

**MINUTES OF THE MEETING
of the
MASSACHUSETTS CONVENTION CENTER AUTHORITY**

May 21, 2010

A meeting of the Massachusetts Convention Center Authority was held on May 21, 2010 in Room 201 at the Boston Convention & Exhibition Center, 415 Summer Street, Boston, Massachusetts 02210. Members in attendance were: Vice-Chair Dean Stratouly, Lisa Calise Signori, Scott Jordan (designee of the Secretary of Administration and Finance), Barbara Capuano, Rosabeth Moss Kanter, Carol Fulp, Peter Bassett and Robert Kenney. Staff members in attendance were: James E. Rooney, Kenneth A. Sinkiewicz, Fred Peterson, Jack Haley, Steve Snyder, Shu Hsia, Lily Daly, Mac Daniel, Johanna Storella, Michelle Ho, Milton Herbert, Maureen Baker, Coleen Richards Powell, Katie Tumiel, Todd Mattuchio, Joann Washington, Dennis Callahan, and William Smith.

I. ROLL CALL

Vice-Chairman Stratouly called the meeting to order at 8:55 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 March 18, 2010 meeting were approved

III. EXECUTIVE DIRECTOR'S REPORT

1. Mr. Rooney began by indicating that there would be a Budget presentation and some votes later in the meeting. He indicated that the Convention Partnership process was ongoing, and still in an informational mode. The last session consisted of a presentation concerning the need for hotel rooms. It was highlighted by the fact that there are 1700 hotel rooms within walking distance of the BCEC while its competitors average substantially more than 6,000. Mr. Rooney emphasized that the Convention Partnership process has been totally transparent with all the information covered at its proceedings available on the website. He also indicated that the neighboring community has been kept fully informed and is supportive of the process. Mr. Rooney also thanked Mayor Menino for his deep and continuing support of expansion efforts.

2. Mr. Rooney indicated that one of his favorite events was held on May 17th, the Citywide Grant Program Awards ceremony. This program, initiated by the Authority to parallel the statutory South Boston Community Development Foundation's efforts, makes grants of up to \$5000 to 16 groups in other parts of the City which provide crucial support for small innovative programs. In addition, scholarships are awarded for college aid for students pursuing careers in the hospitality industry. Mr. Rooney described how

heartwarming it was to hear the groups and scholarship recipients describe how important the grants were to them.

3. Mr. Rooney indicated that the Image Project's Marquee and Video Wall design and procurement was proceeding on schedule. Mr. Rooney also reported that Towne, the new restaurant in the Hynes Convention Center was on track to open in mid-July.

4. Mr. Rooney indicated that he recently returned from a PCMA sponsored conference and was struck by the number of industry members who not only knew and liked "Boston" but named particular Authority or BCMC staff in connection with the assistance or specific piece of great service they received from a named individual. He indicated that he felt that such individual recognition was a clear affirmation of our great success.

5. Mr. Rooney indicated that the procurement for the Management Services Contract for the MassMutual Center was on-going and that the recommendation for selection will be made at the June Board meeting

6. Mr. Rooney introduced Maureen Baker who gave the Board a report concerning the Food and Beverage transition from Aramark to Levy and gave a presentation about the numerous components of the transition, which were going very well. At the conclusion of Ms. Baker's presentation, Mr. Rooney introduced Mr. Smith to make a presentation of a vote concerning the transfer of the liquor license at the Hynes Convention Center from Aramark to the Authority, and the appointment of Mitchell Phelps to be the manager of both the BCEC and the Hynes under the liquor licenses.

At the conclusion of Mr. Smith's presentation, upon a motion duly made and seconded the Board voted unanimously as follows:

VOTED: At a meeting of the Board of Directors of the Massachusetts Convention Center Authority held at Boston on February 11, 2010 it was duly voted that the Authority authorize the Executive Director to enter into a food and beverages operations services management contract with Levy Premium Foodservice Limited Partnership. In connection with the award and operation of said contract the Board authorized and ratifies the following: the application to the Licensing Board for the City of Boston for the transfer of a seven day, all alcoholic beverage license at the Hynes Convention Center from the Aramark Sports and Entertainment LLC, the current operator, to the Authority for the year 2010 to be exercised at said Hynes Convention Center, the premises located at 900 Boylston Summer Street; and,

FURTHER VOTED: To authorize and ratify James E. Rooney, Executive Director and William J. Smith, General Counsel signing the application for the license in the name of the Massachusetts Convention Center Authority and to

execute in its behalf necessary papers, and to do all things required relative to the granting of the license; and,

FURTHER VOTED: To authorize and ratify the appointment Mitchell Phelps of Levy Premium Foodservice Limited Partnership as its manager or principal representative at the Hynes Convention Center, and the Boston Convention and Exhibition Center, at each with as full authority and control of the premises described in the license of the Authority and of the conduct of all business therein relative to alcoholic beverages as the licensee itself could in any way have and exercise if it were a natural person resident in the Commonwealth of Massachusetts and that a copy of this vote duly certified by the Clerk of the Corporation and delivered to said manager or principal representative shall constitute the written authority required by Sec. 26, Chap. 138, G.L.

A copy of Ms. Baker's presentation is filed with these minutes

IV. REPORT OF THE ADMINISTRATION, FINANCE & PERSONNEL COMMITTEE

Chair Signori reviewed for the Board that the Administration Finance and Personnel Committee has been working with Authority's Staff since February to develop the Fiscal 2011 Authority Budget. As is the Authority's practice, the proposed Budget will be presented today in detail and will be reviewed and discussed, but no vote will be taken. Any additional information that is desired will be furnished and become a part of the final presentation and vote which will occur at the meeting to be held on June 10, 2011. Ms. Signori introduced Johanna Storella who made a detailed presentation of the Fiscal 2011. In this presentation Ms Storella included the following: Major Factors Influencing Budget, Revenues and Expenses, Total MCCA Results, Economic Impact and Tax Benefits, Performance Metrics and PwC Competitive Analysis, Return on Investment. A copy of Ms. Storella's presentation is filed with these Minutes

V. REPORT OF THE DEVELOPMENT COMMITTEE

Mr. Stratouly presented the following vote:

Board Vote-Pay on Foot Equipment Boston Common Garage

On April 14, 2010 The Authority issued a Request for Proposals ("RFP") for a Pay-On-Foot Conversion for the Boston Common Garage. The RFP sought bids to design, manufacture, furnish, integrate and coordinate the installation of a Parking and Revenue Control System ("PARC") which would effectuate a change from an entirely attendant operated revenue control system to one that utilizes a system that requires payment in advance of arriving at the exit of the garage, a so called pay on foot revenue control operation. A Pre-Bid Conference was held on April 22, 2010, at which representatives of two companies, Amano-McGann and Ultimate System Solutions were in attendance.

Responses to the Request for Proposals were received on May 3, 2010 and Amano McGann was the sole bidder at a proposed price of \$356,872. Amano McGann's proposal was reviewed by Authority staff and Simpson Gumpertz and Hager, and was found to be within the proposed budget and fully compliant with the terms and conditions of the RFP.

Upon a motion duly made and seconded the Board voted unanimously as follows:

VOTE -- The Massachusetts Convention Center Authority hereby authorizes the executive director to execute with Amano McGann, inc. a contract to provide for the design, manufacture, furnishing, integration, and coordination of installation of a Pay-on-Foot Parking and Revenue Control System at the Boston Common Garage in accordance with the terms of the Request for Proposals dated April 14, 2010 and Responses received on May 3, 2010 in an amount not to exceed \$356,872.

VI. OLD BUSINESS

There was no old business.

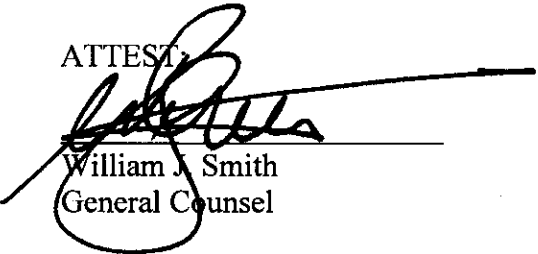
VII. NEW BUSINESS

There was no new business

VIII. ADJORNMENT

Upon a motion duly made and seconded, the Board voted unanimously to adjourn at 10:30 AM.

ATTEST:



William J. Smith
General Counsel