

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 would 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.