

## MINUTES OF THE MEETING

of the

### MASSACHUSETTS CONVENTION CENTER AUTHORITY

October 15, 2009

A meeting of the Massachusetts Convention Center Authority was held on October 15, 2009 in Room 213 at the Boston Convention & Exhibition Center, 415 Summer Street, Boston, Massachusetts 02210. Members in attendance were: Chair Gloria Larson, Dean Stratouly, Lisa Signori, Robert Kenney, Darryl Settles, Peter Bassett, Carol Fulp, and William "Mo" Cowan. Staff members in attendance were: James E. Rooney, Kenneth A. Sinkiewicz, Fred Peterson, Jack Haley, Steve Snyder, Shu Hsia, Mac Daniel, Justin Holmes, Mark Michaud, Johanna Storella, Milton Herbert, Mark Schwab, Maureen Baker, JoAnn Washington, Matthew Hollander, Robert Noonan, Todd Mattuchio, Dennis Callahan, and William Smith.

#### I. ROLL CALL

Chairman Larson called the meeting to order at 8:45 a.m., and a quorum was established by a call of the roll.

#### II. MINUTES

Upon a motion duly made and seconded the minutes of the September 17, 2009 meeting were approved

#### III. EXECUTIVE DIRECTOR'S REPORT

1. Mr. Rooney reviewed the recent announcement that the BIO Conference was returning to Boston in 2012. Mr. Rooney indicated that the announcement was particularly sweet because Boston was able to lure the conference away from Las Vegas for that year. The Conference will be even larger this time utilizing portions of the World Trade Center, the Westin Waterfront Hotel and the Hynes Convention Center. Congratulations were offered to Milt Herbert and his team.

2. Mr. Rooney indicated that the medical segment of our business is on full display during this month when the Hynes and BCEC will have hosted Emergency Physicians, Family Physicians, American Academy of Medical Colleges and the Liver meeting; providing ample evidence that Boston is a prime location for medical/life science meetings

3. Mr. Rooney reported that MassMutual Center will host the acclaimed Lippanzer Stallions next weekend, and the beloved Falcons, after winning the season's opener have

hit a rough patch and are 1-3. We are assured that they are playoff bound nonetheless. Additionally, mark your calendar for the day after Thanksgiving when the brand new NBA Development League Springfield Armor will play their season opener.

4. Mr. Rooney indicated that the Strategic Development Planning and Top 5 efforts continue to progress with meetings with stakeholders. All continue to be impressed and offer encouragement. Mr. Rooney indicated that a presentation to the Board would be made in the near future.

5. Mr. Rooney introduced Mr. Sinkiewicz for an update on the progress of the Food and Beverage procurement. Mr. Sinkiewicz indicated that five of the prequalified companies attended the pre-bid briefing session earlier this week: Aramark, Centerplate, Ovations, Delaware North and Levy. Responses to the RFP are due November 24, 2009. Mr. Sinkiewicz indicated that in general terms, the focus would be on revenue, the quality of local management, and culinary creativity and excellence. It is anticipated that the selection committee will make a recommendation to the Board at the January, 2010 meeting

6. Mr. Rooney reported that the first session of the Customer Advisory Group was held on September 10 and 11, 2009. Mr. Rooney indicated that the purpose of the group, to have show manager, general service contractors and industry users critique the BCEC from each individual's experience, was effective and interesting, and most feedback was positive and constructive. As the information from the session is assembled and assimilated it will be passed on to the Board. In addition to observations made about customer service and operations, the group also left some thoughts to be considered concerning the facility's environment, the pace of the development of the Waterfront, and what happens when you walk out the door of the BCEC.

#### IV. QUASI-PUBLIC AUTHORITY COMPENSATION REVIEW COMMISSION

Mr. Rooney indicated that a discussion of the Quasi-Public Authority Compensation Review Commission's Report issued by a group led by Stephen Crosby and which was distributed to the Board was in order. He introduced Dr. Ellen Herman to make a presentation to the Board concerning the contents and recommendations of the Report; the substantial level of consistency with the recommendations of the Report found in the Authority's existing practice; and, the actions that are requested to be taken by the Board at this and subsequent meetings of the Board. A copy of Dr. Herman's presentation is appended to these minutes. At the conclusion of the presentation there was a discussion of certain aspects of the report, and an indication that all required actions would be undertaken in accordance with the schedule requested.

V. REPORT OF THE DEVELOPMENT COMMITTEE

Mr. Stratouly reported on a recent Joint Meeting of the Development and Administration & Personnel Committee where a number of topics were discussed. Among them was the status of a Parking Demand Study for the Springfield Civic Center Garage, the Boston Common Garage's condition and operations, and the status of the Marquee Project

Mr. Stratouly also indicated that at several meetings of the Development Committee, as well as at a joint meeting with the Administration Finance & Personnel Committee there have been lengthy discussion and presentations concerning the feasibility of incorporating solar panels into the high roof structure of the BCEC. Initial feasibility work has been performed by Simpson, Gumpertz and Heger and Solar Design Associates and a proposal has been made to do further study on engineering issues that have been raised by Committee. Mr. Stratouly indicated that the Committee voted not to approve the expenditure of additional funds at this time for any further work on placement of solar panels on the high roof because of engineering concerns and an insufficient financial return on investment to make the investment a desirable one from a financial standpoint. Mr. Stratouly indicated that incorporation of solar energy generation should be incorporated into the design considerations for any Authority expansion plans, and, if worthwhile, work could progress on determining the feasibility of solar panel incorporation into the low roof areas of the BCEC. Mr. Rooney observed that this vote not to proceed was based on careful deliberation incorporating in depth analysis by professionals which resulted in a reasonable determination based on hard facts and analysis, and that that Committees should be commended for the nature of their decision making process.

VI. ADMINISTRATION, FINANCE AND PERSONNEL COMMITTEE

Board Vote: Acceptance of Financial Statements and Independent Auditor's Report

Chair Lisa Signori introduced Christopher Rogers of Sullivan, Rogers & Company, the Authority's outside auditors, to give a presentation concerning the Authority's Financial Statements and Independent Auditor's Report for Fiscal Year 2009.

At the conclusion of the auditors' presentation and after discussion, upon a motion duly made and seconded the Board voted unanimously as follows:

**VOTE—The Massachusetts Convention Center Authority hereby votes to accept Financial Statements for the Year Ended June 30, 2009 and Independent Auditors Report and Report on Internal Control and Compliance for the Year Ended June 30, 2009 prepared by Sullivan, Rogers & Company.**

A copy of Financial Statements for the Year Ended June 30, 2009 and Independent Auditors Report and Report on Internal Control and Compliance for the Year Ended June 30, 2009 is filed with these minutes

V. OLD BUSINESS

Mr. Rooney reminded the Board that at a previous Board meeting a presentation was made concerning the Authority's plan to provide security services under a hybrid model under which the Authority would utilize direct staffing for key operational positions and contract services for other security functions, including events. The stated goals for this proposal were to provide better security services and to reduce security costs. Out of that earlier discussion it was proposed that a third party analysis be performed to confirm that the anticipated cost savings had taken into account all costs allocable to the new positions to be created. Mr. Rooney indicated that such an analysis had been performed and that it concluded that all such cost factors had been considered and that the economics of the proposal were as described. Mr. Rooney indicated that further information on this subject would be discussed at the November meeting.

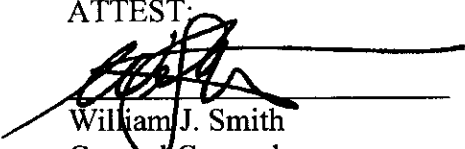
VI. NEW BUSINESS

There was no new business.

VII. ADJORNMENT

Upon a motion duly made and seconded, the Board voted unanimously to adjourn at 10:40 am.

ATTEST:



William J. Smith  
General Counsel