



**PEDRO E. SEGARRA**  
MAYOR

# CITY OF HARTFORD

## HARTFORD STADIUM AUTHORITY

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**I. CHARLES MATHEWS**  
CHAIRMAN

### Hartford Stadium Authority

**Tuesday, May 5, 2015**  
**City Hall Function Room**  
**550 Main Street, 2<sup>nd</sup> Floor**  
**3:00 P.M.**

### DRAFT MINUTES

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The regular meeting of the Hartford Stadium Authority was called to order by Chairman I. Charles Mathews at 3:10 p.m.

#### **A. Call to Order / Roll Call**

Commissioners present:

Chairman, I. Charles Mathews  
Treasurer, Darrell V. Hill  
Secretary, Adam Cloud  
Member, Nelson "Oz" Griebel  
President Shawn Wooden, Court of Common Council (Ex Officio)

Commissioners absent:

Member Yolanda Rivera

Also present:

Thomas E. Deller, Director of Development Services, City of Hartford  
Michael T. Looney, Director of Projects, City of Hartford  
Lisa Silvestri, Assistant Corporation Counsel, City of Hartford  
Eloy Toppin, Project Manager/Contract Compliance, City of Hartford  
Kevin Greene, Owner's Representative, IFG  
Josh Solomon - Owner – Hartford Yard Goats  
Michael Abramson – Senior Vice President of Sales – Hartford Yard Goats  
Cathy Graves – DoNo Hartford LLC  
Robert Landino – DoNo Hartford LLC  
Jason Rudnick – DoNo Hartford LLC  
David Maiden – Centerplan Construction Company  
Austin Kelly – Centerplan Construction Company

## **B. Approval of the Minutes of the April 7, 2015 Regular Meeting**

Mr. Mathews informed the members that due to technical difficulties, the approval of the Minutes of the April 7<sup>th</sup> meeting were tabled until next meeting.

## **C. Hartford Yard Goats – Report from Team Ownership/Management**

Presentation provided by Josh Solomon, owner of the Yard Goats and Mike Abramson, Senior Vice President for Sales

Mr. Abramson began his presentation by discussing how the Yard Goats team was reaching out to the corporate community for sponsorship opportunities. Mr Solomon emphasized that he had personally held 25 meetings with various companies interested in sponsorship which had been quite successful, and that a public announcement of a significant sponsorship commitment would be forthcoming shortly. Differences in the three levels of sponsorship opportunities (naming rights, partnership level, and leadership level) were also identified and discussed. Mr. Abramson explained his background working for the Yard Goats and New Britain Rockcats, as well as his previous administrative and sales experience with other minor league baseball teams. Examples of sample advertisements were distributed to the commissioners, and Mr. Solomon and Mr. Abramson stressed the importance of community engagement in this process.

Mr. Solomon and Mr. Abramson expressed an understanding of the level of scrutiny of this process and discussed the goal of engaging community organizations, non-profits and educational institutions through a number of events at the ballpark. The longer term vision for the area was recognized as being about more than just baseball, and that some of the attractive features of this particular site was the large traffic volumes passing by on I-84 and I-91 every day and the planned development of a new mini-neighborhood surrounding the stadium.

The team name voting and selection process was also discussed, with reference made to experiences in other locations such as Lehigh Valley, Pennsylvania. A wide range of sponsorship possibilities through various signage elements both on the interior and exterior of the stadium were discussed. Commissioners Mathews, Griebel, Hill and Cloud all asked questions of clarification regarding the nature of these different sponsorship and branding opportunities. Mr. Solomon and Mr. Abramson also noted their desire to do up to 10 year-long high-profile community programs with sponsors associated with each event. Mr. Griebel stressed the importance of making sure the stadium was viewed as not just a Hartford asset but an asset for the entire region. Mr. Cloud also noted the positive possibilities of holding scholastic baseball and softball championships at the stadium.

#### **D. Report of the Executive Director**

Mr. Deller provided a report and stated that the memo provided a description and breakdown on the payment of invoice #4.

Mr. Deller stated that invoice #4 dated 4/20/2015 required authorization from the Hartford Stadium Authority for payment and which would be further discussed under Item G.

The invoice was divided in three sections:

- 1) Center Plan Construction Company LLC in the amount of \$557,402.06
- 2) DoNo Hartford fee in the amount of \$75,000.00
- 3) Centerplan Development Company LLC – Project Management fee in the amount of \$153,846.15 for a total bond requisition of \$786,248.21

Mr. Deller continued and explained that the Department of Development Services (DDS) and the Hartford Redevelopment Agency (HRA) are working with various utility companies: The Metropolitan District (MDC) is working to relocate utility lines including the removal of three hydrants on Trumbull Street, CT Department of transportation (CTDOT) approved permit required for the closure of Trumbull Street and Windsor Street, CT Natural Gas (CNG) will soon be completing work in abandoning and removing old gas lines on Trumbull Street and Windsor Street. Eversource is completing electric line relocation and is disconnecting the street lights along Trumbull Street. Mr. Deller also stressed that over the coming months, a set of rules would be developed to address the use of the box suite granted to the City at the baseball stadium.

Mr. Cloud asked about the \$22,174.60 in overhead and Mr. Mathews responded that that amount was open fees associated with all the charges. Mr. Greene explained that these overhead fees were specifically addressed in the budget contained within the ballpark development agreement.

In regards to the utility company's reimbursement, Mr. Cloud inquired if the \$28,000.00 was in addition to OR including the required deposit of \$135,001.08. Mr. Deller responded that it was included in the total of \$135,001.08. Mr. Deller explained the process of deposit. Mr. Looney explained that the draft Developer's Permit Agreements with MDC were being review by the Corporation Counsel's office and that he was working with the Fire Marshal on obtaining final sign-off on the utility relocation plans for MDC.

**Mr. Griebel moved to accept report of the Executive Director, seconded by Mr. Hill and the motion carried unanimously.**

#### **E. Report from the Owner's Representative**

The report was presented by Mr. Kevin Greene as previously provided to the Authority members and the main points were reviewed. Mr. Cloud asked about the purpose of the geomesh being installed and about compaction in lifts, which were explained by Mr. Greene and Mr. Maiden. Mr. Mathews stressed the importance of three components of the

construction of the stadium: community benefits, schedule, and budget. He also expressed interest in having a tour of the site occur within the next few weeks.

Mr. Griebel noted that the financial summaries of the project supplied by Mr. Greene were helpful, and that he would like a periodic report on the entirety of the Downtown North development from the developers as well. Mr. Landino discussed a planned groundbreaking on Parcel E of October 2015 and that as other development parcels got closer to their start dates, additional updates would be forthcoming. Mr. Hill noted that the establishment of a supermarket tenant on Parcel E was a critical path for the development of that site.

Council President Wooden noted the developer's conversations with CRDA about possible financing options for the development of affordable housing units, and asked if that would be included as part of the Parcel E development. Mr. Landino replied affirmatively and also said the development team was looking at affordable housing options in later phases of the DoNo development. Upon questioning from Mr. Mathews, Mr. Landino also provided a detailed description of the components of the future development on the sites adjacent to the stadium site.

Mr. Cloud asked Mr. Landino about the leasing situation with Hooker Brewery, and Mr. Landino noted that no lease agreement had been reached yet, but that under the development agreement, the developers were required to provide a brewpub-type use regardless. Mr. Mathews presented the idea of possibly having a structure payment rent schedule for Hooker Brewery to ease the financial impact of their required relocation from Bloomfield to Hartford. Mr. Landino indicated that similar rent options were a possibility.

#### **F. Report of Community Benefits – Cathy Graves, DoNo Hartford LLC and Eloy Toppin, City of Hartford**

Cathy Graves of DoNo Hartford LLC presented her monthly report. Ms. Graves reviewed the status to date of the developer's efforts to meet the community benefits requirements as agreed to in the stadium development agreement. Mr. Toppin noted that he has been working closely with Ms. Graves to ensure that the numbers and databases are mutually consistent.

The commissioners discussed at length the processes, challenges and opportunities for ensuring that the required person-hours and contract values are awarded to MWBE and Hartford residents and firms, including details about reporting person-hours versus actual raw counts of the number of Hartford residents employed as part of the project. Certain trades were identified as particular challenges for obtaining women and minority participation. While Mr. Austin and Ms. Graves noted that certain trades that have bid packages just being released or will be released in the near future will help raise women and minority participation rates significantly, the commissioners stated strenuously that the successful achievement of community benefits as outlined in the development agreement was of great importance to the Stadium Authority.

**G. Review and Approval of Invoices**

Mr. Deller presented the item and the resolution approving payment of invoice #4, a certified request by DoNo LLC, Developer of the Hartford baseball stadium in the amount of \$786,248.21.

**Mr. Mathews moved to authorize payment of invoice #4 second by Mr. Cloud and the motion carried unanimously.**

**H. Old business**

No old business

**I. New business**

1. Development Services Agreement ---Amendment No. 1 Re: Section 3 – Developer’s Responsibilities and Duties

Mr. Deller and Mr. Looney explained that the purpose of the proposed amendment was to add clarity about the issue of prevailing wage versus living wage requirements and to remove any ambiguity in the document. The amendment also covered small revisions to the definitions contained in the agreement. Mr. Cloud noted that some minority contractors might struggle with meeting these new requirements in terms of time frame. Mr. Rudnick noted that the amendment would be consistent with existing City regulations and that it was DoNo Hartford LLC’s responsibility to meet these requirements.

**Mr. Cloud moved to authorize approval of the amendment, second by Mr. Griebel and the motion carried unanimously.**

2. Other New Business

Mr. Griebel stated that he would like an update on the possibility of state legislation being passed that would enable the City to capture the admission tax on ticket sales at the new stadium. Mr. Hill noted that while some sources had characterized this possibility as a new request by the City, it had actually been discussed since September 2014 as one of the nine potential revenue stream items for financially supporting the stadium. It was agreed that an update on this matter should be provided at the next Stadium Authority meeting.

**J. Call to Public (Note – Comment is limited to 3 minutes or as determined by the Chair).**

A representative from Capital Prep High School expressed concerned about loss of parking on the stadium site, impacts on school bus routes, pickup and drop-off locations at the school across from the stadium site, and the impact of having to pay for staff on the school’s budget. There was a general discussion about the on-street parking situation around the school presently, and it was collectively decided that the Hartford Parking Authority and the Hartford Board of Education should work together to find an amenable

solution to the situation. Mr. Landino volunteered that there might be parking opportunities for school staff further down Pleasant Street at Parcel G. All agreed that additional dialogue between the developer and the school was warranted.

**K. Adjournment**

The meeting was adjourned at 5:21 p.m.

Respectively submitted,

A handwritten signature in cursive script, appearing to read "Adam M. Cloud". The signature is written in black ink and is positioned above a horizontal line.

**Mr. Adam Cloud**  
**Secretary**  
**Hartford Stadium Authority**