

THE RHODE ISLAND CONVENTION CENTER AUTHORITY
451st MEETING OF THE
BOARD OF COMMISSIONERS
April 7, 2020
Special Zoom Meeting

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 April 7, 2020 via Zoom, pursuant to notice, at the Rhode Island Convention Center, One Sabin Street, Providence, Rhode Island.

Board members present were Bernard Buonanno, Peri Ann Aptaker, Catherine Parente, Paul MacDonald, George Nee, Dale Venturini, John Hooper, Patrick Butler, Tony Mendez, Stan Israel and Jeff Hirsh. (Paul MacDonald and Tony Mendez by telephone)

Also present were James P. McCarvill, Executive Director, Rhode Island Convention Center Authority; Dana Peltier, RICCA; Larry Lepore, Beth Johnson and Kristin Murphy the Convention Center and DDC; Daniel Schwartz, the VETS; Bruce Leach, Legal Counsel and Eileen Smith, Recording Secretary.

Also on call Katherine Gregg, Vincent, Chantale Sarrison, State of Rhode Island;

Mr. Buonanno called the meeting to order at 2:00 PM. **Mr. Buonanno** reported that the meeting was being called to update the Commissioners on what is being done during this Covid 19 epidemic.

Mr. Buonanno asked Mr. McCarvill explain what has occurred to date. Mr. McCarvill reported that Dimeo Construction was already preparing the Convention Center to accept patients in the event that our hospitals were over capacity.

Mr. Lepore noted that we could house 600 beds on the exhibit hall level. He stated that there is a plan to convert certain of the restrooms to showers. Mr. Lepore said that there should be negative air flow. He reported that equipment is being installed on the walls to have the ability to provide oxygen. Mr. Lepore said the drop dead date is 4/18/2020 and the space is being designed on site. Mr. Lepore noted that State inspectors are also on site. He reported that this is all being operated by Lifespan. Mr. Lepore announced that no ASM/SMG employees would be in patient areas. They would be limited to those areas that do not interact with health care workers or patients.

Mr. Leach reported that Mr. Lepore has done a great job and has contacted many individuals that can assist with this project.

Mr. Leach announced that we are looking for a vote to allow the Chairman and Executive Director to enter into an agreement that is in the best interest of the Authority.

Mr. Hirsh inquired who would be responsible for paying Dimeo. Mr. Lepore said that we do not know but the design company hired Dimeo.

Mr. Hooper asked if we are seeking indemnity from Lifespan. Mr. McCarvill answered that the State is working on it and we have not been able to complete that issue. **Mr. Butler** asked if we need insurance in case someone passes away. **Mr. Hooper** stated that would be malpractice and covered by Lifespan. Discussion continued on possible legal action. **Mr. MacDonald** commented that we should look at how New York is doing it. Mr. Leach stated that he has spoken with Harry Caan and Bob McClintock who advised on a series of conference calls with their personnel and Jim, Bernie, and himself as to how facilities that ASM/SMG manages handle things and they have a separate rider that they have provided with language to become part of the license agreement with the state.

Ms. Parente stated that we might be better off if we just allow the State to take over. Mr. Leach said that was his first inclination but after some consideration changed his mind because we would have some control and the ability to collect rent. **Ms. Parente** noted that it would be an accounting thing. **Mr. Hirsh** commented that if they pay us \$660,000 per month how does that offset our expenses. He asked if we laid staff off. Mr. McCarvill stated that we laid 80% of the staff off. He continued that we have no income and our facilities were fully booked. We are looking at a loss of \$5,000,000. Questions were asked if that number was net or gross. Mr. McCarvill answered net. **Mr. Butler** asked when the next scheduled event that has not yet cancelled. Mr. McCarvill stated that we can't book events until this is over. Mr. Lepore said that we are in the same boat as every convention center in the country. **Mr. Butler** asked if we were still billing monthly parkers. Mr. Lepore answered yes. Mr. Lepore reported that Lifespan would take over the South Garage with the exception of valet parking. Enterprise would be moved.

Mr. Israel asked about housekeeping for the medical areas. Mr. McCarvill stated that would be covered by Lifespan. **Mr. Nee** had questions concerning food service. Mr. McCarvill said that is being worked on and there is a call at 3:00 to discuss food service.

Mr. Hooper suggested that if we have any projects that can be completed outside of patient areas we should move forward with those. He continued that we should attempt to get people back to work. **Mr. Hirsh** asked how many employees would be hired by Lifespan. Mr. Lepore responded that they will hire about 70.

Mr. Butler suggested that the contract should include testing for our employees on a regular basis. He asked if we have any that are sick. Mr. Lepore noted that we have someone on quarantine and the Dunk had a part timer that tested positive.

Mr. Hooper commented that he has some concern about breaking contracts. (Force Majeure) Mr. Leach noted that the contracts cover the possibility of cancellation by the Authority. He also noted that per the current orders only 5 people are to be in contact at one time, so that the event promoter is not allowed to hold the event either.

Upon a motion duly made by **Mr. MacDonald** and seconded by **Mr. Hooper** it was moved that the Chairman and Executive Director in consultation with legal counsel are authorized to make in their judgement the best arrangement they can with the State as to rental of the Convention Center and South Garage for a hospital annex for coronavirus patients and they each separately are authorized to execute on behalf of the Authority a license agreement with the State for such purpose.

Unanimous Yes Roll Call Vote

Bernie Buonanno

Peri Aptaker

Stan Israel

George Nee

Dale Venturini

Jeff Hirsh

Patrick Butler

John Hooper

Paul MacDonald

Tony Mendez

Catherine Parente

Ms. Venturini commented that going forward we must look at how we do business. **Mr. McCarvill** said that we have alternative plans. He said we have people that are contacting our clients and attempting to move events to another period. It is impossible to predict future business but all convention centers and arenas are going through the same difficulties.

Mr. Lepore said that the best case scenario would be if we never see a patient.

Mr. MacDonald said that we should find a way to thank the employees that remain in the building.

Mr. Buonanno thanked everyone for participating and asked for a motion to adjourn. Upon a motion duly made by **Mr. Butler** and seconded by **Mr. Nee** it was unanimously

VOTED: to adjourn at 2:44 PM