

Keefe Auditorium Commission
Thursday, September 25, 2025
City Hall Auditorium
4:30 PM

The Keefe Auditorium Commission met on the above date, called to order by Chairman Dennis Schneider at 4:35pm. In attendance were Dennis Schneider, Shawn Smith, Alicia Gregg and Joseph Olefirowicz. Daniel O'Donnell joined the meeting at 4:43pm. Also in attendance was Liz Hannum, Director of Economic Development.

Approval of Prior Meeting Minutes

Approval of Meeting Minutes of July 21, 2025. Motion by Gregg, seconded by Olefirowicz, to accept minutes. So Voted with correction that all references to 'Carl Andrade' in the previous meeting's minutes are corrected to 'Carl DuBois'.

Meeting Overview

The commission discussed the future of the Keefe Auditorium project, focusing on the upcoming Request for Proposal (RFP) for a feasibility study. The main challenges identified are the project's overall financial viability, defining the scope of renovation, and coordinating with site developers. The next steps involve gathering expert input on operating models and defining the scope for the RFP.

The primary upcoming milestone is the aldermanic vote on the \$75,000 RFP budget in October. Following approval, the commission's immediate task is to define the specific scope of work for the RFP, defining three scenarios: (1) retain the auditorium "as is", (2) conduct some improvements to keep it operational, (3) conduct a total "redo" of the facility.

Chairman Schneider note there are probably five variables to make the facility work properly as an entertainment venue: Identify Users and Uses, Develop Specification for Renovation(s), Develop Construction Plan, Funding and Operations Plan.

Shawn Smith will research current facility condition including most recent fire inspection and preventive maintenance requirements.

Action Items

Chairman Schneider is to arrange for Pete Lally (Spectacle Entertainment) and Peter Ramsey (Palace Trust) to attend a future commission meeting to provide expert input on theater operating models and requirements for the RFP.

Chairman Schneider is to notify Risk Management and the Aldermen of overdue rigging inspection at the auditorium to address liability concerns.

Next Commission Meeting(s)

The next commission meeting is scheduled for Thursday, October 9th at 4:30 PM to continue discussions on the RFP scope. A follow-on meeting is scheduled for Thursday, October 23rd, at 4:30pm.

Adjournment

Alicia Gregg motioned, seconded by Joseph Olefirowicz, to adjourn the meeting. So voted at 5:32pm.

Respectfully submitted – Shawn M. Smith, Commission Secretary