 of these plastic seats in the upper and lower bowls and they are original to the Stadium. Fifteen years of use and exposure to the elements has caused the plastic hinges and seat bottoms to deteriorate. Given the large number of seats, Stadium staff have been replacing them in a piecemeal fashion, however, they are now failing at an alarming rate and a number of patrons have fallen through them during events.

The warranty on the seats has run out and CRDA has requested \$275,000 in bond funds for replacement of all the hinges and seat bottoms. The next Bond Commission meeting could be scheduled as early as December.

3. **CT Convention Center** – Mr. Freimuth has recommended that CRDA issue an RFP for a firm to conduct a new feasibility study for the Convention Center. Such study will compare assumptions made in the original pre-construction study with actual outcomes and outline a business plan into the future. Mr. Freimuth asked Venue Committee members to assist with evaluation of proposals received.
4. **XL Center** –
 - a. **Acquisition of Northland Property** - Mr. Freimuth reported that CRDA has received a new appraisal report from Northland on the full Trumbull Block parcel and the parties are even farther apart on their respective value estimates.
 - b. **New Planning Focus** - SCI Architects is finalizing its concept plan for a scaled-back renovation that focuses on opening up the atrium to the arena, increasing the number of rest rooms and expanding the number and types of premium seating in the building. SCI has solicited input from Spectra, as well as UConn, and will present their plan at the next Board meeting.
 - c. **Sale RFP** – Discussions on the Oak Street proposal have been postponed until after the new General Assembly and new Governor take office.
5. **Tennis Center** – Mr. Freimuth reported that the Tennis Foundation is seeking a buyer for the Tournament sanction.

The next meeting of the Venue Committee is scheduled for December 7, 2018.

There being no further business, the meeting was adjourned at 2:32 pm.



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CRDA Venue Committee

Has Been Cancelled

The CRDA Venue Committee Meeting,
scheduled for Friday, December 7, 2018 has
been cancelled.



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CRDA Venue Committee

Has Been Cancelled

The CRDA Venue Committee Meeting,
scheduled for Friday, January 4, 2019
has been cancelled.



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CRDA Venue Committee Meeting
APPROVED Meeting Minutes
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
February 14, 2019
11:30 PM

Members Present: Committee Chair Andy Bessette,

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

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

Guests: Charles Johnson and Jeremy Saquibal of Johnson Consulting
Mike Costelli and Michelle Hughes of the CT Convention Center

The meeting was called to order at 11:40 a.m. The minutes of the October 10, 2018 and November 2, 2018 meetings/conference calls were approved on a voice vote.

1. **Executive Session** – Committee members agreed to postpone the move to Executive Session until the end of the meeting.
2. **Pratt & Whitney Stadium** – Mr. Freimuth updated members on Spring activity at the Stadium. The replacement chair back seats have been ordered and will arrive on site sometime in April. The Stadium will play host to the NCAA Lacrosse Quarterfinals in late May and to the Hartford Athletic soccer team, who will be playing home games at Pratt & Whitney until the Dillon Stadium renovation is complete.
3. **XL Center** – CRDA staff are working on three initiatives relative to the XL Center:
 - a. **Economic Impact Analysis** - Mr. Freimuth reported that CRDA's sports business consultant has hired Stone Consulting to undertake an economic impact analysis of the current XL Center and a new renovated facility. A draft report is expected by the end of the month.

- b. **Lower Bowl Renovation Plan** - SCI Architects is finalizing its concept plan for a scaled-back renovation that focuses on opening up the atrium to the arena, increasing the number of rest rooms and expanding the number and types of premium seating in the building, primarily in the lower bowl.
 - c. **Lower Bowl Renovation Pro Forma** – In conjunction with SCI’s planning, Stafford Sports is developing a new pro forma for a renovated facility.
4. **CT Convention Center** – Mr. Freimuth reported that the Convention Center is operating on budget.
5. **Dillon Stadium** – Mr. Freimuth presented a status report on the Dillon Stadium project. The construction schedule anticipates a June 2019 completion and as noted above, the team will play its first home games at Pratt & Whitney Stadium.

On February 13th, the Hartford City Council voted on the two two-way agreements between the City and HSG and between the City and CRDA.

6. **Tennis Center** – Mr. Freimuth reported a Chinese investment group has offered to purchase the Connecticut Open sanction. Revenue from the sale will be split amongst several parties, including CRDA, who will recoup the \$618,000 it provided for the purchase of the original sanction. The Tennis Foundation will retain \$2-\$3 million that it may use to purchase and operate a smaller tournament in the future.
7. **Executive Session** – Committee members agreed via voice vote to go into Executive Session for a contract discussion relative to the Convention Center.

The Committee came out of Executive Session and there being no further business, the meeting was adjourned at 12:42.

The next meeting of the Venue Committee is scheduled for March 1, 2019.



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CRDA
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Has Been Cancelled

The CRDA Venue Committee Meeting,
scheduled for Friday, March 1, 2019
has been cancelled.

CRDA
Venue Committee

Has Been Cancelled

The CRDA Venue Committee Meeting,
scheduled for Today, Friday, April 5, 2019
has been cancelled.

**CRDA Venue Committee Meeting
Meeting Minutes
Connecticut Convention Center
100 Columbus Boulevard, 5th Floor
Hartford, CT 06103
May 3, 2019
2:00 PM**

Members Present Via Phone: Committee Chair Andy Bessette, Board Chair Suzanne Hopgood and David Robinson

Staff: Kim Hart

The meeting was called to order at 2:05 p.m. The minutes of the February 14, 2019 meeting were approved on a voice vote.

Ms. Hart updated Committee members on the various venues:

1. XL Center

The NCAA tournament was a big success, despite issues with delays getting patrons in and out of the building on Thursday when the earlier game ran long. It typically takes a few months to get a final settlement with the NCAA, but preliminary estimates show that the building netted around \$480k, which is significantly higher than the \$200k that had been budgeted for the event. About 47,000 tickets were sold over the three sessions and actual attendance was just under 41,000.

Upcoming events include Paw Patrol family show next weekend, WWE on the 19th and three commencements (St. Joe's ECSU, Central) before the end of the month. Upcoming concerts include Khalid in August and Eric Church in November.

DECD Commissioner Lehman has requested that we take another look at public private partnership opportunities for the XL Center and briefing books have been compiled for entities that might be interested in such a venture.

Related to the issue of public private partnerships, a motion was made to formally reject the sole proposal received in response to the Public Private Partnership RFP issued by CRDA in 2017 and formally close out that RFP process. The motion was adopted on a voice vote.

2. Pratt & Whitney Stadium

Hartford Athletic will play their first home game on May 4th at the Stadium. Approximately 5,300 tickets have been sold for the match, with an additional 6,200 comp tickets distributed. The team is expected to play at the Stadium until work on Dillon is completed.

Tickets are currently on sale for the NCAA Lacrosse Quarterfinals to be held at the Stadium on May 19th. Participating teams will not be announced until the week prior, so it is expected that 80-90% of ticket sales will occur that last week. Some 2,400 tickets have already been sold for the event.

The new seat bottoms were delivered this week and about 250 have been installed. Seat installation in the lower bowl will be completed in time for lacrosse, with the balance being completed between Hartford Athletic games.

3. Dillon Stadium –

The construction team continues to work toward a July 13th opening. The field and bleachers are substantially complete, while finish work remains in the buildings. Site work has presented some challenges and the team is working with MDC to resolve issues related to potential flooding. Excavation work for the new field lights has begun, however, earlier funding issues delayed the ordering of the poles and these are not expected to arrive until late August. The team has opted to play only day games until the new lights are installed in order to avoid the cost of renting temporary light towers.

4. CT Convention Center –

A draft of the Johnson Consulting study of Convention Center operations is expected the week of May 13th. The study will compare assumptions made in the original pre-construction study with actual outcomes and to outline a future business plan taking into account industry trends and changing market conditions.

The State's first mixed martial arts (MMA) event was held at the Convention Center on March 29th and was a great success. Building on enthusiasm for that event, a second event is scheduled for May 31st.

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

The next meeting of the Venue Committee is scheduled for June 7, 2019.



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CRDA Venue Committee

Has Been Cancelled

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scheduled for Friday, June 7, 2019 has been
cancelled.