

THE RHODE ISLAND CONVENTION CENTER AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
Tuesday, September 16, 2025 at 2:30 PM

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 Sept. 16, 2025. The meeting was held at RI Foundation Conference Room, One Union Station, Providence, RI 02903 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, Paul MacDonald, Peter Mancini, Jeffrey Hirsh, Dale Venturini, Carol Lombardi, Sarah Bratko, Esq., Oscar Vargas, Jennifer Goodrich Coia, Esq., and Diony Garcia, Esq.

Others attending were Daniel McConaghy, RI Convention Center Authority; Larry Lepore, Cheryl Cohen, Becca Ponder, Al Fera and Tim Sullivan, RI Convention Center and/or AMP; Dan Schwartz and Mike Gravison, The Vets; Kristen Adamo and Tom Riel, PWCVB; Michael Crawley, Citrin Cooperman; Bruce Leach, Legal Counsel; Patricia Verrecchia, Recording Secretary. Pete Janhunnen, facilitator.

1. Call to Order – Chairman Almonte called the meeting to order at 2:30 PM
2. Next Board Meeting date – Chairman Almonte stated that the next meeting will take place Tuesday, September 30, 2025, at 9:00 AM
3. Review and Consideration of delegating the approval of the Authority's audit to the Finance Committee

Chairman Almonte requested a motion to delegate the approval of the Authority's audit to the Finance Committee. Upon a motion duly made by Mr. Nee, which was seconded by Mr. McDonald, it was unanimously

VOTED: to delegate the approval of the Authority's audit to the Finance Committee

4. Strategic Vision Session – Pete Janhunnen

Chairman Almonte reviewed the importance of this Strategic Session. We need to pay close attention to several key issues: The deficits in Rhode Island, the political climate in Washington D.C. and the open bonds within the state. With many groups competing for these bonds, it's critical that we come together now to develop a strong strategic plan to move forward. Chairman Almonte introduced our facilitator and reviewed his impressive background.

Mr. Janhunnen referenced the Marshall Plan and emphasized the importance of always maintaining a clear vision. He noted that one predictor of organizational success is the willingness to engage in open conversations with the board. He stressed the need to be creative and explore new paths and directions to move forward.

Mr. Janhunnen sent out a survey to the board members to complete before the meeting. 7 members completed the survey. Mr. Janhunnen reviewed these results. Some of the questions posed to the board was: What do you

see as the greatest opportunities, most important strength, obstacles, greatest strength of the current board, and organizational challenges. Please see attached handout for responses. The survey also included a rating from the board as to how well do you feel the board includes the perspective and view of all its members. The

average rating was 3.86. Mr. Janhunnen suggested coming back to this question in a year to see where we are. One of the final thoughts was "This is a good beginning".

Mr. McConaghy reviewed the Governance Overview beginning with our mission and history. Our mission is to stimulate Rhode Island's economy. We stimulate our economy by attracting conventions, exhibitions, tradeshow, concerts, sporting events and live entertainment. By doing this we are creating jobs within the community. Our goal is to operate at the greatest benefit at the least public cost. Mr. McConaghy reviewed the economic impact from 2016 – 2025. Please see results on handout. The last economic impact was done in 2017. Mr. McConaghy reviewed the history next. Some key dates include 1991: Convention Center Construction begins and opens at the end of 1992. 2008: Renovations to civic center completed. 2016: Legislation passed to construct the Garrahy Garage. 2010-2015: Multi-phased renovations to the Vets. 2018: Garrahy garage construction begins and is completed in 2020. See handout for more detail on history. Mr. McConaghy reviewed how the state supports the Authority. The Authority owns the AMP, RICC and IDG. The state owns The Vets. The Authority leases the AMP, RICC and IDG to the State (Lease obligates the State to pay our expenses and debt). The State subleases the AMP, RICC and IDG to the Authority for \$1 (This allows the Authority to operate the facilities which the state does not want to do). Article 42-99-9 of the Convention Center Authority Act sets the bonding capacity of the Authority to \$305m. Please see attached for more detail.

Mr. McConaghy reviewed the Board of Commissioners and structure. Please see detailed handout. Currently, all board members sit on the committees. Quorum for committees is 3 members in attendance. Question to consider: Do we want to assign members to each committee? Also, discuss frequency and timing of meetings. Some of the board members' responses and suggestions included:

- Not having back-to-back committee meetings due to scheduling difficulties
- Having morning meetings instead of afternoon meetings
- Maybe we should have sub-committee meetings on separate days for one week and continue to have board meetings the following week
- Having hard stops and covering some things by email beforehand
- Suggested having AMP and Vets present 1 month and RICC and CVB present the following month
- Are meetings long enough, how much time is enough
- Zoom meetings would be helpful

Mr. Leach mentioned that open meetings can't happen with Zoom for board members. There is potential to change bylaws. This will be something to pursue. Chairman Almonte asked board members to email him and let him know which committee they would be interested in. Chairman Almonte raised the question of whether the board would find it valuable to have a summary of each committee meeting presented at the board meetings. Chairman Almonte proposed that each board meeting feature an 'issue of the day,' providing an opportunity to leverage the expertise of members and work collectively toward solutions. He also suggested covering the most important issues first. Chairman Almonte also addressed to the board the importance of inviting a guest each month and explained the reasons behind it. We want to focus on people who have the ability to influence our future, such as the Governor. By sharing our accomplishments, we can build stronger relationships and encourage them to see themselves as our allies, not just resources we turn to in times of need. Mr. McConaghy asked if the board members want to continue to highlight the employee of the month on a monthly basis? The board members want to continue this and understand the importance of it. A suggestion was made to share a short bio of the

employee to keep presentations short. The board emphasized the importance of making sure employees know they are appreciated.

Mr. Janhunan brought up the next part of the presentation asking members for a success statement. "We will be successful in 5 years if.....? Responses are listed below.

- If we are still here
- If we continue to invest in infrastructure
- If we continue to grow and contribute to the city/state financially
- If we continue to expand our footprint/capacity/expansion
- If we increase engagement with Latin community
- If we stay competitive and provide quality service
- If we have competitive labor wages

- If we have the appropriate venues and size to grow meetings, conventions and sports revenue In Rhode Island
- If we increase public perception such as voters, taxpayers and stakeholders
- If we have increased our partnership within the state so we are recognized as an economic entity
- If we invite more people in, there are people who need us
- If we continue to innovate every year, stay current, stay ahead
- If we expand to more diverse events
- If we strengthen and retain our foundational relationships with PBruins and PC
- If we provide high quality culture, entertainment and economic growth by being innovative and be a market leader
- If we have more events and expand at the AMP and work on succession planning
- If we are able to pivot, be creative and find different unique ways to grow

Mr. Janhunan asked: "What are the big opportunities that you can see happening in the next 1-2 years?"

- To strengthen our relationship with PBruins and PC
- To work on the creation of a sports complex
- To work on opportunities in the Latin community
- To take advantage of our location, we are a 1 tank drive, which most locations are not
- To work on attracting high level people, take advantage of the innovation opportunities we have
- To work on technology with reaching clients
- We need to find other markets that are not being addressed or served well
- We need to work on enhancing our stacking process since space limitations put us at a disadvantage compared to our competition

Mr. Janunan asked the members what they see as threats.

- Travel, economy size, government travel reimbursements to drop
- State deficit, our request to borrow money could be rejected

Mr. McConaghy reviewed future growth initiatives beginning with the Hunden report results. He began with why we lost events and conventions, which were primarily due to unavailable dates or the building was too small. Please refer to the handout Mr. McConaghy provided for more details about the economic impact, space breakdowns regarding the RICC 5th floor renovations and scenario analysis for future attendees. Mr. McConaghy's recommendation is to retain an architectural/planning partner. Decide on the degree of expansion and maybe acquire a building. Work on a plan and execute. Mr. Nee

recommended that we look for partners to work with. Some benefits of creating a sports complex include alternate booking opportunities at the Convention Center, attracting more long distant travelers thus helping the airport and creating jobs. The board endorsed Mr. McConghy's recommendations and affirmed the need for a Sports facility initiative to drive future growth.

5. 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 Mr. Mancini, which was seconded by Mr. Vargas, it was unanimously

VOTED: to adjourn the meeting at 4:41 PM