

**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.