

LUZERNE COUNTY CONVENTION CENTER AUTHORITY MEETING

June 9, 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 June 9, 2021.

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

ROLL CALL – PRESENT: Peter Biscontini, Donna Cupinski, Neal DeAngelo (via telephone) John Pickering, Michelle Reilly, John Ruckno, Tom Woods, and Gary Zingaretti. Also present were members of ASM Global Administration - General Manager Will Beekman, Assistant General Manager/Director of Finance Carrie Grantuskas, and Director of Marketing Stephen Poremba. Mary Jo Kishel of Rosenn Jenkins & Greenwald, Jerry Lynott from the Times Leader, and Eric Mark from the Citizens' Voice were also in attendance.

Chairman Zingaretti welcomed all to the June meeting.

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 May 12, 2021 Regular Meeting as drafted.

A motion was made by Peter Biscontini and seconded by John Pickering to approve the minutes of the May 12, 2021 Regular Meeting as drafted.

ON THE QUESTION: All those in favor of approving the meeting minutes as drafted 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 \$ 20,154.57 copies of which are attached to the Agenda.

A motion was made by Tom Woods and seconded by John Ruckno to approve the payment of the bills totaling \$20,154.57.

ON THE QUESTION: All those in favor of the motion to accept the payment of bills totaling \$20,154.57 signified by saying “AYE”. **OPPOSED:** No one opposed the motion. **ABSTAIN:** No one abstained. The motion carries.

There was no Executive Session held at this time.

GENERAL MANAGER’S REPORT:

Will Beekman reported the following:

Thanks, Gary! Good afternoon, everyone.

May 31 has as come and gone, which means that our capacity restrictions have officially been lifted. And you are probably aware, the state’s mask mandate will be lifted on June 28 – sooner if we somehow hit a 70% vaccination rate prior to that date. So, we feel like our baby steps are starting to turn into longer strides in terms of programming the venue.

First and foremost, we are scheduled to have our first full capacity concert on July 23 with Alabama, and a few other shows that were postponed during the pandemic are now clear to move forward as well – including Gabriel Iglesias in October and Impractical Jokers in April.

Perhaps most importantly, I’m excited to tell you that we are starting to see brand-new performances confirm on our calendars. In fact, we have four new performances that are now confirmed with a few more on the horizon. And believe me when I tell you that we are so excited to announce those shows in the coming weeks.

From a Penguins standpoint, it sounds like their 2021-2022 schedule is starting to take shape. The AHL is schedule to play a full season beginning on October 15.

Shifting gears for a moment, I also want to update you on those two full-time job openings in Operations, which have stemmed from Wolfie’s departure. We have received resumes for both positions, including a rather large number for the Director of Operations position. Among those, is a resume from a really strong internal candidate, so we feel we are in pretty good shape right there. We will of course continue to keep you posted.

Donna Cupinski congratulated Will on receiving an “Innovator of the Year” Award at the Chamber of Commerce Epic Awards Ceremony held here on Tuesday, June 8, 2021 along with 2 of the partners that he works with on the county level.

Michelle Reilly asked Will if the strong candidate for the Director of Operations position that he mentioned was from our building and Will confirmed that it was.

COMMITTEE REPORTS:

CAPITAL IMPROVEMENTS & STRATEGIC PLANNING COMMITTEE:

Donna Cupinski stated she had two things to discuss. One is the moving of the team store and the new bar/lounge. We contracted Quad 3 to do the preliminary work and the RFP. Since everything is starting to break, the construction industry is very busy as are our engineers and such that we work with. We have been in communication with Sam (Scarantino) for the bar/lounge and there is an issue with the bleachers for that project. We are hearing that the bleachers are going to take somewhere around 20 weeks to get in. We had a Capital Improvements Committee meeting by conference call yesterday and with all of the things that we are faced with, we are thinking that it is in our best interest to maybe postpone the bar/lounge project until the months closer to the end of the hockey season next year. We still have the team store on the table. Sam is out there with feelers to see how viable it would be to do – not a lot of heavy-duty construction for that. We might be able to find a contractor who can do that for us. Right now, that one seems the most logical to do.

Tom Woods asked if that was something that we are supposed to do according to the contract. Chairman Zingaretti stated that projects that we have to get done for the contract are the new team store, a new bar, and the (second) Zamboni. They have to be done by the start of the 2024-2025 hockey season (year six (6) of the contract). We have time and as Donna said the one thing that we can't seem to get any movement on is the 20 weeks turn around for the bleachers and we have heard that from more than just the engineer. We cannot reasonably look to get that done this summer. Donna stated that if we put it out on the street, we may get bids and they may be high considering that the industry is so busy. Donna also stated that we have feelers out to move the team store and it would be nice to have something new for the hockey season so Sam is currently working on that.

Donna made a motion to postpone the bar/lounge project until a later date; however, proceed with the movement of the team store, providing that our advisors say that it looks good to go. We will do the RFP and put it on the street. If Sam comes back and says ok, we will be able to get this done. Chairman Zingaretti added that the objective is to have it in place before the start of the hockey season, usually the first week of October.

Tom Woods made the motion to proceed with moving the team store but to postpone the bar/lounge project and it was seconded by Michelle Reilly. Chairman Zingaretti asked if there were any questions and there were none.

ON THE QUESTION: All those in favor of the motion to move the team store, but postpone the bar/lounge project signified by saying "AYE". **OPPOSED:** No one opposed the motion. **ABSTAIN:** No one abstained. The motion carries.

Donna Cupinski thanked everyone and proceeded with her second item which deals with the ice floor chillers. She stated that we have 2 chillers in the building, one is for the ice floor and one is for the building. In the past we have had to do work on the compressors for the chillers and it

was a rebuilding process. We are now faced with the issue again with a compressor that is not exactly working right. We are at the stage again where we will need ice again and we cannot overlook it or delay it. We are at a point in time where we need to repair compressor #2 on the floor chiller. What we are looking to do is to buy the parts and Mike Proski, who is on staff, will tackle a lot of the labor on this and that will save us money. Until the compressor is ripped open, we won't know exactly what needs to be repaired/replaced. We are going to ask for \$40,000.00 to go forward. Carrie Grantuskas added that Mike Proski will assist the sub-contactor with the labor and we will purchase the parts directly from the manufacturer. P & J Corporation (Postler and Jaeckle) will likely be the company to do it.

Donna made a motion to set aside an amount not to exceed \$40,000.00 to rebuild the compressor # 2 on the floor chiller.

Michelle Reilly asked if we anticipated any difficulty in getting the parts. Carrie Grantuskas stated that it is a possibility. This compressor is fairly new so at the end of the hockey season something clearly went bad inside of it. The normal maintenance on these is you rebuild them every 10,000 – 12,000 hours; is not unusual that some part went bad, and we have to do it a little sooner. Mary Jo Kishel asked if it may still be covered under warranty. Carrie Grantuskas replied that it would not still be covered under warranty as it has been here since the building was built. Chairman Zingaretti added to the motion to authorize the Capital Improvements Committee to review the contract and have it executed if it falls in line with the specifications so we can get them working on that as quickly as we can. Donna Cupinski made the motion and John Ruckno seconded the motion

Chairman Zingaretti asked if there were any questions and there were not.

ON THE QUESTION: All those in favor of the motion to set aside an amount not to exceed \$40,000.00 to rebuild compressor # 2 on the floor chiller signified by saying "AYE".

OPPOSED: No one opposed the motion. **ABSTAIN:** No one abstained. The motion carries.

Donna Cupinski thanked everyone. Chairman Zingaretti thanked Donna.

FINANCE COMMITTEE:

Carrie Grantuskas had nothing new to report.

LAND DEVELOPMENT COMMITTEE:

Michelle Reilly reported that they also had a conference call meeting yesterday with Committee members and counsel, Murray (later corrected to Mark Van Loon), to review a handful of unresolved items still in the easement agreement. I know that it seems like it is dragging on but several times a week we do get back to them promptly and then sometimes it takes several weeks or months for them to get back to us. So that is part of the delay here. We have a handful of things left to figure out to make it fair to both parties. Hopefully this will be done soon.

Tom Woods asked if it was in regard to the right of way. Michelle replied that it was the easement agreement with Sonny Singh and the properties being developed next door.

There was a discussion regarding the township, the 2 new signs requested, and Liberty Street. Tom Woods stated that if there is a new street in the township, it has to be approved to be a township street by the planning commission and they would have to have our votes to take care of that. Chairman Zingaretti stated on the original diagrams, Liberty Street runs through their lot and it becomes their street. Donna Cupinski mentioned that our street has gone through Marquis Road to Arena Drive and we talked about naming that road before somebody names it for us and she stated that it would not be in our best interest to name it after a person. Chairman Zingaretti hopes to have the Singh agreement wrapped up before the next meeting.

Chairman Zingaretti thanked Michelle.

POLICIES AND PROCEDURES COMMITTEE:

There was nothing new to report.

SUITES COMMITTEE:

Tom Woods had nothing new to report.

RIGHT TO KNOW REQUESTS:

Peter Biscontini had no new Right to Know requests.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

There was no new business.

GOOD OF THE ORDER:

Gary Zingaretti congratulated Tony Ryba for winning his school board seat in the Hazleton School District and also Donna Cupinski for a campaign well run.

ADJOURNMENT:

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

ON THE QUESTION: All those in favor of the motion to adjourn the meeting 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 blue ink, appearing to read "Thomas Woods", written over a horizontal line.

Mr. Tom Woods, Secretary