

River's Edge Convention Center Advisory Board Meeting February 9, 2016 Meeting Notes

Members Present: Scott Raden, Jodi Domeier, Dan Barth, and Marty Mahowald

Members Absent: Linda Feuling, Patty Gaetz and Julie Lunning

Others Present: Tony Goddard, Division Director, Bill Dunsmoor, Manager, Rich Gallus, Sales Consultant, and Dianne Koch, Office Supervisor

1. Convene. The meeting was called to order at 5 pm by Scott Raden.
2. Approval of Minutes. The minutes from the January 12, 2016 meeting were approved as submitted. Scott Raden moved approval and Jodi Domeier seconded. Motion carried unanimously.
3. Financial Reports. Due to the implementation of new financial software for all City departments on January 1, 2016, the year-end reports were not yet available for the meeting.
4. Comprehensive Plan. Board members reviewed working drafts of the Comprehensive Plan relating to the "West Bank District" and the "North Downtown Riverfront" areas. Matt Glaesman, Planning Director, requested a written response from board members as to their thoughts about the proposed drafts. Bill indicated that he sees the need in the downtown area for a combination hotel/restaurant with connections to the downtown skyway system. It was noted that the addition of the Beaver Island Trail extension is a nice amenity to River's Edge as well as the downtown. It was agreed by all present that River's Edge would benefit from the construction of a limited service hotel with connections to the skyway system in the downtown area. It was indicated though that if the new hotel had too much meeting space that this might hurt River's Edge. All agreed that access to the river and green space would be beneficial as well. After discussion it was agreed that Tony would draft a response and email it to all board members for review prior to submission to Matt Glaesman.
5. Capital Improvement Plan. The Capital Improvement Plan for River's Edge was reviewed. Projected cost to replace major mechanical elements including the original roof, roof top units and HVAC controls, boilers, hot water system, sound system, exterior and interior doors would total \$3.8 million. Projected cost to renovate the original building such as replacing the original carpet, windows and window treatments, painting and making wall repairs, and redesigning and upgrading the Administrative Office is almost \$2.5 million. Board members were particularly concerned that delaying replacement of the roof and roof units was not wise. Tony

indicated that he would prepare a short statement expressing the advisory board's concerns and forward to City Administration.

The Capital Improvement Plan for the MAC was also reviewed. Capital needs for the MAC include structural repairs to Joe Faber Field, parking lot resurfacing, and roof replacement on Torrey Arena. The total cost estimate is approximately \$1,920,000. The priority is the repair to Faber Field.

6. Operational Reports. Bill reported that January 2016 had 25 events with a total of 41 event days, which brought approximately 13,000 people to the building. February 2016 had 26 events totaling 42 event days with approximately 26,000 attendees. Two of the larger events were Vex Robotics sponsored by the St. Cloud Technical and Community College, and the St. Cloud Craft Beer Tour. He indicated that the closure of the west parking lot has caused some minor load-in and load-out operational issues. He is working closely with Public Works in setting up lane closures, which has mitigated the problem.

Rich Gallus indicated that ads featuring River's Edge as a venue were purchased through MSAE, Central Minnesota Wedding Association for inclusion in the *2016 Wedding Planner* and Central Minnesota Brides for an ad in *Central Minnesota Brides* magazine. He continues to work with Dayta Marketing on social media updates and issues and River's Edge is seeing an increase in activity. The internet carrier for River's Edge, iStyxX, is working on a sponsorship package which should generate revenue for the building.

7. Director's Report. Tony advised that he continues to research the future of athletic facilities and ice arenas.

8. Other Business. None at this time

9. Adjournment. The meeting was adjourned.