

**THE RHODE ISLAND CONVENTION CENTER AUTHORITY
MEETING OF THE
DUNKIN' DONUTS CENTER COMMITTEE**

April 28, 2008

A meeting of the Dunkin' Donuts Center Committee of the Rhode Island Convention Center Authority (hereinafter referred to as "Authority", the "CCA" or the "Board") was held on April 28, 2008, pursuant to notice, at the Rhode Island Convention Center Boardroom, One Sabin Street, Providence, Rhode Island.

Board members present were Committee Chairman Bernie Buonanno, Commissioners Dale Venturini, Marianne Corr, Jeff Hirsh, Patrick Butler, Dave Duffy, Jason Fowler and Paul MacDonald.

Also in attendance were Betty Sullivan and Kerrie Bennett, RICCA; Tim Muldoon, Debbie Tuton and Nancy Beauchamp, RICC; Larry Lepore, Cheryl Schadone, Kym Chevian and Eleanor SanAntonio, Dunkin' Donuts Center; Larry Bacher and Steve Duvel, Gilbane; Eric Ahblorg, ABM; Jessica Cigna, Senate Fiscal Office; Bruce Leach, Legal Counsel, and Eileen Smith, recording secretary.

Mr. Buonanno called the meeting to order at 2:00 pm and announced that the next meeting would be held on May 27th at 2:00 pm.

Noting that the minutes of the March meeting had been distributed, Mr. Buonanno sought a motion to approve. Upon a motion duly made

by Mr. MacDonald and seconded by Ms. Venturini it was unanimously

VOTED: to approve the minutes of the March meeting.

Mr. Buonanno asked Mr. Lepore to update the Committee on the Dunkin' Donuts Center operations. Mr. Lepore reported that Mr. Hirsh had participated in the interview process of two good candidates for positions with Sportservice. Mr. Lepore reported that Sportservice had made offers to both candidates. Mr. Lepore noted that he had spoken with the manager of the Fedex Arena regarding one of the individuals and was informed that although the person would be missed, we would be getting a very strong candidate for a General Manager. Mr. Hirsh noted that both gentlemen expressed a willingness to promote the food service in the facility. Mr. Lepore noted that since we notified Sportservice that we were unhappy with food quality and service there has been a marked improvement. Mr. Lepore also noted that the contract with Sportservice has been renegotiated to an 80/20 split for the restaurant and suites in line with industry standards.

Mr. Lepore noted that the Not so Raven tour had been cancelled. He also noted that the Hip Hop show was selling well. Mr. Lepore stated that there will be heightened security and police restrictions and the promoter is aware that it might cost him more for additional security. Mr. Duffy noted that we can't censor acts but that we must be very careful that there are no incidents connected to the building. Mr.

Lepore stated that the Providence Bruins have the potential to be in the finals of the AHL. He said that the Boston Bruins had sent some up and coming players to Providence for the playoffs. Mr. Lepore said that the Circus numbers are strong. Mr. Duffy asked about making any money from the Circus. Mr. Lepore stated that making money with the Circus is not a problem. He said that we have issues with Disney and FELD contracts. Mr. Hirsh said that we should try to negotiate a better deal for the facility. Mr. Buonanno said that we have to make them realize that we need to make more of a profit. Mr. Lepore stated that this is a very strong family market for these events. He said that we are making money but we should be sharing in more of the profit. Mr. Lepore said that we need to be careful in our negotiations but we should get our fair share. Mr. Buonanno noted that it is a fine line that we have to walk. Mr. Lepore stated that Van Halen will be a sell out. Mr. Lepore announced that Rock the Ink has reserved space at the Convention Center in October and as part of that show there will be two concerts at the Dunk. He noted that stars from the TV show Miami Ink will be at the event.

Mr. Lepore and Ms. Beauchamp reported on the financial statement for the month of March. Ms. Beauchamp brought to the Committee's attention a new report that will be part of the financial statements going forward. Ms. Beauchamp stated that the report is a breakdown of the events that took place during the month and the income and related expenses of those events. Following discussion, Mr. Duffy stated that the new flash report is exactly what the Committee has

been looking for. Mr. Lepore noted that energy costs are considerable higher than last year. He said that we have added 40% more square footage to the building therefore we have seen an increase of 40% to utility costs. Mr. Lepore said that it is difficult to get any additional costs from the tenants but he would attempt to pass some along some of the increase. Mr. Butler asked if we are doing anything with the Interscholastic League. Mr. Lepore responded that we are speaking with them and negotiating some events.

Mr. Duffy reported that the Grand Re-opening team had met to discuss the five day event. Mr. Lepore noted that the ribbon cutting and media tour would be held on September 5th. An open house is planned for September 6th followed on the 7th by the first concert, American Idol on Tour. Mr. Lepore noted that he is in negotiations with promoters to get the best acts possible for the opening.

Mr. Duvel distributed the project status report. He stated that seat removal and cement cleaning will begin as soon as the final event of the season is over. Replacement of the seats is scheduled to start on May 30th after the Hot 106 Concert. Mr. Duvel stated that the smoke evac system has been accepted by the Fire Marshall. Mr. Duvel noted that there were some problems with the chiller piping. He thanked Ms. Tuton and her staff for their assistance and noted that the additional costs to correct the problems would be made part of Gilbane's contingency. Mr. Duvel said that the seats have been ordered. He noted that we have one more summer push to complete

the renovations. Mr. Duvel reported that the bids have been received for exterior painting. He noted that there were numerous submittals and Gilbane would like to do more due diligence before making a recommendation.

Ms. Bennett reported that the Arts Council has been unable to reach an agreement with the artist that they chose for the public art. She stated that a new RFP would be issued that is site specific. Ms. Bennett also noted that the Legislature is considering capping the public art piece at \$100,000. Ms. Bennett said that the War Memorial design has been approved by the Veterans team. Consideration is being given to adding another panel with names of soldiers from other conflicts.

Mr. Ahlborg addressed the Committee and distributed his monthly report. He stated that the punch list of items is progressing

Mr. Duffy asked when we would receive our certificate of occupancy. Mr. Duvel said that would occur after the seats are replaced.

Mr. Buonanno asked if there was any other business. Hearing none he sought a motion to adjourn. Upon a motion duly made by Ms. Venturini and seconded by Mr. MacDonald it was unanimously

VOTED: to adjourn at 3:10 p.m.