

MINUTES OF THE MEETING
of the
MASSACHUSETTS CONVENTION CENTER AUTHORITY

March 18, 2010

A meeting of the Massachusetts Convention Center Authority was held on March 18, 2010 in Room 201 at the Boston Convention & Exhibition Center, 415 Summer Street, Boston, Massachusetts 02210. Members in attendance were: Chair Gloria Larson, Dean Stratouly, Lisa Calise Signori, Scott Jordan (designee of the Secretary of Administration and Finance), Barbara Capuano, Rosabeth Moss Kanter, Darryl Settles, and Robert Kenney. Staff members in attendance were: James E. Rooney, Kenneth A. Sinkiewicz, Fred Peterson, Jack Haley, Steve Snyder, Shu Hsia, Mac Daniel, Johanna Storella, Michelle Ho, Milton Herbert, Maureen Baker, Todd Mattuchio, Joann Washington, Dennis Callahan, and William Smith.

I. ROLL CALL

Chairman Larson 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 February 11, 2010 meeting were approved

III. EXECUTIVE DIRECTOR'S REPORT

1. Mr. Rooney indicated that the BCEC just concluded the International Seafood Show and the Food Show which co-located with it this year. Seafood reported that its attendance was up 9% this year. The Boston Gift Show is about to open this weekend.

2. The Hynes is extremely busy, with a Mary Kay conference, and the Penny Arcade Expo, a West Coast Electronic game show making its East Coast debut and selling out. This later group is discussing moving to the BCEC in subsequent years.

3. Springfield will be the focal point of basketball next week with the NCAA Division II Men's Basketball Elite Eight Tournament starting on Wednesday, and Bentley University will be attending for the third time in four years.

4. Mr. Rooney indicated that the Customer Advisory Group recently concluded its second session and had in attendance over 20 major meeting executives. The group reaffirmed our leadership in the industry, and after a very positive meeting with the Convention Partnership agreed to offer assistance in any way possible to foster the strategic development plan of the Authority.

5. Mr Rooney then brought the Board up to date on aspects of the progress of the Food Service contract transition to Levy Restaurants. He reminded that Board of the vote at the last meeting which indicated that the cost neutrality of a certain provision of the Unite Here, Local 26-Aramark collective bargaining agreement should be verified by Levy and confirmed by a third party commissioned by the Authority. Mr. Rooney indicated that substantial analysis was performed by Levy and Authority staff on the method under which the subject provisions of the agreement would operate, drawing on Levy's experience with similar operations at other facilities. Mr. Rooney also explained that Pricewaterhouse Coopers (PwC) was retained to assist in the analysis, and while their assistance was very helpful in guiding the analysis, it was soon concluded that the level of inquiry that would be required for PwC to confirm cost neutrality would be both cost and time prohibitive. Nonetheless, based on the work done by Authority staff buttressed by PwC; and Levy's contribution of practical experience, Mr. Rooney indicated that the cost neutrality of the subject provisions was very likely to be achieved if managed properly. Accordingly he indicated that he believed that the Board's proposed condition was effectively satisfied, and should not be an impediment to contract execution. Mr. Stratouly confirmed that a vote to that effect was neither sought nor offered.

At the conclusion of this discussion, Mr. Rooney introduced Maureen Baker who introduced the Levy Team, Cindy Van Rensberg, Sisco Spence and Mitchell Phelps, who gave a presentation about the background and structure of Levy, and presented some of the ideas to be incorporated into the food service program at the Authority.

IV. REPORT OF THE ADMINISTRATION, FINANCE & PERSONNEL COMMITTEE

Ms. Signori reported that the AFP Committee continues to hold meetings reviewing aspects of the Authority's fiscal year 2011 budget and is proceeding consistent with its schedule towards a draft presentation to the full Board in May, and a final budget presentation for the Board in June. Ms. Signori then introduced Mr. Smith to give a presentation concerning the Authority's Insurance program:

Board Vote: Insurance Renewals: April 1, 2010-March 31, 2011

In late 2009, the Authority issued a Request for Proposals for Insurance Broker Services. The Authority received responses from Eastern Bank, TD Banknorth, AON, Wells Fargo and Willis. The Authority, after this competitive procurement, which included analysis of the Responses to the Requests for Proposals and an interview with each of the proposing teams, executed an Insurance Brokerage Services Agreement with Willis of Massachusetts ("Willis"), for one year commencing as of January 1, 2010, and subject to a discretionary right to renew in the Authority for four additional consecutive one year terms.

The duties under the contract, among other things, consist of securing coverage for property, crime, workers' compensation, automobile, general liability, umbrella liability, public officials' liability, foreign liability and employment practices liability insurance.

Willis has been engaged in soliciting offers from competing underwriters actively since the contract award in order to secure the most competitive quotations for the different lines of coverage described below. The amounts set forth on Exhibit A (attached at the end of these Minutes) are the not to exceed amounts for the proposed coverages. Adjustments to individual items will be required to be made to test the cost effectiveness of the reduction of deductible amounts, and for the payment of surplus lines taxes where applicable. The Authority's insurance consultant, Thomas Radziewicz, will review these insurance renewal quotations submitted by Willis and will make a recommendation to the Authority concerning acceptance of the renewal proposals with the described adjustments.

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 instruct the Authority's insurance broker, Willis of Massachusetts, to bind coverage as described on Exhibit A (attached at the end of these Minutes) in an amount not to exceed \$1,230,000 for period April 1, 2010-March 31, 2011 for the premiums set forth, subject to such adjustments as may be necessary in connection with finalizing the terms of the policies.

V. REPORT OF THE DEVELOPMENT COMMITTEE

Mr. Stratouly Introduced Mr. Smith to present the following vote:

Board Vote: Authorize the Executive Director to Execute Activity and Use Limitation

At the commencement of the construction of the Boston Convention & Exhibition Center the site upon which the BCEC is constructed was granted a Special Permit Designation by the Department of Environmental Protection. Throughout the construction of the Project and thereafter, Haley and Aldrich performed licensed site professional services on the site. The Authority is currently ready to file a Response Action Outcome (RAO) for a portion of the site and with such RAO an Activity and Use Limitation (AUL), each prepared in concert with Haley & Aldrich, which is consistent with the current and future uses of the site. In order to file and record such documents the Executive Director must receive authority to do so from the Authority Board.

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

VOTED: the Massachusetts Convention Center Authority in connection with Department of Environmental Protection Release Tracking No. 3-16215 hereby authorizes the Executive Director to execute, file and record, where applicable, on behalf of the Authority, the Response Action Outcome Statement, Release Abatement Transmittal Form, and the Activity and Use Limitation in connection therewith and any further, additional, supplemental, substituted or associated documentation required in connection with said Response Action.

Mr. Stratouly introduced Mr. Haley and representatives of Simpson Gumpertz and Heger, the Authority's Consulting Engineer, who made a presentation discussing the analysis utilized in developing the methodology and timing for making repairs to the Massachusetts Turnpike Ceiling under the Hynes Convention Center.

VI. OLD BUSINESS

There was no old business.

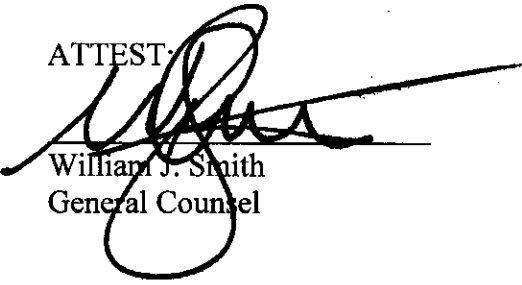
VII. NEW BUSINESS

There was no new business

VIII. ADJORNMENT

Upon a motion duly made and seconded, the Board voted unanimously to adjourn at 10:45 AM.

ATTEST:



William J. Smith
General Counsel

EXHIBIT A

Line of Insurance	2010 Exposure	2009 Exposure	2010 Est. Premium	2009 Premium
W.C. Coverage A Statutory	\$13,155,749	13,586,964	\$200,000	\$218,974
Coverage B Employers Liability				
Auto	28 #	28	62,000	63,041
Foreign Liability	Flat	Flat	2,500	2,500
General Liability*	1,028,937	1,014,710	112,000	117,000
Umbrellas				
	1	Flat	Flat	114,000
	2	Flat	Flat	45,501
	3	Flat	Flat	45,500
	4	Flat	Flat	44,500
	5	Flat	Flat	<u>37,500</u>
Crime	175	212	4,000	3,900
	(FT Employees)	(FT Employees)		
Employment Practices	175	212	10,000	9,370
	(FT Employees)	(FT Employees)		
Public Officials	175	212	38,466	38,466
	(FT Employees)	(FT Employees)		
Property				
BCEC	432,000,000	444,960,000	485,603	494,539
Hynes, Springfield etal	286,069,000	286,069,000	incl	incl
Total			1,201,570	1,234,791