THE RHODE ISLAND CONVENTION CENTER AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
TUESDAY, OCTOBER 6, 2026, 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 October 6, 2026. 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, RI 02903.

Board members in attendance were Chairman Ernest Almonte, Vice Chair George Nee, Jeff Hirsh, Peter Mancini, Paul MacDonald, Carol Lombardi, Jennifer Goodrich Coia, Esq., Sarah Bratko, Esq., and Farouk Rejab. Board members unable to attend were Oscar Vargas and Diony Garcia, Esq.

Others attending were Daniel McConaghy, Dana Peltier, Melissa O'Connor and Patricia Verrecchia, RI Convention Center Authority; Lawrence Lepore, Chris Spolidoro, Becca Ponder, Casey Hoover, Tim Sullivan, Al Fera, RI Convention Center and AMP; Kristen Adamo, PWCVB; Alan Chile, Dan Schwartz, PFM/The Vets; Joe Dolan, OVG; Michael Crawley, Citrin Cooperman; Bruce Leach, Legal Counsel; Mr. Joseph Paolino, Paolino Properties; David Salvatore, The Providence Foundation; Chantale Sarrasin, State of RI General Assembly.

1. Call to Order – Chairman Almonte called the meeting to order at 9:02 AM
2. Next Board Meeting – Tuesday, Nov. 10, 2026, at 9:00 AM
3. Consent Calendar Items
   a. Approval of the minutes of the September Board Meeting
   b. Approval of the Marketing Committee Report
   c. Approval of the Finance Committee Report

Mr. Almonte requested a motion for the Consent Calendar Items. Upon a motion from Mr. MacDonald, which was seconded by Mr. Mancini, it was unanimously

VOTED: to approve the consent calendar items

4. Invited Guest – Paolino Properties
   a. Discuss plans for the Providence Place Mall – Mr. Joseph Paolino

Mr. Paolino began by discussing the acquisition of Providence Place Mall. He recalled that, as a young mayor in the 1980s, he visited Copley Place in Boston and was inspired by the possibility of developing a similar destination in Providence. He also spoke about his background and his longstanding commitment to the city. Mr. Paolino noted that Nordstrom was a major catalyst for the mall's success. Over time, however, the property changed ownership and accumulated significant debt, particularly following Nordstrom's departure. Many other retailers have also left, and he expressed concern that the loss of the Apple Store would have a substantial negative impact on Providence. Mr. Paolino emphasized his desire to work collaboratively with us through open communication and a strong partnership to revitalize the mall and change the prevailing narrative. He expressed interest in attracting Costco or a grocery store to the property and asked for our assistance in encouraging Apple to remain in Providence rather than relocate to Garden City. He also cited security concerns, less proactive policies, and the need for repairs to the parking garage as factors that contributed to the mall's sale. Valet parking may also be considered. Mr. Almonte asked Mr. Paolino how he would define success. Mr. Paolino responded that success depends on listening, remaining flexible, and approaching the

effort with honesty and an open mind. He reiterated his commitment to Providence and his aspiration for the city to become an arts capital with national and international arts.

5. Marketing Committee Report – Interim Chair Jeff Hirsh
   a. AMP monthly review – Dan McConaghy led the meeting in Cheryl Cohens absence

Mr. McConaghy began by noting how well Los Tigres Del Norte performed even though it was a half stage show. There were 3,784 attendees, $127,660.48 total gross revenue and $33.74 per capita spend. Revenue was primarily driven by concessions which generated $119,326.50. Of that total, beer and liquor sales were $105,034. Mr. McConaghy reviewed the demographics noting 50% of ticket sales were sold days before the concert which is typical for a Latin show. Mr. McConaghy also noted that 80% of tickets were sold online. Providence and Pawtucket accounted for the largest percentage of sales.

6. Finance Committee Report – Chair Jeff Hirsh
   a. Review and Consideration of delegating the approval of the Authority's FY28 budget to the Finance Committee
   b. Review and Consideration of Providence College contract renewal

Mr. McConaghy began with the review of the Providence College contract noting that it has taken nearly 18 months to get this far. He reviewed some of the highlights of the contract which were reviewed in the Finance Committee meeting. Some of these highlights include the term, $40k expense cap for scrimmages, exhibitions, charity and women's games. Concessions which will include 2% share of concession revenue. Use of The Exchange for two events with some revenue share. Parking remained the same. Re-affirm control over capacity and number of seats sold considering Fire Marshal consent agreement. Please see handout for more information.

Mr. Almonte requested a motion for approval of the Providence College Contract Renewal. Upon a motion from Mr. Nee, which was seconded by Mr. Mancini, it was unanimously

VOTED: to approve the Providence College Contract Renewal

Mr. Almonte requested a motion to delegate approval of the proposed FY28 budget to the Finance Committee at its October 2026 meeting. Upon a motion from Mr. Hirsh, which was seconded by Mr. MacDonald, it was unanimously

VOTED: to delegate approval of the proposed FY28 budget to the Finance Committee.

7. Partnership Highlight – The Providence Foundation (David Salvatore – Executive Director)

Mr. Salvatore stated that he has served as Executive Director of The Providence Foundation for two years, following various roles in the nonprofit and government sectors. Established in 1974, The Providence Foundation is a 501(c)(3) organization whose original vision included the development of Waterplace and the relocation of the river and highways. Its focus evolved after the 1980s, and a $25,000 grant served as a catalyst for the relocation of Interstate 195, opening 27 acres of land for development. The Foundation is currently addressing the housing crisis and exploring opportunities to repurpose commercial spaces left vacant as a result of the pandemic. These efforts could create opportunities for more residents to move to Providence, supported by appropriate amenities, including food options and different modes of transportation. The Foundation is also exploring the relocation of buses from Kennedy Plaza to be located next to the train station and considering how Kennedy Plaza could be reimagined. Mr. Salvatore highlighted the Downtown

Improvement center, which The Providence Foundation established to help keep the city clean and safe, as an asset to Providence.

8. Executive Director's Report
   a. Review of Summer 2026 construction projects
   b. OVG Update – Joe Dolan/Larry Lepore

Mr. McConaghy provided an update on the Summer 2026 projects, which included carpet replacement at AMP and RICC; renovations to locker rooms 2 and 3 at AMP; painting of AMP concourse bathrooms, suites, and concession areas; conversion of the Business Center into a grab-and-go space called Exchange Marketplace; loading dock repairs at RICC; and signage improvements throughout RICC. Photographs of the projects are included in the handout. He also discussed security camera upgrades across all buildings. RFP's have been received from design & engineering firms to assess and design the systems, with the project expected to begin in Summer 2027.

Mr. Dolan reported that the Upshot League contract is nearing completion, with an announcement anticipated in October. He also confirmed that an agreement had been reached with the stagehands following negotiations that began in July 2026. He described the negotiations as challenging but fair and expressed confidence that the agreement would support future success. Mr. Lepore noted that contracts for electricians and plumbers remain to be negotiated. Ongoing challenges were also discussed regarding efforts to secure a vendor to meet additional event security needs. The preferred vendor has been unable to fill these staffing needs, and unionization of security personnel has not resolved the shortages as anticipated.

9. Adjournment

Mr. Almonte asked for a motion to adjourn. Upon a motion duly made by Mr. Nee, which was seconded by Mr. Hirsh, it was unanimously

VOTED: to adjourn at 10:30