

THE RHODE ISLAND CONVENTION CENTER AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
TUESDAY, DECEMBER 2, 2025, 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 2, 2025. 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 Ernie Almonte, Vice Chair George Nee, Jeff Hirsh, Paul MacDonald, Dale Venturini, Peter Mancini, Carol Lombardi, Oscar Vargas, Diony Garcia, Esq., Jennifer Goodrich Coia, Esq. and Sarah Bratko, Esq.

Others attending were Daniel McConaghy, Dana Peltier, Linda Maroun, Melissa O'Connor and Trish Verrecchia, RI Convention Center Authority; Larry Lepore, Chris Spolidoro, Cheryl Cohen, Becca Ponder, Robert Gemma, Al Fera and Tim Sullivan, RI Convention Center and/or AMP; Daniel Schwartz, Mike Gravison and Nina Muzzi, The Vets; Kristen Adamo, PWCVB; John Valez, Delaware North; Joe Rodio, Rodio & Ursillo Ltd; Michael Crawley, Citrin Cooperman; Bruce Leach, Legal Counsel; Hank Abate, OVG.

1. Call to Order – Chairman Almonte called the meeting to order at 9:00 AM
2. Next Board Meeting date – Will take place Tuesday, Jan. 6th, at 9:00 AM
3. Consent Calendar Items
 - a. Approval of the minutes of the October 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 by Mr. Nee, which was seconded by Mr. MacDonald, it was unanimously

VOTED: to approve the consent calendar items

4. Marketing Committee Report – Dale Venturini
 - a. Results of Partnership Brainstorm

Ms. Venturini began by stating that they are going to begin 2026 by reaching out for partners and she will need some feedback from the board. They are reaching out to obvious places such as RI Foundation, Chambers of Commerce, Airport Corp., Quonset and will reach out to southern RI and even CT. There will be a small group getting together to brainstorm. Mr. Hirsh mentioned that they should reach out to Brown University Health. Mr. Hirsh had a meeting there and they are interested in improving the stature of Brown University Health by having several regional and national conferences a year. Mr. Hirsh is also working with Bradley Hospital to create an event. Mr. Almonte suggested that we make a Map of all the different groups we have connections with. This can help us to reach all those contacts.

5. Finance Committee Report – Jeff Hirsh
 - a. Insurance Renewal Results

Mr. McConaghy reviewed the Insurance Renewal process and stated that this is the 2nd largest line item on Authorities budget from a cost standpoint. Approximately one year ago we moved to USI as our broker and since then they have been very helpful. Most of the policies renewed Dec. 1. As you can see from the printout,

the premium went down in 2026. It was a small amount, but it still went down. This can be attributed to security, safety and operations and how this is being managed. The second page shows what was budgeted for 2026. We are saving almost \$32k in insurance for the FY2026 budget. Mr. Nee asked if we are using the same company for all. Mr. McConaghy stated that each policy has a different company. The umbrella is broken down in 8 layers, \$5m each. Flood and Cyber will be renewed in February totaling \$45k.

6. Employee Highlight

a. Nina Muzzi (Technical Director – Vets)

Dan Schwartz introduced Nina Muzzi to the board noting that she was brought on as a part-time production assistant and was promoted to Technical Director during Covid. Nina began by stating that she was born and raised in Rhode Island. She has been involved with art most of her life, she is a hairdresser, painter and business owner. She works with the union daily along with production companies. She stated that she loves her job and is proud to have this position. Mr. Nee asked her what the toughest part of her job is. She mentioned sometimes getting her crew to listen to her can be difficult. Mr. Almonte asked what her favorite part of her job is. She noted seeing it go from paper to stage is her favorite part. Mr. Garcia asked what her most challenging production is. She said concerts can be difficult because of the elements. Standup comedians are the easiest. Ms. Muzzi mentioned that she loves spreadsheets and templates. Mr. Gravison mentioned that Nina also handles all the Community Outreach programs. Mr. Mancini asked if there was a lot of turnover with the crew. She said she had to weed through some to get the crew that was the best fit. She has worked to create a relaxed environment with clear communication, thanking everyone and working closely with the crew. Mr. Almonte asked how she defines success at work. She mentioned that being able to venture off on projects on her own with the trust of the company makes her feel confident in her job. This is thanks to her bosses. In her personal life she measures her success by how much free time she has and if she is happy. She has a great support system and is getting married. She has outside activities and has set boundaries for herself in to have a work/life balance.

7. Executive Director's Report – Daniel McConaghy

- a. Update on Strategic Vision Session efforts
- b. Review and Consideration of the Proposed SportService Amendment
- c. Review and Consideration of Adjustments to the Authority Bylaws

Mr. McConaghy gave the board an update on the Strategic Plan Session and progress that has been made since the meeting in Sept. He began by noting that they are reviewing the draft for the Athletic Facility from SFA. They will keep the board updated. CLA is working on the second Economic Impact study and has begun the fact-finding process and addressing many questions. They engaged five architects to help understand and study the growth of the Rhode Island Convention Center. They have since shortlisted two and will be interviewing them next week. We are moving forward with the three takeaways from the Strategic Session as planned.

Mr. McConaghy reviewed the Sportservice Amendment and stated that the Finance Committee reviewed it and voted to approve bringing it to the board. He thanked Mr. Abate and Mr. Lepore for their help in the negotiations. Mr. McConaghy reviewed some past amendments beginning with Amendment #4 (Oct. 2011) which modified the revenue share percentages. Amendment #5 (Feb. 2019) extended the term through June of 2029. Amendment #6 was an adjustment made due to Covid. We are currently working on the renewal of Amendment #7 which includes the following: See attached for more detail and comparisons.

- Extends the term to 2036 with 3 yr. optional extension
- Increases concession rent share by 4% across each level
- Commences July 2026
- Includes growth incentive – 75%/25% split of rent share in excess of \$4.5m

- Authority maintains control over menu pricing adjustments
- If Authority makes significant capital investments, tied to F&B improvements, rent share will be revisited. This may include improvements to the suite level.

Lastly, Mr. McConaghy showed the financial impact on rent earned rates in 2011 and rent earned rates in 2026. Please see attached.

Mr. Almonte requested a motion to approve the proposed Sportservice Renewal Amendment. Upon a motion from Mr. Nee, which was seconded by Mr. Mancini, it was unanimously

VOTED: to approve the Sportservice Renewal Amendment

Mr. Almonte moved onto the last item, which is review and consideration of changes to the Authority Bylaws. One of the items in review is to append Mr. McConaghy's title of Executive Director with CEO. The second item would involve the process of how each board member was given a copy of future changes to the Bylaws of the Rhode Island Convention Center Authority to review. The change essentially adds email and other electronic means to communicate changes. Mr. Leach stated that rather than give up the title of Executive Director we will add CEO to that title as well. The motion states that it doesn't matter which title Mr. McConaghy uses.

Mr. Almonte requested a motion to approve adjustments to the Authority Bylaws. Upon a motion from Mr. Nee, which was seconded by Mr. Mancini, it was unanimously

VOTED: to approve the adjustments to the Authority Bylaws.

8. Adjournment

With there being no further business to be discussed by the Board of Commissioners, Chairman Almonte asked for a motion to adjourn the meeting. Upon a motion duly made by Ms. Venturini, which was seconded by Mr. MacDonald, it was unanimously

VOTED: to adjourn the meeting at 9:45 AM