

RHODE ISLAND CONVENTION CENTER AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
TUESDAY, NOVEMBER 4, 2025

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 November 4, 2025, pursuant to notice which was posted at the Amica Mutual Pavilion, One LaSalle Square, Providence, RI and the RI Convention Center, One Sabin Street, Providence, RI.

Board members in attendance were Ernest Almonte, George Nee, Paul MacDonald, Jeffrey Hirsh, Dale Venturini, Peter Mancini, Carol Lombardi, Jennifer Goodrich Coia, Esq., Oscar Vargas, Diony Garcia, Esq., and Sarah Bratko

Others participating were special guest, The Honorable Brett Smiley, Mayor, City of Providence; Daniel McConaghy, Dana Peltier, Linda Maroun, and Melissa O'Connor, Convention Center Authority; Dan Schwartz, Lynn Singleton, and Alan Chile, PFM/The VETS; Lawrence Lepore, Cheryl Cohen, Chris Spolidoro, Becca Ponder, Casey Dotson, and Tim Sullivan, Convention Center and AMP; Kristen Adamo and Tom Riel, PWCVB; Bruce Leach, Legal Counsel; Michael Crawley, Citrin Cooperman; Becky Bolton, Oak View Group; Debra Polselli, Recording Secretary.

1. Call to Order

With a quorum present, **Chairman Almonte** called the meeting to order at 9:00 a.m.

2. Announcement of Next Board Meeting Date

Chairman Almonte stated that the next meeting will take place on Tuesday, December 2, 2025 at 9:00 a.m.

3. Consent Calendar Items

- a. Approval of the September Board Meeting Minutes
- 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 from **Mr. Mancini**, which was seconded by **Mr. MacDonald**, it was unanimously

VOTED: to approve the minutes of the September Board Meeting, the Marketing Committee Report, and the Finance Committee Report.

4. Special Guest – The Honorable Brett Smiley, Mayor of Providence

Chairman Almonte welcomed Mayor Smiley and expressed the Board's gratitude for being a part of his City. Mayor Smiley thanked the Board for having him and appreciated the invitation. He stated that the impact of this Complex on the City's economy is critical. He stated that everyone sees it and feels it when the Convention Center and AMP are full. He stated his appreciation for how much the Board cares about this asset and how much they continue to reinvest in it. He expressed his excitement to see the new bar and the other improvements at the Convention Center. Mayor Smiley then talked about the Providence economy and where it is headed. He stated that he believes there are four (4) legs to that "table," one of which is tourism, hospitality, and entertainment, which he believes is the sturdiest with travel and tourism numbers being great and the meals and beverage tax revenues remaining very strong. He noted that Providence had a strong summer and they continue to have strong prospects ahead thanks to a lot of hard work of a lot of people at the CVB, the Convention Center, the AMP, the RI Hospitality Association, and countless others. He noted that the other three (3) legs of the "table" are a little wobbly at the moment because what is going on in the world. He stated that probably the most important of the remaining three (3) legs is the employment base in hospitals and higher education.

He noted the recent news about the difficulty in the healthcare sector right now although their employment remains strong. He stated the colleges, especially Brown University, are having significant headwinds based upon what is happening with the federal government and the reduction of NIH grants and the other research driven funding opportunities that trickle down to real jobs in our community. When there are no new grants, there is no new research, and no research assistants being hired and all of the affiliated spending that goes along with it. He stated that most believe that this is a short term problem and not a long term problem. He then talked about the third leg, which is also a little bit mixed right now and that is the blue and green economy, ocean based technology and economy in our community which finally hit critical mass in the wind energy sector. He stated that at the Cambridge Innovation Center at the CIC building on Dyer Street there are over 30 wind energy businesses there and these are white collar jobs like oceanographers and engineers, and we are competing with New Bedford on some of the construction jobs so it is important for us to stake out a corner of having these jobs remain here. He stated that the other thing that is happening that has not happened previously in Providence is they are starting to see some defense industry business, which has always been down in Quonset and Aquidneck Island. He stated that he believes this is attributable to the continued growth in that sector and the lack of available space so the City has its first defense industry business at the Port of Providence, and they are optimistic that those opportunities will continue to grow. Mayor Smiley then reported on the final piece is really trying to get life sciences off the ground. He stated that Ocean State Labs has opened with a high quality, capable operator. He stated there are six (6) new life sciences businesses there. He noted that while there is uncertainty around us, we just need one or two of these to hit and we can fill lab space we have. He stated that the work that is going to come out of both the Ocean State Labs, which is anchored by the state health lab is all private. He stated that the Brown Life Science's building, which is the big crane you see in the sky right now is still full speed ahead despite federal government funding challenges. He stated that he feels like this makes for a pretty good future looking economy for our capital city. He further stated that the Convention Center and the AMP is the City's anchor in terms of travel, tourism, convention and meeting business and the city is grateful and supportive of the work being done at those facilities. He noted that none of this is possible without a foundation of excellent city services. He reported that over the last three (3) years they have made great strides in public safety. He reported that in December of 2024 they closed the books on crime statistics for the year and it was the lowest level of violent crime in 35 years and this year, which they are three quarters of the way through, they are across the board lower than they were last year so they are on track for another record setting year. He noted the importance of making sure anyone coming to event at the AMP or Convention Center feels safe will have a more visible presence of the Providence Police, Providence Fire, and the Downtown Improvement Agency. He stated that they are going to continue down that path and continue to make progress on city services and the quality of their infrastructure. He stated that it is easy to focus on things you want to fix and things you need to get done and Rhode Islanders tend to be prone to be cynical and negative but when you see the city and state through the eyes a visitors, it is refreshing, motivating, and exciting, and people love it here and they love visiting here. We are so much better off than other cities people travel to so they will continue to make meaningful improvements and are excited about the continued work at the Complex and they look forward to our continuing partnership. **Chairman Almonte** thanked Mayor Smiley again and Mayor Smiley welcomed any questions from the Commissioners. **Vice Chairman Nee** mentioned that the Board is spending a lot of time trying to figure out how they can expand the footprint at the Convention Center and wanted to make sure it was on the Mayor's radar. Mayor Smiley stated that it is in fact on his radar, and he understands the impact is meaningful to our businesses and he would be shoulder to shoulder with the Board to support those expansion efforts. **Mr. MacDonald** stated his concern about what is happening right now with Roger Williams Hospital and that they have 2500 members over there and the impact of this hospital closing would be detrimental and asked if he has had any involvement in this situation. Mayor Smiley stated that they have stayed pretty close to it and it is hugely important to the City. He stated that the City has been working with the would be buyer, Centurion, and has sent letters in support of the acquisition to the bankruptcy court in Texas. He stated that the outgoing buyers owe the City a fair amount of money in unpaid taxes and they have a pilot agreement in place that they are behind on. He stated the city would very much like to be paid but they are not aggressively pursuing that at the moment so as to not add one more complication to the new buyer transaction. He stated that the new owners have made a generic commitment to a future pilot agreement with the City, but the most important thing is that this transaction goes forward. He stated that any other option is not great. The best option is to try to finish the deal with this nonprofit operator out of Atlanta. He stated that they would be staying very close to it because of its unique and critical importance to the City. Mayor Smiley then discussed construction happenings in the city now and while he would love to have ten (10) cranes in the sky, there is still a lot happening just on a smaller scale, but it is happening in every neighborhood. **Vice Chairman Nee** asked if there was anything that can be done to make the roads around here more smooth, and Mayor Smiley replied that the City has tens of millions of dollars allocated for repaving and the streets that get repaved is based upon the quality of the road and how bad it is, and the frequency of travel so they do the worst roads that are most used first. Mr. McConaghy asked about an update on the "Superman" building, and Mayor Smiley replied that things are moving forward and there is a state subsidy in place, and the City has dedicated some money to infrastructure work that comes off of the tab of the project.

He noted that the State passed the sales tax exemption which allowed for a couple of extra million dollars of sales tax exemption on construction supplies. He stated that additional private capital has been raised and they are just waiting on a USDOT program where you can borrow at treasury rates for transit oriented development projects. He stated that they have a preliminary commitment letter from the federal government that they are working through and once it is finalized it is a go. He stated that if you have already begun construction you become non-compliant and violate the terms of the program, which they will not let happen, so they just need to be patient. Mr. McConaghy then asked about parking on Sabin Street during events, and Mayor Smiley replied that to preserve pedestrian safety there should not be any parking on Sabin Street during events. **Mr. Hirsh** then thanked Mayor Smiley for saving WaterFire stating its importance for tourism and conventions. Mayor Smiley stated that the City Council just has to approve the lease now. He stated that the City purchased the WaterFire Arts Center and they are doing a lease back to the organization to give them a capital infusion to help sort of right the ship financially which has been unsteady since Covid. He mentioned that WaterFire is critical to the City and while he would like to help other arts organizations, WaterFire is different and part of the City's identity. He stated that it is a free public arts event, which people love and we are happy to do it, and the City taxpayers are protected in that they now have an asset. He stated that part of the agreement is that WaterFire has committed to a minimum number of lightings and they are confident that there will actually be more fires. He thanked **Mr. Hirsh** for bringing this up because he thinks it is really important. **Mr. MacDonald** then asked Mayor Smiley how he feels about the new legislation that provides for cameras on the outside of school buses, and Mayor Smiley replied that he is okay with the cameras and was surprised about the number of people who would drive around a school bus when the stop sign is out. He stated that it unfortunately is not a rare occurrence and we should all want kids riding a school bus to be safe getting on and getting off the bus. He stated that the original legislation was a lousy deal for the state and municipal governments in terms of the revenue split. He stated that the company was receiving 70% and the public sector was getting 30%, which is really 15% to the State and 15% to the city. He stated this was a terrible arrangement for the public sector and that "wrong" has been "righted." **Chairman Almonte** then asked about the Mayor's Conference that takes place every June, and Mayor Smiley replied that this conference rotates cities every year and the City of Providence was able to win the effort to bring the Mayor's Conference to Providence in June 2027. He stated that the last time this conference was in Providence was about 20 years ago. He stated that his office is working in partnership with the CVB to make this conference a success. He stated that America's Mayors will be here along with a fair amount of federal officials and dignitaries. He stated that they get to put a personal spin on these conferences and he does not enjoy getting on buses to go to a conference so his expectation is that all of the social events will be within walking distance. He stated that one of the City's greatest attributes is that you can walk everywhere when you come as a visitor. **Chairman Almonte** then thanked Mayor Smiley for coming and spending time with them and expressed the Board's appreciation for the time spent talking with them.

5. Marketing Committee Report – Chair Dale Venturini

a. Results of Partnership Brainstorm

Ms. Venturini stated that they talked about some issues, specifically industry trends, at the marketing committee meeting that are very important and interesting, and asked Ms. Cohen to share some insight into some of the industry trends that are impacting live events. Ms. Cohen addressed the Authority and stated that demand remains strong in major Northeast cities, but there is a lot of price sensitivity. She reported that the average ticket price is now \$144, which is 45% higher than the average ticket price in 2019. She stated that there are rising production costs and as costs go up, artist fees go up, and ticket prices go up. The ticket buyer is waiting seven (7) days before an event to buy their tickets, which is a promoter's nightmare. She stated that some of the trends that you see are likely to continue, and industry experts are saying there will be a stabilization. She stated that major areas will continue to see premium pricing but smaller venues or mid-tier venues like us will still struggle with soft ticket sales. She mentioned that it can be a slippery slope with ticket buyers waiting until the last minute to purchase tickets, and the promoter may make a decision to offer discounted tickets in order to get more tickets sold, which you do not want to train the market that discounted tickets will be available as you get closer to the event. Ms. Cohen then discussed that venues are investing in upgrades and trying to create these premium areas in hospitality so they can justify these higher prices. She stated they are looking for that bundle, something to put into a package whether it is a keychain, a t-shirt, a lanyard, or a food and beverage option. She stated that bundling together is an opportunity to really make a fan feel that they are getting something more for their money and that is what a lot of these VIP experiences are for events. She stated that as we begin to see things change, she thinks VIP experiences will grow, but it will be a little rocky between now and 2026. Mr. Lepore mentioned the Latin market stating that there is a lot of resistance to attend events, especially in California where they have a strong Latin market, because fans are afraid to come out because of ICE. Ms. Cohen stated that the AMP just hosted a Latin show this past weekend, which did okay but probably should have done a little bit better.

She questioned if the fan was not going because of ticket pricing or everything else going on. Mr. McConaghy stated that he was surprised talking with security guards who stated they saw more passports at that show than they had ever seen at any other show. He stated people bring their passports to show their legal residents. Ms. Cohen mentioned the upcoming Goose concert that went on sale and sold out almost immediately. She stated that it went on sale at just the right time. She noted that ticket sales for the comedy shows currently on sale are softer than they were in the past. She mentioned that she spoke to the promoter for Jeff Dunham, and he said we had higher ticket sales than other cities but yet we are still less than what we would normally be at for this show. **Ms. Bratko** asked what causing people to postpone purchasing tickets, and Ms. Cohen replied that she believes it is just the economy. Mr. Lepore noted that he was notified last night that Live Nation will be making adjustments to the ticket prices for Jonas Brothers. Ms. Cohen stated that we went to them to ask for reduction because mid-price tickets were not selling. **Mr. Hirsh** commented that he believes it is a societal thing and people do not know what they want to do. **Mr. MacDonald** commented that he believes people are being more cautious with their discretionary money. They are still busy, but not as busy as last year. **Ms. Venturini** thanked Ms. Cohen for the report.

6. Finance Committee Report – Chair Jeff Hirsh

a. First Quarter Financial Results Summary

Mr. McConaghy reviewed the First Quarter FY25 Financial Summary (see attached). He stated that our season does not really begin until October/November, so it is not surprising coming out of the gate to be down. He noted that in years' past, we have sought funding to pay the bills because events did not happen that were budgeted for. He stated that on a positive note, the forecast for the year is expected to hit \$1.9 million versus a budgeted profit of \$1.6 million. He then brought the Authority's attention to the small chart at the bottom that details indirect expenses for the last three (3) months (July-September) and noted that everything they are doing to improve upon indirect expenses is yielding results. He stated that we will stay on top of this and keep focusing on this issue, keeping the controls in place, and keeping communication open.

7. Employee Highlight – Casey Hoover (Sales Manager - RICC)

Ms. Ponder introduced Casey Hoover, who is familiar to the Board because she stepped in for her and did the board presentations while she was on maternity leave last year. She stated that Casey is a hard worker and never afraid to take the lead on a project or help out another staff member. She stated that the experience she lacked in coming into this job that it is amazing having somebody who has that to turn to every day and ask questions and be able to brainstorm with. She stated that she truly believes she could not be effective in her role without people like Casey. Ms. Hoover thanked everyone and stated that she currently lives in Cranston with her husband, Jeff, and their cat George, and she is originally from northern New Jersey and comes from a large Italian family on her mom's side. She stated that she graduated from Johnson & Wales and went there for culinary because she loved cooking and quickly realized that being in the kitchen was not the way she got her degree in culinary, food service management and then did a concentration in event management. She stated that while doing that she began working the desk at a hotel where she saw all these groups come in and that is really where she found her love for the sports market and worked her way into sales until COVID hit and then we were all kind of home for a while and she did not know what to do until a brand new hotel opened during COVID in Newport, so she decided to accept a sales and events position and since it was during COVID she did a little bit of everything and learned a lot while she was there. She then saw opening in sales at the Convention Center and applied for the job knowing it would be a good fit. **Chairman Almonte** then asked Ms. Hoover how she defines success both personally and professionally, and Ms. Hoover replied that personally it is very simple and that is being able to have time with my family. She stated that everybody is looking for that work-life balance and they try to find it and it is very hard in the event industry to find that but here she found a job where she loves her job every day and loves coming in, loves the people she works for, and it also affords her the time where she does not miss things with her family and that is the most important thing to her. She stated that professionally it is the success of the events for the client and people attending the events. **Chairman Almonte** stated that the Authority is grateful to you and everyone that helps us. He stated we have success because of you and people like you so thank you.

8. Executive Director's Report – Daniel McConaghy

a. Update on Strategic Vision Session Efforts

Mr. McConaghy reviewed the Update Strategic Vision Session handout (see attached). Mr. McConaghy reported that the three main takeaways from the strategic meeting were to execute an economic impact study, which we have not done in several years. He stated that they have been moving forward with CSL who did the last report. He stated they have been very helpful pulling this all together and they have a timeline laid out and they think within 8-9 weeks we will have that report ready for us, which will be January/February. He stated that he thinks that timeframe is critical because it gets us before the General Assembly. He stated that the next initiative is to re-commission the Athletic Facility Study. He reported that they have already met with SFA and we expect a deliverable on that report in the next three (3) months, a similar timeframe as the economic impact report. **Vice Chairman Nee** questioned if they come up with recommendations and then we go out to RFP, and Mr. McConaghy replied that their results will talk about the size of the building, what types of programs, etc. and at that point the Authority will need to start looking at sites on what the programs will dictate and they will research. Mr. McConaghy stated that they will focus their attention on the Providence market. He stated that their report will talk about the size of the building, the content, what types of programs go into that type of building, the size we need and the parking that is associated with the property. He stated from that point on the Authority will start looking at sites and looking at options to see where we can actually fit our needs and what the program will dictate. He stated we have to know what we need and the financial feasibility of it. He stated they will study all the types of sporting events that come into the market and adjacent market and the size of those events. There is a wide variety of programming so they will help us understand what seems to be working the best for us. **Mr. Garcia** asked if once the reports are delivered to us do we look for space, and Mr. McConaghy replied that we need to control the messaging and the narrative. He stated there are a lot of moving parts. **Mr. Garcia** stated that once the reports are presented to the Board, unless it is done in Executive Session, word will get out. **Vice-Chairman Nee** asked if they would look at spaces within a 30-mile radius as well, and Mr. McConaghy replied yes because there are a lot of these facilities in Southeastern Massachusetts. Mr. McConaghy then stated the last initiative would be to engage an architect to study the Authority's expansion options. He reported that an RFP has been issued for architectural services and the RFPs are due on November 12th. He stated from there they will engage and hire one of those firms to help the Authority explore its options. **Ms. Goodrich Coia** confirmed that the expansion option is separate and apart from the sports facility, and Mr. McConaghy agreed. He stated that at the September meeting the Authority went into depth to look at the possibilities we might be missing out on to grow. He stated that the Convention Center has a lack of meeting room space and ballroom space, and we need to figure out how we do that contiguous to the site. He stated that we will look at all options to see what we can do. He stated that if we stay the same, we start to drop off. **Mr. Hirsh** replied that we cannot stay the same. **Ms. Venturini** agreed and stated that even if a walkway needs to be constructed. Mr. McConaghy stated that we need to keep our minds open and that it could be anywhere near here. He stated that he thinks this is the next 30-year look for us to position ourselves properly for the expanding convention business. **Ms. Venturini** thanked Mr. McConaghy for getting this done so quickly and it is important that we work through this now.

b. Review and Consideration Proposed Providence College Contract Renewal

Mr. McConaghy reviewed the Proposed PC Renewal Terms handout (see attached). Mr. McConaghy stated that he wanted to brief the board on the trend of where we are headed with Providence College's contract renewal that was discussed at the Finance Committee last week and they have supported the path we are headed with these negotiations. He stated that the last agreement was signed in 2019 and that 5-year contract was extended one (1) year. He stated the Providence College is under tremendous pressure to support the NIL effort. He stated that they are trying to find ways to fund this and using this opportunity to try and think about ways to help them increase funds without affecting our bottom line. He stated that when they put a good team on the court, we reap the benefits. He stated that this is a national issue, but it is more challenging for Providence College due to their size and their programs. **Vice-Chairman Nee** asked if there has been any discussion on changing the contract to performance based on a number of wins. Mr. Lepore replied that they currently have additional revenue tied to an attendance number per game. Mr. McConaghy stated that when Kim English took over as head coach we did \$800k in food and beverage sales. He stated that last season we did \$650k. **Ms. Venturini** asked if they ever paid for the seats that were destroyed. **Vice-Chairman Nee** asked if they are paying for extra police. Mr. McConaghy replied no there is contract language. **Chairman Almonte** and **Ms. Venturini** agreed they should be billed. **Vice-Chairman Nee** asked where are they going. **Ms. Venturini** agreed with Vice Chairman Nee and stated that they want everything. **Vice Chairman Nee** believes they have a different definition of partnership. Mr. McConaghy stated the importance of being team players. He stated that last year there were security issues, and they have stepped up to the plate to rectify the situation.

Vice Chairman Nee asked how Providence College's contract compares to other arenas in the Big East, and Mr. Lepore replied that St.

John's pays six digits to play at Madison Square Garden. Mr. McConaghy stated that we are appropriate. He reported that they are trying to discuss a percentage increase to our split with Delaware North and pass that increase onto Providence College. **Chairman Almonte** stated that we will continue to get what we get and anything over that will go to Providence College. Mr. McConaghy discussed a no rent deal at the new Exchange Bar at the Convention Center if they book it for an alumni function and the Authority keeps all revenue from food and beverage. Mr. McConaghy mentioned increasing the per ticket fee for suite tickets from \$15 to \$20 as another way to help them raise funds. Mr. McConaghy then discussed capital investments, and they are looking into a system that projects onto the floor. When the lights go down, the floor lights up, which is a lot of dynamic movement for pre-game activities. **Vice Chairman Nee** asked if it could be used beyond PC games, and Mr. McConaghy replied possibly Harlem Globetrotters and maybe hockey but they are looking into it. He stated that parking would be the same arrangement as last year. **Mr. Hirsh** asked how many people attend a basketball game park in Providence Place Mall, and Mr. Sullivan replied a lot of people. **Vice Chairman Nee** asked how much money the new parking arrangement brought in last year, and Mr. McConaghy replied only \$8k because it was started very late in the season, but he expects it to be in the neighborhood of \$30k-\$35k this season. **Vice Chairman Nee** commented that he is opposed to these contract terms because he thinks we are nickel and diming our patrons and it is not worth the money to aggravate people who are already loyal. He stated that it is more Providence College's responsibility to go to their alumni and figure this out. Mr. Lepore reminded the Board that we are talking about a tenant that has been playing in the building for over 50 years and the amount of revenue they have generated for us he thinks we are obligated to help them be competitive. He stated that while he understands where Vice Chairman Nee is coming from, Providence College is at their wit's end. They are a small school and do not have as big an alumni as other schools. They are in a difficult position of trying to compete with the Big East versus URI with the Atlantic 10. **Ms. Venturini** stated that Mr. Lepore's comments have resonated with her and we always hear how difficult Providence College is but what Mr. Lepore said is true that they have been a tenant for over 50 years before the State owned the AMP. **Mr. Hirsh** commented that imagine what the economic impact study would show if PC did not play here. People would not be spending money in the City of Providence on what would be a game day. Mr. Lepore stated that we are at a critical point and with PC spending \$11 million to put 12 players on the floor is unsustainable and whatever we do to help them is nickels compared to what they need to do. They will not be able to stay in the Big East. Mr. McConaghy stated that players are going to the highest bidder. **Ms. Goodrich Coia** suggested a special meeting to discuss this one issue because it is such an important issue on how we can think about the community at large and how we are going to support PC with their NIL efforts. She stated that she thinks everybody is in agreement that it has to happen because small and large schools alike are not able to raise this kind of money and they will be lucky if they are able to fill their classes in the next 8-10 years, which is a whole other problem. She thinks maybe we can come up with other creative ways to help. **Chairman Almonte** agreed and asked Mr. McConaghy to put that on the list of things to do in our future meeting. **Chairman Almonte** asked if a vote was needed and Mr. McConaghy replied no but wanted to know that they are working in the right direction. **Chairman Almonte** agreed and stated that they will vote when they have a contract before them.

- c. Executive Session pursuant to RI General Laws Section 42-46-5(a)(1) in connection with the Executive Director's annual performance review

Chairman Almonte requested a motion to adjourn into Executive Session pursuant to RI General Laws Section 42-46-5(a)(1) in connection with the Executive Director's annual performance review. **Mr. MacDonald** made the motion, but before the roll call, Attorney Leach noted for the record that under that statute, because the Authority will be discussing someone's job, he stated that the individual was given the opportunity to have this discussion take place in either open session or executive session, and he elected to have the discussion take place in executive session. **Chairman Almonte** thanked Attorney Leach for the information. **Mr. Garcia** seconded Mr. MacDonald's motion, and a roll call vote was taken:

Chairman Almonte	Aye
Vice Chairman Nee	Aye
Mr. MacDonald	Aye
Mr. Hirsh	Aye
Ms. Venturini	Aye
Mr. Mancini	Aye
Ms. Goodrich Coia	Aye
Mr. Garcia	Aye
Ms. Bratko	Aye
Ms. Lombardi	Aye

With the roll call vote being unanimous, the Authority adjourned into Executive Session at 10:27 a.m.

The Authority reconvened into Open Session at 10:50 a.m.

Chairman Almonte requested a motion to close and seal the minutes of the Executive Session. Upon a motion from **Ms. Bratko**, which was seconded by **Mr. Garcia**, it was unanimously

VOTED: to close and seal the minutes of the Executive Session.

9. 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 **Vice Chairman Nee**, which was seconded by **Ms. Bratko**, it was unanimously

VOTED: to adjourn the November 4, 2026 meeting at 10:51 a.m.