

# CITY OF HARTFORD



## HARTFORD STADIUM AUTHORITY

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**PEDRO E. SEGARRA**  
MAYOR

**I. CHARLES MATHEWS**  
CHAIRMAN

## **Hartford Stadium Authority Meeting**

### **Draft Minutes**

A regular meeting of the Commissioners of the Hartford Stadium Authority (the "Authority") was held on Tuesday, October 6, 2015 at 3:00pm at City Hall, 550 Main Street, Function Room, Hartford, CT.

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

The meeting was called to order by Chairman I. Charles Mathews at 3:08pm.

#### Commissioners Present:

I. Charles Mathews, Chairman

Darrell V. Hill, Treasurer

Adam Cloud, Secretary

Oz Griebel

#### Commissioners Absent:

Yolanda Rivera, Vice Chairman

#### Ex-Officio Commissioners Present:

Shawn Wooden, City Council President

#### 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

Tim Restall, General Manager, Hartford Yard Goats

Eloy Toppin, Project Manager/Contract Compliance

Kevin Greene, Owner's Representative, IFG

Phil Couture, Owner's Representative, IFG

Cathy Graves - DoNo Hartford, LLC

Jason Rudnick - DoNo Hartford, LLC

Austin Kelly - Centerplan Construction Company

#### **B. Approval of Minutes**

A motion was made by Mr. Cloud to approve the minutes of September 1, 2015 and seconded by Mr. Griebel. The minutes of the September 1, 2015 meeting were unanimously approved.

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

Mr. Tim Restall, general manager of the Hartford Yard Goats reported that sponsorships and ticket sales were going well, including the naming of another founding sponsor, Frontier Communications. Frontier will be providing free wi-fi access for stadium spectators. Additional sponsors will be named in the coming weeks. Mr. Griebel stated that he had spoken with Mr. Restall and Mr. Solomon recently as well. Chairman Mathews asked if the possibility of a new team utilizing the New Britain stadium had been factored into ticket sales projections for the Hartford stadium; Mr. Restall indicated that it had and sales efforts had been expanded geographically. Mr. Griebel asked about the recent visit by the Eastern League commissioner and if anything had come out of that visit that the HSA needed to know about. Mr. Restall indicated that the league was interested in an update of the stadium construction status and that the commissioner was pleased with progress. Mr. Cloud asked for a reminder of the various sponsorship levels, dollar amounts, and length of sponsorship agreements which Mr. Restall provided.

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

Mr. Deller noted that revised AIA documents for the monthly payment requisition were being handed out at the meeting, and discussed the changes from the earlier documents provided to the commissioners. Mr. Deller also discussed the mid-month update on the roadwork around the stadium site which had been sent to the commissioners and noted that there had been some schedule slippage, with Trumbull Street reopening by November 26th. Mr. Griebel asked if this would impact the completion of the stadium, and Mr. Deller noted that it would not. Council President Wooden asked that the report be corrected to be consistent with the revised payment requisition figure. The report was moved for acceptance as amended.

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

Mr. Greene presented the Owner's Representative Report on the status of the stadium construction.

Mr. Greibel asked if cost reduction changes will enable the project to come in at the \$56 million budget, which Mr. Greene indicated it would. Mr. Griebel asked if Mr. Greene would be commenting about the specifics about the resolution of any open cost reduction items and that facility quality will not be compromised. Mr. Greene provided an overview of the cost reduction assessment process and how this goal would be met, and indicated that all parties were in agreement at this point. In discussing the start date for work on the field, Chairman Mathews asked if the date of November 4th represented the beginning of the laying of sod. Mr. Greene noted that this date actually referred to the beginning of preparation of the field subbase and drainage systems. Mr. Griebel asked for clarification of the budget spreadsheet provided by IFG.

## **F. Report on Community Benefits**

Ms. Graves and Mr. Toppin presented the report on Community Benefits/Jobs as of September 26, 2015. Mr. Cloud asked Ms. Graves to clarify whether a figure on page 4 of her report was referring to a raw number or a percentage of Hartford residents. Mr. Cloud also asked for clarification of the status of a bidder for the flooring contract, and asked about the bidding process for the electrical contract for the stadium. Mr. Kelly confirmed to Council President Wooden that all qualified bidders on the City of Hartford list would have received the electrical bid package. Ms. Graves also responded that Centerplan will reach out to contractors who bid on the electrical package to see if they can subcontract out some of the work to them. Council President Wooden and Mr. Hill also asked for additional clarification on outreach related to the electrical bid. Mr. Cloud and Council President Wooden asked for additional information at the next meeting on compliance performance with contractors on a monthly basis since project inception. Ms. Graves referred to Centerplan's recent outreach efforts through a local job fair.

Mr. Toppin described his efforts in working with Ms. Graves in reconciling City Procurement Department tracking of MWBE compliance with that of Centerplan. Council President Wooden asked about the tracking of purchases from Hartford vendors, and Mr. Toppin indicated that it was light, but that the City was working with Centerplan to increase this. Council President Wooden asked for a more formal process of tracking these figures. Additional discussion took place about the percentage of signed contracts that were in place for the stadium work.

## **G. Review and Approval of Invoices**

Mr. Deller gave the report on Invoice #9. He reiterated that the revised version of the invoice resolution was the version that was under consideration.

**A motion was made by Mr. Griebel to approve invoice #9, seconded by Council President Wooden and the motion passed unanimously**

## **H. Old Business**

None

## **I. New Business**

Mr. Griebel asked if it made sense to arrange a tour of the stadium site for the media and members of the public. Council President Wooden indicated that periodic updates might be helpful, but that there was ample public information available about the project. Mr. Cloud suggested that the City website be utilized to post HSA materials and to answer questions that arise from the public. Mr. Deller indicated that tours of the site for the media had been conducted in the past and that the HSA was making efforts to keep the public informed.

## **J. Call to Public**

Richard Rothstein appreciated the comments made about transparency and that posting materials online would be helpful. He also said that he believed that the community benefits materials were requested to be provided beforehand, but that copies were not available at the meeting. He expressed concerns that changes were being made to the stadium related to signage and sound, and he wasn't sure if these needed to be referred back to the Planning and Zoning Commission. He asked the HSA to keep the option of renegotiating the stadium agreement on the table. He also stated that if a roof or some other feature of a comparable stadium were requested in the future, that the City would be required to pay for it. Mr. Hill countered that if a roof was asked for in the future, the City would not have to provide it.

Councilman Larry Deutsch asked that those giving testimony to please speak up. He said it would be helpful to have a microphone. He also questioned Mr. Hill as to who would be required to pay for potential future stadium items such as a roof. Mr. Hill responded that the team has the option to add certain items if they want to pay for them, but that if items were desired in the future, the City was not required to pay for them. There was discussion about when the right field roof was added to the design in respect to the point at which City Council approved the project. Councilman Deutsch expressed concern about increased maintenance and repairs needed due to switching out materials for cost reduction purposes and who would pay for these items. Mr. Deller described the process and rationale behind the value engineering methods and determinations, including impacts on long-term maintenance.

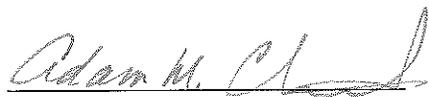
Mr. Arnold Veerasammy, of Electrical Power Solutions, questioned why Centerplan was not listed as a qualified bidder for the fire alarm system in the past, but was now listed as such in this month's report. He questioned the opportunities available to firms other than Centerplan to bid on certain pieces of work. Chairman Mathews stated that the issue of bidding for small contractors versus Centerplan had been expressed previously. Mr. Rudnick responded that for Centerplan, meeting community benefits requirements and staying on budget were key considerations. Mr. Cloud stated that he appreciated Mr. Veerasammy's point and that he too was concerned and would look into the matter further.

Councilman Deutsch asked that a mechanism be established for questions to be answered by the HSA online. Mr. Mathews noted that Mr. Deller was available to provide additional clarification on questions raised. Mr. Deller noted that DDS was in the process of updating its entire website but questions could be emailed to either himself or Mr. Looney. Councilman Deutsch asked if any of the proposed changes to the stadium needed to go back for PZC review, and Mr. Deller indicated that they did not.

## **K. Adjournment**

**A motion to adjourn was made by Mr. Hill and seconded by Chairman Mathews. The motion was passed unanimously. The meeting adjourned at 4:29p.m.**

Respectively submitted,

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

Adam M. Cloud

Secretary

Hartford Stadium Authority