

LUZERNE COUNTY CONVENTION CENTER AUTHORITY MEETING

MAY 12, 2021

The Regular Meeting of the Board of Directors of the Luzerne County Convention Center Authority was called to order by Chairman Gary Zingaretti on May 12, 2021.

The Pledge of Allegiance, led by Chairman Zingaretti, was said by all in attendance.

ROLL CALL – PRESENT: Carmen Ambrosino, Donna Cupinski, Neal DeAngelo (via telephone) John Pickering, Michelle Reilly, Tony Ryba (via telephone), Tom Woods, and Gary Zingaretti. Chairman Zingaretti thanked all for attending. Also present were members of ASM Global Administration - General Manager Will Beekman and Assistant General Manager/Director of Finance Carrie Grantuskas. Mary Jo Kishel of Rosenn Jenkins & Greenwald joined via telephone and Jerry Lynott from the Times Leader was in attendance.

CORRESPONDENCE:

There was no correspondence for this meeting.

PUBLIC COMMENTS:

There were no public comments for this meeting.

APPROVAL OF THE MINUTES:

Chairman Zingaretti asked for a motion to approve the minutes of the April 14, 2021 Regular Meeting as drafted.

A motion was made by John Pickering and seconded by Tom Woods to approve the minutes of the April 14, 2021 Regular Meeting as drafted.

ON THE QUESTION: All those in favor of approving the meeting minutes signified by saying "AYE". **OPPOSED:** No one opposed the motion. **ABSTAIN:** No one abstained.

The motion carries.

PAYMENT OF BILLS:

Chairman Zingaretti asked for a motion to approve payment of the bills totaling \$ 60,360.44 copies of which are attached to the Agenda.

A motion was made by Michelle Reilly and seconded by Carmen Ambrosino to approve the payment of the bills totaling \$60,360.44

ON THE QUESTION: All those in favor of the motion to accept the payment of bills signified by saying "AYE". **OPPOSED:** No one opposed the motion. **ABSTAIN:** No one abstained.

The motion carries.

An Executive Session was held at this time.

GENERAL MANAGER'S REPORT:

Will Beekman reported the following:

Good afternoon, everyone!

I want to briefly touch on a few items of note that have come to light since our last meeting. First and foremost, as I'm sure you know by now, the governor announced last week a plan to lift all COVID restrictions, with the exception of the mask mandate, effective May 31. Needless to say, we really want and need to get back to business as usual, and this a big step in that direction. If all goes according to plan, it looks like our first event at full capacity will take place on July 23, when Alabama is scheduled to perform. From there, we look to hit the ground running for what will hopefully be a busy second half of the year.

I also want to mention that the Penguins wrapped up their abbreviated 2020-2021 Season this past Saturday night. Most AHL teams voted against playing in any kind of postseason, so we have already removed the ice and will now turn our attention towards next season. All signs point towards the AHL playing a full slate of games for 2021-2022, with the regular season scheduled to being on October 15.

One more important item of note: As I believe you all know by now, our longtime employee and Director of Operations, Mike "Wolfie" Wilczynski, has resigned from his post after accepting the Director of Operations position at a new arena being built in Savannah, GA. This is a great opportunity for Wolfie, and we wish him and his family great happiness, health and success. And while I certainly did this on a more private level, I also want to take this moment to publicly thank Wolfie for his 20+ years of dedicated service to this building. As you all know, Wolfie knows this building better than anyone, and he leaves some big shoes to fill, but we are also confident that we will quickly fill those shoes.

Our plan is to post the opening for Director of Operations in the coming days, along with another full-time position geared more towards HVAC and Maintenance. We will certainly look both inside and outside of the organization to find the right candidates for these roles. Personally, I'm always a fan of promoting from within and rewarding talented individuals who are already working within the organization, but we will cast our line and see what kind of fish we reel in.

That's all that I have today unless anyone has any questions or comments.

Carmen Ambrosino asked about the process to get back to normal in terms of events at the Arena. Will stated that he has reached out to every agent and promoter that he has contacts for to let them know that PA is open. Industry wide agents are having problems routing tours across the country. Conversations are beginning to pick up and everyone is waiting for approval. Carmen also stated that years ago he attended an NBA exhibition game here and asked if that may again be a possibility in the fall. Will responded that he will certainly keep that on the radar. Regionally speaking, there is an interest – Knicks, Nets, and 76ers.

Chairman Zingaretti stated that it is the call of the show as to whether their show is at full capacity. Will stated that the show can certainly scale it as they see fit.

Chairman Zingaretti asked if there was anything else for Will and there was not.

COMMITTEE REPORTS:

CAPITAL IMPROVEMENTS & STRATEGIC PLANNING COMMITTEE:

Donna Cupinski stated that she did not have a lot to report. The ball is still in Quad 3's court as far as the drawings and the RFP. We are waiting for that to come back before we review them and send them out with the Board's approval.

FINANCE COMMITTEE:

Neither Tony Ryba nor Carrie Grantuskas had anything new to report.

LAND DEVELOPMENT COMMITTEE:

Michelle Reilly reported that they recently had a Committee meeting via telephone. They reviewed, line by line, the agreement and made some more changes. Our attorneys reworded some things and sent it back. Right now, it is in the hands of Singh's project Attorney, Angelo Terrano. We are waiting for a response back. The ball is again in their court.

POLICIES AND PROCEDURES COMMITTEE:

Carmen Ambrosino had nothing new to report.

SUITES COMMITTEE:

Tom Woods reported that he has been in communication with Steve Poremba. We had several suite rentals over the 7-game span. The feedback on it was great and now we are turning our attention to the Penguins' season. Will stated that we should have a schedule soon.

RIGHT TO KNOW REQUESTS:

There were no new Right to Know requests.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

Chairman Zingaretti talked about the proposed Resolution for the Board to consider. It relates to the RACP Grant and the use of matching funds. The Board Members have this proposed Resolution. Chairman Zingaretti read the key points of the proposed Resolution.

Chairman Zingaretti asked for a motion to approve the proposed Resolution. Donna Cupinski made the motion to approve the Resolution and it was seconded by Michelle Reilly. Chairman Zingaretti asked if there was any further discussion and there was none.

ON THE QUESTION: All those in favor of approving the proposed Resolution signified by saying "AYE". **OPPOSED:** No one opposed the motion. **ABSTAIN:** No one abstained.

The motion carries.

GOOD OF THE ORDER:

Gary Zingaretti wished good luck to Donna Cupinski who is running for Dallas School Board Director and Tony Ryba who running for the Hazleton School Board.

John Pickering asked if any thought was given to going back upstairs for meetings. He stated that it is very hard to hear when the air conditioning comes on. Chairman Zingaretti stated that they had just talked about that and for the next meeting they will be back upstairs.

Donna Cupinski read a Resolution for Michael Wilczynski, who recently resigned to accept other employment.

Chairman Zingaretti asked for a motion to approve the Resolution. Tom Woods made the motion and it was seconded by Michelle Reilly.

ON THE QUESTION: All those in favor of approving the Resolution signified by saying "AYE". **OPPOSED:** No one opposed the motion. **ABSTAIN:** No one abstained.

The motion carries.

Donna Cupinski thanked everyone.

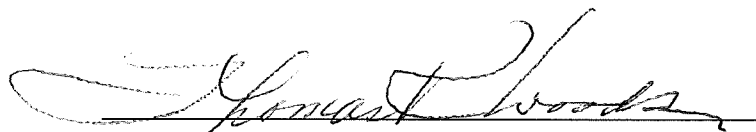
ADJOURNMENT:

Chairman Zingaretti called for a motion to adjourn the meeting. The motion was made by Tom Woods and seconded by Michelle Reilly.

ON THE QUESTION: All those in favor of the motion signified by saying "AYE". **OPPOSED:** No one opposed. **ABSTAIN:** No one abstained. The motion carries.

Chairman Zingaretti thanked everyone for attending.

APPROVED:

A handwritten signature in cursive script, appearing to read "Tom Woods", written over a horizontal line.

Mr. Tom Woods, Secretary

LUZERNE COUNTY CONVENTION CENTER AUTHORITY

The following resolutions were adopted at a duly convened meeting of the Board of Directors of the Luzerne County Convention Center Authority, a Pennsylvania municipal authority (the "Authority") on May 12, 2021, at which a quorum was present and voting throughout:


WHEREAS, in connection with a Redevelopment Assistance Capital Program ("RACP") funding for the Mohegan Sun Arena Capital Improvement Project described in the application therefore previously submitted by the Authority to the Commonwealth of Pennsylvania (the "RACP Grant"), the Authority wishes to use a portion of the value of its improved real property, not to exceed the sum of One Million Five Hundred Thousand Dollars (\$1,500,000.00), as matching funds for the RACP Grant; and

WHEREAS, the Authority wishes to obtain an appraisal of the Authority's real property from a qualified third party real estate appraiser in connection with its use of a portion of the value of such real property as matching funds for the RACP Grant;

NOW, THEREFORE, BE IT RESOLVED, that the Authority is hereby authorized and directed to utilize a portion of the value of the real estate owned by the Authority, in an amount not to exceed the sum of One Million Five Hundred Thousand Dollars (\$1,500,000.00), as matching funds for the RACP Grant and, in connection therewith, to order an appraisal from and enter into an agreement for the performance of such appraisal with a third party real estate appraiser, with the cost of such appraisal not to exceed the sum of Ten Thousand Dollars (\$10,000.00); and further

RESOLVED, that the appropriate officers of the Authority are hereby authorized and directed to take any and all further actions, including, without limitation, the execution, delivery and/or filing as appropriate, of such other agreements, documents, certificates and instruments as they may deem necessary and/or desirable in order to effectuate the foregoing resolutions.

IN WITNESS WHEREOF, the undersigned certifies that the foregoing is a true and correct copy of the resolutions adopted by the Authority on the date hereof.


Thomas Woods, Secretary

Resolution

WHEREAS, Michael Wilczynski, (a.k.a. Wolf and Wolfie) has been with the Mohegan Sun Arena for over twenty years and from the outset has honored the Luzerne County Convention Center Authority and its members by serving in various capacities.

WHEREAS, Michael always put the Arena first, recognizing the impact it has on our community and saving the Authority countless dollars through his knowledge, dedication and leadership.

WHEREAS, Michael oversaw countless projects and worked with the Authority to bring them to fruition. A few of the larger projects he supervised include:

- o Replacement of the Arena's roof;
- o Replacement of the Ice Floor and chilling system;
- o Installation of building-wide WiFi
- o Acoustical upgrades; and
- o Paving and improvements to the parking lots.

WHEREAS, Michael attended many Authority committee meetings and shared his ideas and expertise and assisted Authority members in making some tough decisions.

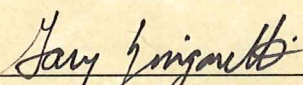
WHEREAS, with his knowledge and proficiency, Michael was instrumental in overseeing the administration of projects while writing several requests for proposals and reviewing most others.

WHEREAS FURTHER, the Mohegan Sun Arena would not have made these strides and realized these achievements without the vision, knowledge and leadership of Michael Wilczynski.

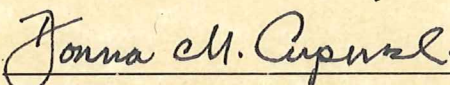
NOW, THEREFORE, BE IT RESOLVED that this Board of Directors hereby publicly recognizes, extols and thanks Michael Wilczynski for his extraordinary wisdom, vision, leadership and guidance in moving the Mohegan Sun Arena into one of the most visited institutions in the Northeastern Pennsylvania region, thereby enabling the citizens of the area to more effectively realize the capabilities of this monumental establishment to the Northeastern Pennsylvania Region.

Approved this 12th day of May, 2021

Luzerne County Convention Center Authority Board of Directors' Meeting



Gary Zingaretti, Chairman



Donna M. Cupinski, Vice-Chairman