

**MINUTES OF A REGULAR MEETING
OF THE COMMISSIONERS OF THE
HARTFORD STADIUM AUTHORITY**

MARCH 10, 2015

A regular meeting of the Commissioners of the Hartford Stadium Authority (the "Authority") was held on Tuesday, March 10, 2015, at 3:00 p.m. at City Hall, 550 Main Street, Function Room, Hartford, CT 06103.

A. Call to order

The meeting was called to order at 3:18 p.m.

Commissioners present:
Darrell V. Hill
Adam M. Cloud
I. Charles Mathews

Commissioners absent:
R. Nelson Griebel
Yolanda Rivera

Also present:

Shawn T. Wooden, Council President of the Court of Common Council of the City of Hartford, ex officio participant
Thomas E. Deller, Executive Director of the Authority
Lisa Silvestri, Corporation Counsel's Office
Michael T. Looney, Director of Projects

B. Approval of minutes

RESOLVED: A motion was made by Adam M. Cloud and seconded by Darrell V. Hill to approve the minutes of January 30, 2015.

Voice Vote: Unanimous

AYES
Cloud
Hill
Mathews

NAYES

ABSTENTIONS

C. Report of the Chair

Chairman, I. Charles Mathews informed that the Sale of Bonds occurred and proceeds were distributed. The remaining \$56,000,000 has been placed in the bank with the Trustee. We are ready to proceed as required by the Authority to build the baseball stadium.

D. Report of the Executive Director

Executive Director, Thom Deller, submitted a report titled Report of the Executive Director dated March 9, 2015.

Commissioner Cloud discussed a new process to be in place after the City's Finance Director reaches out to the audit firm in order to validate the new structure going forward; which is to have a separate bank account established under the name of the Authority at a particular bank to be determined in which the signatories on set bank account will be the Chair, Vice-Chair and Treasurer of the Authority.

Commissioner Cloud requested an amendment to Exhibit A - Lease Revenue Bonds, Requisition Form, Wire Instructions No.001 for DoNo Hartford, LLC to add an actual address for People's United Bank as required by US Bank for wire transfer confirmations.

E. Report from the Owners Representative

Kevin Greene, International Facilities Group, updated the Commissioners on the bidding, testing, and construction process and other development activities at the site.

Bob Landino, Centerplan, clarified to the commissioners that steel bidding is not out to bid yet. Also Centerplan will be doing the demolition of the site. Also from Centerplan, Yves Joseph and Cathy Graves are working on strategies to understand all the resources that the city has and to hire and subcontract Hartford companies to do the work and are able to bid in the different jobs they have available during the construction.

F. Review and Approval of Invoices

Chairman Mathews requested that every invoice should have the sign-off of the Owners representative and the Treasurer of the Commission before his final approval.

RESOLVED: A motion was made by Adam M. Cloud and seconded by Darrell V. Hill for the Authority to approve the approval of \$638,045.47 in reference to Invoice #2 from DoNo Hartford, LLC in accordance with the Development Agreement.

Voice Vote: Unanimous

AYES

Cloud
Hill
Mathews

NAYES

ABSTENTIONS

G. Unfinished business

Executive Director, Thom Deller informed the Commission that as part of the OSTA permit, the Department of Transportation is requiring an easement at the intersection of Main & Pleasant Streets. The easement is in negotiation.

H. New business

Community Benefits Committee to be formed with the support of City Council to appoint these members/stakeholders. Most of them to be community stakeholders but perhaps

someone from this body will have to be part of this committee. Adam Cloud suggested that Michael Looney should be part of the process representing the Authority.

I. Public Comments

Councilman Larry Deutsch – he would like to receive a copy of the Presentation on a Proposed Baseball Stadium Project as referred on item 7 of the draft meeting minutes of January 30, 2015. Commissioner Hill clarified that the presentation referred on item 7 was the same presentation given to the members of the City Council through the months of September and October and no modifications have been done. Councilman Deutsch, also referred to item 2 on the draft minutes paragraph 3, where City Council president Wooden advised the Chairman discretion to manage public comments. Commissioner Cloud, referred to item “T” on the agenda for today’s meeting (March 10, 2015) where the public is allowed to speak, was agreed on the last meeting that there will be item “T” at every meeting. There will always been a section for public comment. Chairman Mathews clarified that an amendment in the bylaws have been done to correct this and has been recorded in the town Clerk’s Office. Also there’s a three minute requirement but the Chairman has the discretion to limit the time for public comment. Councilman Deutsch also asked about comments of being over budget on this project where the money is coming from. Commissioner Hill clarified that the City is only committed to \$56 million guaranteed with the developer/contractor any overages will be managed by the developer. Councilman Deutsch also commented on the fact that if the city is responsible for environmental remediation who’s responsible for that. Commissioner Hill and Council President Wooden informed him the City of Hartford is only responsible for \$1.5 million for any environmental remediation, more than that it’s on the developer.

Ms. _____ - if the Authority chooses to have public comments it should not rely on the fact that one of the commenters is a City Council member it should apply to the public in general. That will be the fair and democratic way.

Richard Rothstein, applauded the commitment of being open and transparent but he would have been able to have more comments if information that was distributed to the Commissioners today was available to the public today or before. He understands that there are some payments being made outside of bonds funds to DoNo Hartford, LLC what is the budget for the other items that are being paid outside of bond funds. The public wants to know what’s the total cost is and how is being funded. Executive Director, Thom Deller, explained that under the development of the Downtown North which is a redevelopment project, the City has \$10 million for public infrastructure improvements for the redevelopment of the property; that \$10 million is not part of the ball park is part of the Downtown North redevelopment. Additionally under the redevelopment budget thru CIP dollars there are dollars set aside for the environmental remediation of land that the City acquires for redevelopment. That was capped at \$1.5 million, so at this stage for Downtown North there was the redevelopment of the roads \$10 million, there’s another environmental cap at \$1.5 million and the acquisition of two properties on 150 Windsor Street for \$525,000 and 439 Ann Uccello for approximately \$128,000. Those monies were all part of the redevelopment not part of the ballpark. Mr. Rothstein would appreciate that any information was provided ahead of time as it will increase the credibility of this group.

J. Adjournment

A motion to adjourn was made by Darrell V. Hill and seconded by Adam M. Cloud, and the motion passed unanimously. The meeting adjourned at 4:42 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Adam M. Cloud", written over a horizontal line.

Adam M. Cloud
Secretary

WS