

CAPITAL IMPROVEMENT BOARD OF MANAGERS  
OF MARION COUNTY  
Minutes of Meeting  
Friday, September 8, 2023-8:30 am  
Visit Indy Boardroom (3<sup>rd</sup> floor of Indiana Convention Center)  
and Via Teleconference

A Meeting of the Capital Improvement Board of Managers of Marion County, ("Board") was held on September 8, 2023. Per Indiana law, this meeting took place in person as well as via teleconference. Board members Marci A. Reddick, David E. Corbitt, David Ruhmkorff, Earl Goode and Maggie A. Lewis attended in person as did Ex-Officio Leonard Hoops. Board Member Jaime Bohler Smith attended virtually. Board Members Mick Terrell, Jim Dora Jr. and Sarah Fisher were absent. Others in attendance included Andy Mallon, Executive Director, Mary Solada, General Counsel, Dentons Bingham Greenebaum LLP ("DBG"), Tom Boyle, Director of Operations, Kobi Wright, Chief Legal Officer and Business Operations Director, Eric Neuburger, Stadium Director, Tim Kuehr, Chief Financial Officer, Chad Wilke, Director of Event Services, Monique Wise, Director of Sales and Marketing, Monica Brase, Public Information and Marketing Manager, Art Kodroff, Controller, James Wallis, Visit Indy ("VI"), Chris Gahl, VI, Daren Kingi, VI, Tenley Drescher-Rhoades, Faegre Drinker Biddle & Reath, LLP, David Sease, SGA, and members of the media. (A copy of the list of those in attendance is attached hereto.)

Ms. Reddick introduced the **Approval of Minutes** for the August 25, 2023, CIB Meeting which are attached to and made a part of these Minutes. Mr. Corbitt motioned to approve the Minutes. Mr. Ruhmkorff seconded said motion. Mr. Mallon read the roll call to poll the Board and document the vote of each Board Member with the following results:

Marci A. Reddick: Yes  
David Corbitt: Yes  
David Ruhmkorff: Yes  
Earl Goode: Yes  
Maggie Lewis: Yes  
Jaime Bohler Smith: Yes (Virtual)  
Mick Terrell: Not present  
Jim Dora: Not present  
Sarah Fisher: Not present

There were no further comments from the Board. The Minutes from the August 25, 2023, CIB Meeting were unanimously approved as presented.

Mr. Kuehr presented the **Financial Update** to the Board as per the supporting documentation, which is attached hereto and made a part of these minutes. Mr. Kuehr reviewed the financial statements for the month and year to date with the Board members explaining variances from budget and answering questions as necessary. Ms. Reddick asked if there were any additional questions for Mr. Kuehr regarding the Financial Update and there were none at this time.

Ms. Reddick then introduced the **Visit Indy (VI) Updates** agenda item as attached hereto, made a part of these Minutes, and presented by Leonard Hoops. Mr. Hoops updated the Board on the Hotel Market Share Performance for the previous month and explained the VI Room-Night Production by Year, Venue and Market Segment, comparing this year's results to past years' results using data and graphs. Mr. Hoops noted that the numbers were favorable for the month

of July as well as for the year to date. Mr. Hoops reported an all-time record for Marion County Revenue as well as an all-time record for average daily rate. He remarked that this was encouraging given that the business transient portion of the travel sector is still not back at the level it was pre-pandemic. He noted that VI was at 102% of their goal YTD for convention booked room nights. He reported VI's lead pace is ahead of goal and at 137% as compared to the historical 15-year average. Mr. Hoops stated that this was due in part to the great job done by the VI Sales team as well as interest in the Phase VI expansion in the Convention Center. Ms. Reddick asked the Board if there were any further questions for Mr. Hoops and there were none at this time. She thanked Mr. Hoops for his presentation.

Ms. Reddick introduced the next agenda item **ICCLOS Sales Report** as attached hereto and made a part of these Minutes. She introduced Monique Wise to present the ICC portion of the report. Ms. Wise informed the Board that occupancy for the month of August was at 54.8% with an attendance of 96,486. She reminded the Board that at the previous meeting in August PopCon would be celebrating the 10-year anniversary. She reported that the ribbon cutting ceremony was a big success and well attended. Ms. Wise reported that immediately following PopCon, the facility hosted Rally Innovations and Indie Tech, noting that both were new meetings and both have already requested to rebook meetings for 2024. She reported that the month of September began with the return of the Do It Best Fall Market noting that they utilize all but two halls when they come each year. She reported that the remainder of September is jam-packed with no darks days for the rest of the month. Ms. Wise mentioned several upcoming events including the United Pentecostal General Conference and Midwest Arts Expo, noting that both events are repeat meetings. These will be followed by Gospel Coalition, which she noted is another great annual event for the CIB. Ms. Wise reported that the month would end with Railway Interchange, a repeat customer since 2013. She added that this is the largest railway conference in North America and brings together rail industry professionals from around the world. Ms. Reddick thanked Ms. Wise for her presentation and asked the Board if there were any questions. There were no questions for Ms. Wise at this time.

Ms. Reddick introduced Eric Neuburger to present the LOS portion of the Sales Report. Mr. Neuburger reported that the Stadium along with the Playbook Sports had been hosting a lot of high school and youth football including the Homeschool Football Classic, Lawrence night with Lawrence Central and Lawrence North and all the middle schools playing against each other. He reminded the Board that the Colts Kick-Off Concert, which was previously known as the Irsay Collection and Concert, would be taking place later that evening at the Stadium, adding that it looks to be a spectacular event once again. He informed the Board that before the next meeting in October the Colts would have three games playing against the Jaguars, the Rams and the Titans. He also informed the Board that the Colts would be holding a recycling event along with LOS in the South Parking lot, noting this was the second year hosting the event. Mr. Neuburger also reported that IU and Louisville would be playing against each other the following weekend at LOS with the game broadcast on television and adding this was a big event for the fan bases at both of those universities. Mr. Neuburger noted other upcoming events including the annual Circle City Classic football game and the Monumental 5K event filling out the Stadium's well-rounded calendar. Ms. Reddick asked the Board if there were any questions from the Board and there were none at this time. She thanked Mr. Neuburger for his report.

Ms. Reddick introduced the **CIB By-Laws** agenda item, which is attached to and made a part of these Minutes. She informed the Board that she had requested the CIB's Counsel, Mary Solada, to work with her to create a current set of By-Laws for the Capital Improvement Board to have all of the pertinent information pertaining to the CIB in one place. She noted that the By-Laws restates

many things that are already found in the statues such as how members are appointed to the Board and how often the Board meets, but it will be helpful moving forward as the Board gains new members and as a reference tool for all the Board members and support staff. Ms. Reddick offered to answer any questions and there were none at this time. Mr. Goode motioned to approve the By-Laws agenda item. Mr. Corbitt seconded said motion. Mr. Mallon read the roll call to poll the Board and document the vote of each Board Member with the following results:

Marci A. Reddick: Yes  
David Corbitt: Yes  
David Ruhmkorff: Yes  
Earl Goode: Yes  
Maggie Lewis: Yes  
Jaime Bohler Smith: Yes (Virtual)  
Mick Terrell: Not present  
Jim Dora: Not present  
Sarah Fisher: Not present

There were no further comments from the Board. The **CIB By-Laws** agenda item was unanimously approved as presented.

Ms. Reddick introduced the **Resolution regarding ICC Expansion / Signia Project FF&E RFP** which is attached to and made a part of these Minutes and presented by Mr. Mallon. Mr. Mallon informed the Board that this Resolution pertains to the furniture portion of the delegation to manage the construction of the hotel project. He explained that all of the furniture, fixtures and equipment or FF&E items included in the construction of the hotel are custom items based on the designers vision for this unique Signia project. These items cannot be purchased off the shelf but need to be procured and searched for with the assistance of a global manufacturer to ensure the best quality, price and design for all of the FF&E included as part of the construction of the hotel. Mr. Mallon explained that the CIB put together a resolution to use an RFP process based on the criteria laid out and designating Benjamin West as the professional service vendor to assist in facilitating this endeavor. He explained that Benjamin West has engaged in the process for all of the big box and high end hotels throughout the country. He explained Benjamin West will run the RFP process on behalf of the CIB who in turn is engaged in this process on behalf of the City to procure the furniture. It was noted that while the CIB will still be mindful of the expenses related to this process, there is also a responsibility to ensure the CIB makes the Signia what it needs to be and to fulfill the expectations of all the people coming to the Signia from around the world. With no further questions from the Board members, Mr. Corbitt motioned to approve the Resolution regarding ICC Expansion / Signia Project FF&E RFP agenda item. Mr. Ruhmkorff seconded said motion. Mr. Mallon read the roll call to poll the Board and document the vote of each Board Member with the following results:

Marci A. Reddick: Yes  
David Corbitt: Yes  
David Ruhmkorff: Yes  
Earl Goode: Yes  
Maggie Lewis: Yes  
Jaime Bohler Smith: Yes (Virtual)  
Mick Terrell: Not present  
Jim Dora: Not present  
Sarah Fisher: Not present

There were no further comments from the Board. The Resolution regarding ICC Expansion / Signia Project FF&E RFP was unanimously approved as presented.

Ms. Reddick introduced the **Resolution regarding Authorization of CIB Executive Director to Execute Bond Documents**, which is attached hereto and made a part of these Minutes and presented by Mr. Mallon. Mr. Mallon informed the Board that the given all the various delegations that the CIB is managing in the hotel and expansion project, this resolution allows Mr. Mallon to sign such documents that need to be signed in real time without delaying the overall process. The resolution allows Mr. Mallon to sign documents pursuant to the previously entered into Delegation of Authority between the Metropolitan Development Commission of Marion County, City of Indianapolis and the CIB for the hotel and expansion project.

Mr. Mallon explained that outside counsel Tenley Drescher-Rhoades of Faegre Drinker drafted the resolution, and Ms. Reddick reviewed it before presenting it to the Board for approval. Ms. Drescher-Rhoades explained that the Resolution includes general authorization for the Board to do all of the things that they need to do with regard to the execution of the documents for the financing of the project including selling bonds. Mr. Mallon explained that there are two documents specifically mentioned in the resolution which are the management agreement with Hilton and the construction management agreement for the project. Mr. Mallon added entry into these two documents are a prerequisite to selling the bonds for the project. There was some discussion amongst the Board members with regard to the timing of the bond sales, which Mr. Mallon addressed to the satisfaction of the Board members answering all questions. Ms. Reddick asked if there were any further questions from the Board and there were none.

Mr. Corbitt motioned to approve the Resolution regarding Authorization of CIB Executive Director to Execute Bond agenda item. Mr. Ruhmkorff seconded said motion. Mr. Mallon read the roll call to poll the Board and document the vote of each Board Member with the following results:

Marci A. Reddick: Yes  
David Corbitt: Yes  
David Ruhmkorff: Yes  
Earl Goode: Yes  
Maggie Lewis: Yes  
Jaime Bohler Smith: Yes (Virtual)  
Mick Terrell: Not present  
Jim Dora: Not present  
Sarah Fisher: Not present

There were no further comments from the Board. The Resolution regarding Authorization of CIB Executive Director to Execute Bond was unanimously approved as presented.

Ms. Reddick introduced the **Gainbridge Fieldhouse Domestic Hard Water Piping** agenda item which is attached to and made a part of these Minutes and presented by Mr. Mallon.

Mr. Mallon informed the Board that after completion of the renovation project at Gainbridge Fieldhouse and after the first full season of operation, it was discovered that the equipment of the soft drink provider, Pepsi, was no longer compatible with the building's soft water system. This project involves installing a dedicated hard water system specifically for concessions soft drinks.

Mr. Mallon explained that the CIB issued a public bid under Indiana Code 36-1-12. The budget for the project was estimated at \$350,000.00. He reported that the lowest responsive and responsible bid was submitted by Sexson Mechanical Company in the amount of \$378,000.00. MBE participation is 15%, WBE participation is 8%, and VBE participation is 3%. Staff and Counsel recommend the award to Sexson Mechanical Company in the amount of \$378,000.00. Ms. Reddick asked if there were any questions from the Board and there were none.

Mr. Corbitt motioned to approve the Gainbridge Fieldhouse Domestic Hard Water Piping agenda item. Mr. Ruhmkorff seconded said motion. Mr. Mallon read the roll call to poll the Board and document the vote of each Board Member with the following results:

Marci A. Reddick: Yes  
David Corbitt: Yes  
David Ruhmkorff: Yes  
Earl Goode: Yes  
Maggie Lewis: Yes  
Jaime Bohler Smith: Yes (Virtual)  
Mick Terrell: Not present  
Jim Dora: Not present  
Sarah Fisher: Not present

There were no further comments from the Board. The Gainbridge Fieldhouse Domestic Hard Water Piping agenda item was unanimously approved as presented and the contract awarded to Sexson Mechanical Company in the amount of \$378,000.00.

Ms. Reddick introduced the **Gainbridge Fieldhouse South Elevation Site Improvements** agenda item which is attached to and made a part of these Minutes and presented by Mr. Mallon. Mr. Mallon explained that per the Second Amended and Restated Fieldhouse Operating Agreement, the CIB is obligated for certain repairs and replacements on all major systems including exterior building and foundation repairs. He explained that deterioration of the original construction sheet and shoring material was discovered on the South side of the building and the CIB is obligated to make the repairs. The CIB issued a public bid under Indiana Code 36-1-12. Mr. Mallon noted the budget for the project was estimated at \$300,000.00. He explained the CIB received two bids. Smock Fansler submitted the low bid, however, they then requested to withdraw their bid due to a bid calculation error. The CIB approved the withdraw of the bid. Mr. Mallon explained that the next lowest responsive and responsible bid was submitted by Weddle Brothers in the amount of \$287,600.00. He noted that this amount also includes a \$100,000 allowance to be allocated at the discretion of the owner for additional waterproofing needs. The MBE participation is 5.2%. Mr. Mallon reported that Staff and Counsel recommend the award to Weddle Brothers in the amount of \$287,600.00. Ms. Reddick asked if there were any questions from the Board and there were none at this time.

Mr. Corbitt motioned to approve the Gainbridge Fieldhouse South Elevation Site Improvements agenda item. Mr. Ruhmkorff seconded said motion. Mr. Mallon read the roll call to poll the Board and document the vote of each Board Member with the following results:

Marci A. Reddick: Yes  
David Corbitt: Yes  
David Ruhmkorff: Yes  
Earl Goode: Yes

Maggie Lewis: Yes  
Jaime Bohler Smith: Yes (Virtual)  
Mick Terrell: Not present  
Jim Dora: Not present  
Sarah Fisher: Not present

There were no further comments from the Board. The Gainbridge Fieldhouse South Elevation Site Improvements agenda item was unanimously approved as presented and the contract awarded to Weddle Brothers in the amount of \$287,600.00.

Ms. Reddick informed the Board that that the next three agenda items pertained to work being done at Victory Field and would be presented by Mr. Mallon. He explained that Victory Field and the Indianapolis Indians are now incorporated under the Major League Baseball umbrella. MLB conducted facility assessments for all Minor League teams throughout the league with the purpose of the assessment being to bring the Minor League facilities in line with MLB facility requirements. Mr. Mallon reported that despite Victory Field scoring high marks on the assessment, there were several areas included in the report that needed to be renovated for Victory Field to meet the new MLB standards. One area needing to be upgraded was the field itself and Mr. Mallon reminded the Board that the scope of this work was already approved at the July Board Meeting. This next phase includes the Visitors' locker room, which includes expansion of the player's locker area, the laundry facilities, and weight training area. The project also includes the addition of a separate storage building. Mr. Mallon also explained that incorporated into this project are certain major system replacements, which the CIB is contractually obligated to complete per the operating agreement. These obligations include the replacement of the boilers and water storage tanks, along with HVAC upgrades to the Press Box. Mr. Mallon explained this project consists of three packages separately bid, BP #210 General Trades, BP #211 Electrical, and BP #212 Mechanical. In partnership, CIB and the Indians will manage the project together. The Indians will reimburse the CIB for certain portions of the project, which will be based on the schedule of values submitted by the contractor. CIB issued a public bid under Indiana Code 36-1-12. The budget for the total project was estimated at \$3,000,000.00. Mr. Mallon noted that these three bid packages would be awarded to three different contractors respectively. He explained that he would go through the presentation for each of the bid packages and would then ask the Board for to approve all three bid packages together.

Mr. Mallon presented the **Victory Field Bid Package #210 - General Trades** agenda item, which is attached to and made a part of these Minutes.

The lowest responsive and responsible bid for BP #210 for General Trades related work was submitted by Taylor Brothers Construction Company in the amount of \$1,384,000.00. Taylor Brothers is a 100% MBE company. Mr. Mallon noted that they also provided subcontractor participation in the amount of 7.49% MBE participation and 6.56% WBE participation. Staff and Counsel recommend the award of BP #210 General Trades to Taylor Brothers Construction Company in the amount of \$1,384,000.00.

Mr. Mallon presented the **Victory Field Bid Package #211 for Electrical** related work agenda item, which is attached to and made a part of these Minutes. The lowest responsive and responsible bid for BP #211 Electrical was submitted by ERMCO, INC in the amount of \$233,300.00. Mr. Mallon noted that ERMCO, INC has 27.12% MBE participation. Staff and Counsel recommend the award of for BP #211 Electrical to ERMCO, INC in the amount of \$233,300.00.

Mr. Mallon presented the **Victory Field Bid Package #212 for Mechanical** related work agenda item, which is attached to and made a part of these Minutes

The lowest responsive and responsible bid for BP #212 Mechanical was submitted by Sexson Mechanical Company in the amount of \$1,651,000.00.

Mr. Mallon noted that Sexson Mechanical Company has 15.02% MBE participation, 8.06% WBE participation, and 3.03% VBE participation. Staff and Counsel recommend the award of BP #212 Mechanical to Sexson Mechanical Company in the amount of \$1,651,000.00.

Mr. Corbitt motioned to approve **Victory Field Bid Package #210 for General Trades, Victory Field Bid Package #211 for Electrical, and Victory Field Bid Package #212 for Mechanical** agenda items. Mr. Ruhmkorff seconded said motion. Mr. Mallon read the roll call to poll the Board and document the vote of each Board Member with the following results:

Marci A. Reddick: Yes

David Corbitt: Yes

David Ruhmkorff: Yes

Earl Goode: Yes

Maggie Lewis: Yes

Jaime Bohler Smith: Yes (Virtual)

Mick Terrell: Not present

Jim Dora: Not present

Sarah Fisher: Not present

There were no further comments from the Board. The Victory Field Bid Package #210 for General Trades, Victory Field Bid Package #211 for Electrical, and Victory Field Bid Package #212 for Mechanical agenda items were all unanimously approved as presented.

Mr. Mallon took this opportunity to recognize Tom Boyle and Kobi Wright for all of their hard work and efforts to maximize the CIB's XBE participation in the construction and maintenance processes that the CIB engages in on a regular basis. He informed the Board members that they have implemented a mentorship program with some contractors that regularly work with the CIB which enables XBE companies to participate in these construction projects and gain valuable and practical work experience in the construction field that they would otherwise not be able to access. He added that there is still a great deal of work to be done to make the playing field fair and accessible to everyone, but he expressed his gratitude to CIB staff and his pride in the CIB's overall progress.

Mr. Mallon asked Mr. Kuehr to present the **Claims** as attached hereto and made a part of these Minutes. He then presented Operating Claims 830G and Confirming Claims 800C to the Board for approval. There were no questions from the Board at this time. Mr. Corbitt motioned to approve the Claims and Mr. Ruhmkorff seconded said motion. Mr. Mallon read the roll call to poll the Board and document the vote of each Board Member with the following results:

Marci A. Reddick: Yes

David Corbitt: Yes

David Ruhmkorff: Yes

Earl Goode: Yes

Maggie Lewis: Yes

Jaime Bohler Smith: Yes (Virtual)

Mick Terrell: Not present  
Jim Dora: Not present  
Sarah Fisher: Not present

There were no further comments from the Board. Operating Claims 830G and Confirming Claims 800C were unanimously approved as presented.

In **Other Business** Ms. Reddick informed the Board that she recently had the opportunity to attend the third installment of the BUTTER Art Fair and Exhibition. She shared with the audience that it was an amazing event and thanked the members of the Board for getting that ball rolling supporting the group in years past. Ms. Lewis, who also attended the art fair, agreed that it was an amazing event and the crowd and the artists had great energy.

Mr. Gahl of VI commented that due to the national coverage of BUTTER Art Fair in the New York Times, VI has recently obtained six travel riders enabling them to have coverage in several traditional black publications including Ebony and Black Noir. On another note, Mr. Gahl informed the Board that Mr. Hoops has recently stepped into his role as Chair of the Professional Convention Management Association or PCMA and represents Indianapolis on the Board along with Dr. Amanda Cecil of IU Indianapolis.

There being no further **Other Business** to address and no **Public Comment**, the meeting was adjourned.



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Marci A. Reddick, President  
THE CAPITAL IMPROVEMENT BOARD  
OF MANAGERS  
OF MARION COUNTY



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David Ruhmkorff, Secretary  
THE CAPITAL IMPROVEMENT BOARD  
OF MANAGERS  
OF MARION COUNTY