



## louisville arena authority

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**Board of Directors Meeting  
April 23, 2007  
9:00 a.m. EST  
Kentucky International Convention Center  
Louisville, KY**

**DRAFT**

**Directors in Attendance:** Mr. Larry Bisig, Metro Council President Rick Blackwell (Ex Officio), Mr. Neville Blakemore, Mr. Todd Blue, Mr. Junior Bridgeman, Ms. Reba Doutrick, Vice Chairman Larry Hayes, Ms. Cissy Musselman, Mr. Tom Schifano (Ex Officio; via telephone), Ms. Lindy Street, Mr. William E. Summers V, Mr. Dan Ulmer, and Chairman Host

**Directors Absent:** Mr. Zev Buffman, Ms. Alice Houston, Mr. James Patterson, Mr. Robert Woolery

**Guests and Others:** Mr. Harold Workman, Executive Director; Mr. Mark Sommer, General Counsel (via telephone); Mr. John Hilkene, PC Sports; Mr. Steve Hotujac, HOK Sport; Ms. Helen Thompson, Assistant General Counsel; Mr. John Wood, Mortenson Company

### **Opening Remarks and Welcome – Chairman Host**

Chairman Host declared a quorum and convened the meeting.

### **DISCUSSION ITEM: Acceptance of the Minutes of March 26, 2007 Board Meeting – Chairman Host**

William Summers V moved to accept the Minutes of the March 26, 2007 Board of Directors Meeting. The Motion was seconded by Junior Bridgeman, and the Motion passed unanimously with no abstentions.



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**DISCUSSION ITEM: HOK Sport Update – Dan Ulmer**

Dan Ulmer introduced Steve Hotujac, who reported that since the March meeting; HOK has been focused on how the program relates to the budget and the target floor plan. He stated that they have begun to develop the floor plans, locating spaces within the structure. Further, although it is not complete, they have begun locating buildings on the site and have begun a preliminary development of the parking structure. Finally, they held a kick-off meeting with their local participants and consultants, and have defined their scope of work. Most important, they have finalized the seating bowl concepts.

Mr. Hotujac then presented HOK's bowl design for the Louisville Arena. Mr. Hotujac reported that HOK has developed a unique seating bowl concept with better sightlines and more seats than Freedom Hall. The Arena will feature 22,000 seats for basketball, with more than half of the seats in the lower bowl. Additionally, it will have 72 suites in a stacked suite scheme. The Arena's basketball geometry will provide better viewing angles and an intimate viewing experience, and the three wide concourses will result in minimal congestion. The multi-purpose event floor will be expandable for all events and convention use. Mr. Hotujac stated that the Arena will accommodate NCAA events, concerts, hockey, arena football, ice shows, conventions, etc.

Thirty-six suites and over 2,000 club seats will be located on the Main Concourse/Suite Level. The suites are elevated above the concourse by approximately eight feet, which creates a private lounge space. The suites will have three tiers of fixed seating and are almost double the size of suites in Freedom Hall. The club seats will have 22-inch cushioned seats and backs and 34-inch treads. Additionally, a sports bar/restaurant with a river view will be located on the main concourse.

The upper suite level will contain 36 suites on a private concourse and 350 loge box seats, with four and six-seat boxes and caster style seating. Mr. Hotujac stated that flexibility was included in the design wherein loge boxes may be converted into club seats and club seats into loge boxes should a future need arise. Additionally, 1,000 club seats will be located on the upper suite level.

The upper concourse level, which is primarily general seating, will have 20-inch cushioned seats (19 inches is standard) and 33-inch treads. There will be more comfort in the upper deck. An upscale menu is anticipated for the food court.

The Arena entry will feature a large exterior plaza, a grand lobby, a team store and UofL Hall of Fame. The event floor will be located above the 100-year flood plain elevation. The 975-car parking garage will be accessible from Second and Third Streets.

Mr. Ulmer opened the floor for questions.

Larry Bisig asked about the sightline inside the Arena bowl. Mr. Hotujac responded that the inclination is slightly higher in the upper bowl and steeper on the sides, but this provides a much better sightline.

Neville Blakemore asked about the Arena entrance. Mr. Hotujac explained that visitors will come in at a higher level and descend into the bowl. In response to Mr. Blakemore's question, Mr. Hotujac advised that the distance from the north side of the Arena to the edge of Main Street is approximately 130 feet. Mr. Blakemore also expressed his interest in additional retail opportunities inside the Arena atrium.

Vice-Chairman Hayes asked if the Downtown Development Corporation had been involved. Dan Ulmer responded that the DDC was involved in the process, and a representative from the DDC would join Authority members on an arena tour scheduled for April 27.

Mr. Ulmer concluded that the Authority asked HOK to deliver the best, tightest multi-purpose facility.

**DISCUSSION ITEM: PC Sports Update – Dan Ulmer**

Dan Ulmer asked John Hilkene to provide an update from PC Sports. Mr. Hilkene commented that the seating bowl design is truly unique, and the configuration is the best he has seen in a 22,000 seat arena.

Mr. Hilkene reported that the Geotech RFP has been posted on the website and responses are due on May 7. The Geotechnical analysis will include soil borings on the site and recommendations to the structural engineer regarding the type of foundation required.

Mr. Hilkene stated that LG&E should have its building permit for its new facility on April 23, and construction should begin the week of April 23. He reported that LG&E remains on schedule and on budget.

**DISCUSSION ITEM: Mortenson Company Update – Dan Ulmer**

Mr. Ulmer asked John Wood to provide an update from the Mortenson Company. Mr. Wood stated that HOK's presentation will allow Mortenson to begin testing the design against the budget. Additionally, Mortenson can create a more detailed schedule for the project, which will determine the demolition schedule.

Mr. Wood reported that Mortenson's development group obtained an updated feasibility study for the hotel. The report confirmed the findings of the earlier report, and was more positive. Mortenson is beginning its preliminary design of the hotel and is studying financing options for the hotel.

Mr. Wood reported that Mortenson had concluded its agreement with Mathis & Sons.

Todd Blue asked about the location of the hotel. Mr. Wood responded that it is still under discussion, but currently, he expects it will be located on Main Street.

**DISCUSSION ITEM: Affirmative Action & Labor Committee Report – William E. Summers V**

William Summers V reported that the Affirmative Action and Labor Committee recently had a successful meeting with a great amount of input from Committee members. He stated that he will soon meet with Lynn Littlejohn of Mortenson to discuss a plan to meet and exceed minority hiring goals.

**DISCUSSION ITEM: Marketing RFP Update – Lindy Street**

Lindy Street reported that the Media and Public Relations Committee reviewed responses to the Marketing/Naming Rights RFP. Presentations will be made to the Committee on May 17, and the Committee hopes to present its recommendation at the May Board meeting.

**DISCUSSION ITEM: Concessionaire RFP Update – Mark Sommer**

Mark Sommer reported that three sets of questions were received regarding the Concessionaire RFP. Responses will likely be posted on the Arena Authority website by April 25.

**DISCUSSION ITEM: Geotech RFP Update – Mark Sommer**

A copy of the Geotech RFP was included in the Board binders. John Hilkene previously reported on the RFP.

**DISCUSSION ITEM: Update on U of L Agreements – Mark Sommer**

Mr. Sommer reported that he had identified two issues with the most recent draft U of L lease agreement. He stated that he anticipated a final draft to be presented by April 27. Chairman Host responded that he read the draft agreement and believes that it is almost complete.

Mr. Sommer advised that Board approval is not required on the UofL documents based on its previous actions.

**DISCUSSION ITEM: Update on KSFB Agreement – Mark Sommer**

Mr. Sommer reported that there were no business impediments to the KSFB agreement, and he anticipates a draft to KSFB counsel by April 27.

**DISCUSSION ITEM: Metro TIF Agreement – Chairman Host**

Chairman Host advised that the Metro TIF agreement pertained to the audit of the TIF zones. Because an RFP for accounting/auditing services was issued, the agreement with Metro is no longer needed.

**DISCUSSION ITEM: Galt House Agreement – Chairman Host**

A copy of the Galt House Agreement was included in the Board binders. Chairman Host stated that the Galt House agreed to provide rooms for use of PC Sports (one 2-bedroom apartment and one 1-bedroom apartment) at the commercial price, which is valued at approximately \$546,000. This money was in the budget. The Authority will trade the use of a suite and reimburse UofL at its net amount on an annual basis. Chairman Host commended the Galt House for its willingness to work with the Arena Authority. Dan Ulmer moved to accept the Galt House Agreement, and Reba Doutrick seconded the motion, which passed unanimously.

**DISCUSSION ITEM: Arena news articles/press – Larry Bisig**

Larry Bisig encouraged Authority members and public to consult the Arena Authority website for the most current information about the Arena project. He stated that he and Committee Chair Lindy Street will begin work on a communications effort. Chairman Host asked that Authority members contact Lindy Street or Larry Bisig regarding communication policy questions.

**DISCUSSION ITEM: Contract/Vendor Matters – Mark Sommer**

Mr. Sommer stated that the Arena site survey has been completed, and the RFP for Title Insurance for the property can now be posted.

**DISCUSSION ITEM: Old Business**

None

**DISCUSSION ITEM:      New Business**

No other business to come before the Authority, the meeting was adjourned at approximately 9:50 a.m.

Respectfully submitted,  
Laura Chandler