

THE RHODE ISLAND CONVENTION CENTER AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
THURSDAY, DECEMBER 19, 2024, AT 9:00 AM

A meeting of the Board of Commissioners of the Rhode Island Convention Center Authority (hereinafter referred to as "Authority", the "CCA" or the "Board") was held on December 19, 2024. The meeting was held in the McCarvill Boardroom, Second Floor, Rhode Island Convention Center, pursuant to notice, at the Rhode Island Convention Center, One Sabin Street, Providence, RI 02903 and the AMP, One LaSalle Square, Providence, Rhode Island.

Board members in attendance were Chairman Almonte, George Nee, Paul MacDonald, Peter Mancini, Oscar Vargas, Jeffrey Hirsh, Diony Garcia, Jennifer Goodrich Coia, Dale Venturini, and Carol Lombardi.

Also attending were Dan McConaghy, Dana Peltier, Melissa Lasko-O'Connor, Linda Maroun, and Trish Verrecchia, RI Convention Center Authority; Dan Schwartz, Mike Gravison, The Vets; Tom Riel and Anissa Ladd, PWCVB; Lynn Singleton and Alan Chile, PPAC/PFM; Lawrence Lepore, Chris Spolidoro, Cheryl Cohen, Casey Hoover, Veronica Van Jura, Christina Montanaro, Robert Gemma, Bobby Lauro, Tony Feola, Jennifer Goldberger, Tim Sullivan, RI Convention Center and/or AMP; Michael Crawley, Citrin Cooperman; and Bruce Leach, Legal Counsel; Hank Abate, OVG.

1. Call to Order – Chairman Almonte called the meeting to order at 9:02 AM
2. Next Board Meeting date – Chairman Almonte stated that the next meeting will take place Thursday, January 30, 2025, at 9:00 AM
3. Consent Calendar Items
 - a. Approval of minutes of the November Board Meeting
 - b. Approval of the Marketing Committee Report
 - c. Approval of the Finance Committee Report

Chairman Almonte requested a motion for the Consent Calendar Items. Upon a motion duly made from Mr. Mancini which was seconded by Mr. Nee, it was unanimously

VOTED: to approve the consent calendar items

Mr. Almonte requested a motion to add Jennifer Goldberger to today's agenda. Upon a motion duly made from Ms. Venturini which was seconded by Mr. Nee, it was unanimously

VOTED: to add Jennifer Goldberger to the agenda

Mr. Almonte requested a motion to change the order of the Marketing and Finance Committee Reports. Upon a motion duly made from Mr. Nee which was seconded by Ms. Venturini, it was unanimously

VOTED: to change the order of the Marketing and Finance Committee Reports.

4. Holiday Giving – Jennifer Goldberger

Ms. Goldberger began by stating that for the past 3 weeks they partnered with Amica and our complex employees to collect food for Thanksgiving. Over 200 food items were collected for those in need. The next day began the Holiday Drive, partnered with Tides Family Services. This is a non-profit agency

that helps children and families in need. This year over 240 gifts were collected for 10 children, 3 moms and 1 guardian.

5. Marketing Committee Report – Chair Dale Venturini

Ms. Venturini mentioned how hard it is to sell when there is construction going on. A photo board helps by showing photos of the construction and finished product. Ms. Venturini introduced Tom Riel and Anissa Ladd from the CVB to show the board members something called Threshold 360. Mr. Riel mentioned that this is virtual tour technology. It will show what the renovations will look like once construction is completed. This technology helps to sell the space when the space can't be seen physically because of the construction.

a. Vets Update of Lil Rhody Laugh Riot – Dan Schwartz

Ms. Venturini asked Mr. Schwartz to give the board an update on Lil Rhody Laugh Riot. Mr. Schwartz stated that the event was finally announced last week. The board received a packet showing all the exciting news and a list of the full lineup of comedians. In January there will be another announcement of more talent coming to the event. The event takes place March 27 through March 30. The Culinary Collective will take place during the day with special events and comedy shows taking place in the evening. The main goal is to create an economic impact for the city. Hopefully this will be the first of many more. See attached printout for more details. Mr. Schwartz mentioned that Commerce and Amica have been great partners.

6. Finance Committee Report- Chair Jeff Hirsh

a. Update on Parking Agreements – Mr. McConaghy

Mr. McConaghy gave a brief verbal update stating that the past meetings have been catch-up for Financial Reporting. We will be caught up in Jan. Mr. McConaghy also gave a brief update on the parking agreements with PC. The PC Friars play Friday night and will go live with the fundraising efforts. Ms. Cohen has been working diligently with Coast to Coast; the Friar Family Collective management entity, in handling the marketing aspect. Mr. McConaghy also stated that he and Mr. Leach are finalizing the contract for the new tenants at the Hasbro building. There was one minor adjustment to the conditions and that was to let them incrementally grow as they slowly move in over a 6-month period.

7. Employee Highlight

a. Tony Feola (Chief of Security – AMP)

Mr. Lepore introduced Mr. Feola to the Board stating that he has been with us for over 30 years as a part-timer but working full-time. The past several years he has also been working as the building superintendent at East Providence School Department and now Lincoln H.S. Mr. Feola brings operational and security knowledge to the buildings. Mr. Feola began by mentioning that he has a degree in Life Sciences. He worked 30 years as Director of Operations & Security in the East Providence School Department. He planned to retire but was asked to take on the position of superintendent of Operations & Security for Lincoln School Department. He sits on the State School Safety Board which deals with active shooters, etc. As of yesterday, he is sitting on the Department of Homeland Security S&F Program which looks at hardening soft targets. It's a test market based on the Lincoln school district and currently the only school system in the country. Mr. Feola is on call 24 hours a day. He loves working with the team and keeps saying he is going to retire but it's too hard to leave. Mr. Lepore mentioned that Mr. Feola was responsible for the security system at East Providence High

School. It is amazing what the system can do to protect the students. There is a lot that we need to do for security at our buildings and we will have Mr. Feola's input once we begin to upgrade our security system. Mr. Feola stated that East Providence H.S. has 386 cameras. We don't have that many and are a lot larger. Those cameras allow you to do so much including checking to see what happened during that slip and fall, etc. Mr. Nee asked Mr. Feola how many cameras we should have. Mr. Feola stated that it's not the number of cameras but the design of the cameras and what they can do. Mr. McConaghy mentioned that we are currently working with a consultant to help us with the security system assessment. Mr. Mancini asked what the problem is with Providence College students. Mr. Feola stated the problem is with the students and alcohol consumption. They are bringing in nips, which are now plastic so the metal detector can't pick them up. Mr. Lepore stated that if there was a problem with JWU students all you do is call the Dean of Students and they are on top of it. If you call PC, they will tell you if the student is not on campus, it is not their problem. Mr. Almonte asked Mr. Feola how he defines success in the workplace and home. He stated that if you walk in for an event and have no problems by the end of that event, that is success. If there was a problem, solve it. As far as his personal life, he just enjoys working.

8. Executive Director's Report – Daniel McConaghy

a. Review and Consideration of the Rolling Strategic Plan 2025-2027

Mr. McConaghy began by thanking everyone for all the collaboration, efforts and feedback on the contents of the material to be mailed in late January. All the edits have been made accordingly. Thank you to Ms. Cohen for all her help with the content and making it look good. We will be mailing out hard copies with additions made to the mailing list. Mr. McConaghy asked for the approval to move forward.

Chairman Almonte requested a motion to approve the Strategic Report. Upon a motion made by Mr. Nee and seconded by Ms. Venturini, it was unanimously

VOTED: to move forward and publish the FY2025-27 Strategic Plan.

b. Highlights of Construction Start in the RICC

Mr. McConaghy stated that Gilbane commenced demolition and firm alarm work on the 5th floor at the end of November 2024. Please see photos in the handout provided. The last 2 photos show construction of the fire alarm system. Lots of work has been done since the last Board meeting. Work is scheduled for completion in June 2025. The board will be given a comprehensive report on construction in the next meeting, including Rotunda work and how we are doing financially.

c. OVG Update – Hank Abate

Mr. Abate reported that there is not much to report this month. Mr. Abate gave a shout out to Jennifer Goldberger for the great job she has done handling the transition. Mr. Abate mentioned that OVG has a commitment to sustainability. Their chairman is very passionate about adhering to the strict rules of sustainability. Mr. Abate introduced Ms. Montanaro so she could update everyone on some of the things they are doing for sustainability. Ms. Montanaro has been working on a program with the city and the mayor's office. Ms. Montanaro stated that they are big on working with local businesses. A grant was received to help businesses to reduce landfill waste with food product waste. An audit came in to see what we do. By March we should be sustainable with compostable products for all disposables. We are working with compost companies to haul food waste properly. Our compost will go back to the local farms, and we will buy the food they grow back from them. Ms. Montanaro mentioned a future vision of

hers and Chef Gemma is to convert rooftop space to a green roof where we will grow our own produce. We can have our own compost on site. This will reduce the cost of hauling away compost. OVG also created a proprietary adult juice box which contains alcohol. This will be on sale at concession stands and is food grade recyclable. Ms. Venturini also mentioned that we have given smallware to local high schools. They were in desperate need of these plates and silverware so they could see what is used in the real world. Mr. Nee asked if we are doing something publicity wise so everyone can see what we are doing. This is something people should know about.

8. Adjournment

With there being no further business to be discussed, Chairman Almonte asked for or a motion to adjourn. Upon a motion duly made by Mr. Nee which was seconded by Mr. Mancini it was unanimously

VOTED: to adjourn the meeting at 10:10 AM