

GREENVILLE ARENA DISTRICT  
BOARD MEETING  
OCTOBER 29, 2024 – 1:00 pm

LS3P  
2 W. Washington St.  
Greenville, SC 29601  
Minutes

**GAD BOD Present**

Neetu Patel, Kerry Lightner, Barry Formanack, Brittany Moore, Amber Drummond, Dante Russo, Buddy Dyer, Neil Smith (Virtual), Shannon Lavrin

**Also, Present**

Greenville Arena District: Beth Paul, Adam Lambright, Kim Silvers  
City of Greenville: Bill Foster  
LS3P – Mike Martinez, Will Hinkley  
Gensler – Greg Brown  
LMN – Adam Amrhein, Riley MacPhee

Chairperson Neetu Patel called to order, for the purpose of doing business, the Greenville Arena District Board of Trustees, held at LS3P on October 29, 2024, at 1:00 PM.

**Welcome Guests**

**Minutes**

Mr. Patel proposed a motion to approve the September 24, 2024, Greenville Arena District Meeting Minutes. Mr. Russo made the motion, and it was seconded by Mr. Lightner. There was no opposition to the minutes.

**Management Report**

Ms. Paul shared the Management Report, Month Ending September 2024. The arena generated \$553K in event income hosting six events. Due to Hurricane Helene the Tucker Carlson event was cancelled and the Los Tigres show will be rescheduled. These cancellations created an unfavorable year to date variance of (\$75K). All other revenue streams were consistent with budget. The arena is seeing strong results from a change in our investment strategies generating approximately \$235K.

Operating expenses were consistent with budget generating \$637K in expenses with a budget of \$658K. Net operating income for the month \$317K. Year-to-date operating expenses of \$1.76MM are consistent with a budget of \$1.8MM.

The arena supported the community in several ways during Hurricane Helene. Ms. Paul shared the GAD has a standing contract with the Department of Public Health to provide emergency shelter during a natural disaster for those whose medical needs require electricity. The arena set-up for 250+ patients and their caretakers, including nurses and medical staff. We housed the Louisiana Urban Search & Rescue and 8 EMS Units and provided one thousand meals per day for approximately seven days. Along with Levy and 75+ volunteers, we provided 1500-2000 additional lunches per day for six days to assist United Way. Ice donations, coordinating beverage donations, hosting state and local dignitaries, and partnering with RingoFire were some additional ways we supported the community.

Mr. Patel shared the accolades and appreciation he received from the Department of Public Health on how well the Arena responded to the needs of the community during the disaster.

Ms. Paul made the board aware of a first reading at City of Greenville Council for a Tax Incremental Financing District (TIF) for the infrastructure on Laurens Rd. between Haywood Rd. and Verdae. The reason the Greenville Arena District will need to consider the TIF is because this will overlap the Greenville Arena District. With this TIF the City of Greenville proposes to use future property taxes to fund infrastructure along this corridor. It is a 30-year TIF for \$285MM in infrastructure and will affect the Greenville Arena District by approximately \$9K per year. A resolution will be proposed in the November Board Meeting.

#### Property Committee

Mr. Dyer discussed the need to determine the paint color of the ceiling, black or white, before determining the color of new lapendary panels. He shared samples of new seats are on display to see at the arena. Mr. Dyer proposed a motion to authorize management staff to award the bid for a full seat replacement, including upgrades and betterments, to the vendor that issued the most advantageous proposal. Due to long lead times, the award needs to be issued in FY25 for the project to be completed in FY26. The capital expense will be included in the FY26 Budget cycle. Ms. Drummond made the motion and Mr. Russo seconded the motion. A vote was taken and all were in favor without objection.

#### Other Business

None

#### Executive Session

Mr. Patel requested a motion to enter executive session for the purpose of discussions related to economic development. Mr. Russo made the motion, and Mr. Formanack seconded the motion.

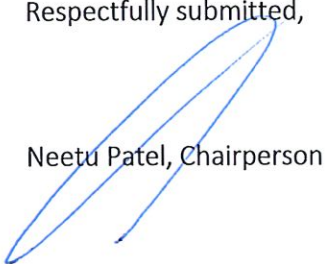
#### Adjourn:

Mr. Patel proposed a motion to come out of Executive Session with no action taken and adjourn the meeting. Ms. Drummond made the motion and Ms. Moore seconded the motion.

Meeting adjourned.

The next meeting of the Greenville Arena District Board will be held at the Bon Secours Wellness Arena, 650 N. Academy Street, Greenville, SC 29601 on November 26, 2024, at 4:00pm.

Respectfully submitted,



Neetu Patel, Chairperson



Amber Drummond, Secretary