

CAPITAL IMPROVEMENT BOARD OF MANAGERS
OF MARION COUNTY
Minutes of Meeting
Friday, January 12 2024-9:00 am
ICC Boardroom
and Via Teleconference

A meeting of the Capital Improvement Board of Managers of Marion County, (the "CIB" or the "Board", as applicable) was held on Friday, January 12, 2024 at 100 South Capitol Avenue in the Visit Indy Boardroom located on the 3rd floor of the Indiana Convention Center in Indianapolis, Indiana, 46225.

Members present in person: Board President Marci A. Reddick, Vice-President David Corbitt, Secretary David Ruhmkorff, Jim Dora Jr., Earl Goode and Jaime Bohler Smith.

Members present virtually: Treasurer Mick Terrell, Maggie A. Lewis and Sarah Fisher.

Members absent: None.

Others in attendance: Andy Mallon, Executive Director, Indiana Convention Center and Lucas Oil Stadium ("ICCLOS"); Mary Solada, General Counsel to the Board, Dentons Bingham Greenebaum LLP ("DBG"); Tom Boyle, Director of Operations, ICCLOS; Kobi Wright, Chief Legal Officer and Business Operations Director; ICCLOS; Eric Neuburger, Stadium Director, Lucas Oil Stadium ("LOS"); Tim Kuehr, Chief Financial Officer; ICCLOS; Chad Wilke, Director of Event Services, ICCLOS; Monique Wise, Director of Sales and Marketing; ICCLOS; Monica Brase, Public Information and Marketing Manager, ICCLOS; Art Kodroff, Controller, ICCLOS; James Wallis, Executive Vice President and Chief Operating Officer, Visit Indy ("VI"); Chris Gahl, Executive Vice President and Chief Marketing Officer, VI; David Sease, SGA; Kevin Austin, Synthesis; Catherine Esselman, Cat Consulting, LLC, and members of the media. (A copy of the list of those in attendance is attached hereto).

President Reddick called the meeting to order at 9:03 am.

Minutes of December 8, 2023. President Reddick informed that Board that she was working with staff and Counsel to streamline the format of the Minutes and they would be tabled until the February meeting.

CIB Monthly Financial Report. Mr. Kuehr presented the December 2023 CIB financial report to the Board. 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. The financial report is attached hereto and made a part of these minutes.

Visit Indy Report. Leonard Hoops presented the *Visit Indy Report*. The corresponding documents accompanying this report are attached hereto and made a part of these minutes. Mr. Hoops reported that 2023 was the best year ever in downtown average daily revenue. He reported that VI ended 2023 with 827,081 booked room nights for the year, which is 103% of VI's goal and added that the final year-end numbers will be reported at the February CIB meeting. Mr. Hoops went through each month of the upcoming year and briefly highlighted the major events that would be coming to the Convention Center emphasizing that each month in 2024 had major events scheduled. Mr. Hoops introduced Chris Gahl to present an update on the quantitative research that VI has engaged in with Walker Research utilizing surveys and focus groups of national convention planners to obtain data as well as feed-back to assist VI's ongoing goals of increasing tourism in Indianapolis and keeping it competitive

with the other top convention cities in the United States. Mr. Gahl reminded the Board members that the VI State of Tourism program would be taking place on January 18th and extended an invitation to the Board members and CIB staff to attend. The documents referenced in this report are attached hereto and made a part of these minutes.

ICCLoS Sales Reports. Monique Wise presented the *Indiana Convention Center (ICC) Sales Report*. She reported the ICC's occupancy was at 32.4% for the month of December and the overall attendance was 86,748. She added that there were nine events and eleven dark days in the month. Some notable events included the return of PRI as well as United Rental which is a building-wide event. Ms. Wise reported that JamFEST, another building-wide event that has been coming to the ICC for twenty-five years is returning followed by WWETT at the end of the month. Ms. Wise reported that Keith Urban will be one of the performers for the NBA All-Star Concerts in February adding to the star studded line up of celebrities expected for the event. Ms. Wise concluded her presentation by reporting that the ICC had an occupancy rate of 55.3% for 2023 with a total attendance of 888,739, which is the highest total attendance since 2019. The corresponding documents are attached hereto and made a part of these minutes.

Eric Neuburger presented the *Lucas Oil Stadium ("LOS") Sales Report* and informed the Board that LOS hosted three Colts games in December. He reported that in a recent recap meeting with the Colts he received good feedback from NFL ticketholders noting that LOS received exceedingly high ratings and finished in the top third and fourth in all categories. He noted that PRI had a large presence at LOS and reported some recent notable events including the Governor's Boy Scout Luncheon and the Colts Bleed Blue Blood Drive. Mr. Neuburger also highlighted some upcoming events taking place before the next CIB meeting including three Colts games, the Mid America Pool Trade Show as well as the fan favorite Monster Jam with two scheduled events and over 50,000 attendees anticipated in 2024. Mr. Neuburger reported that after that the Stadium will be in full swing preparing for the NBA All-Star events taking place at LOS as a second venue for the festivities.

CIB Building Facilities Corp.-Buildout of First Floor of Pan Am Tower. Mr. Mallon presented the CIB Building Facilities Corp.-Buildout of First Floor of Pan Am Tower agenda item to the Board. Mr. Mallon reminded the Board of the plans to utilize the space in the Pan Am Plaza for construction management offices for Hunt, sales offices for the Signia Hilton, and the activation of the ground level of the building for retail space as a visitor center. This item includes the budget and estimated costs of the buildout of the first floor of the Pan Am Tower as well as a rendering of the retail space that will be included on the first floor and called "The Index." Mr. Mallon explained that The Index will be turnkey space to be leased by vendors as part of the visitor's center. He informed that Board that the space would be activated for the NBA All-Stars Weekend explaining that the Indiana Historical Society will lend a Converse and Chuck Taylor themed exhibit for that event. He added that members of Visit Indy's attraction pass program such as the Indiana History Museum and the Eiteljorg Museum would have an opportunity to lease space in The Index in the near future. He explained that this project was approved at a previous CIB meeting and that the expenses for this project are included in this month's voucher claims. A copy of this report is attached hereto and made a part of these minutes.

Virginia Avenue Garage 2024-2025 Parking Facility Repairs Agreement. Mr. Mallon presented the Virginia Avenue Garage 2024-2025 Parking Facility Repairs Agreement agenda item to the Board. He explained that in 2019, the CIB engaged Arsee Engineering, INC. to perform an overall assessment of the Virginia Avenue Garage to identify current and future repair needs for the structure. This assessment organized the needed repairs by priority, as well as breaking them out into 5 phases spanning a 10-year repair schedule. Mr. Mallon informed the Board that Phases 1, 2, and 3 are complete. He explained Phase 4 will consist of repairs to Level 3 of the garage and the corresponding pedestrian ramp and vehicle ramp. Consistent with the assessment report the repairs to be made include the following:

repairing horizontal and vertical/overhead patching, replacing expansion joints and sealant joints, repairs to concrete, repairing post tension cables, and sealing and re-striping Level 3. The Level 3 membrane will be replaced, as well as the vehicle ramp membrane. Mr. Mallon explained that the CIB issued a public bid under Indiana Code 36-1-12. The lowest responsive and responsible bid was submitted by The NEW Group/Lacy Construction Group, INC. with a base bid in the amount of \$2,405,500.00. CIB elected to accept three alternates, 1, 3 and 4 for a total Alternate amount of \$1,190,000.00. The total bid from The NEW Group/Lacy Construction Group, INC. is in the amount of \$3,595,500.00. The XBE Participation is MBE: 14.02%, WBE: 8.02%, VBE: 3.00%, DOBE: 1.00%. Staff and Counsel recommend the award to The NEW Group/Lacy Construction Group, INC. in the amount of \$3,595,500.00. A copy of this agreement is attached hereto and made a part of these minutes.

Vice President Corbitt moved to approve the **Virginia Avenue Garage 2024-2025 Parking Facility Repairs Agreement** agenda item as presented. The motion was seconded by Mr. Ruhmkorff.

Roll Call Vote: Marci A. Reddick, Yes; David Corbitt, Yes; David Ruhmkorff, Yes; Earl Goode, Yes; Jim Dora, Yes; Mick Terrell, Yes; Sarah Fisher, Yes; Maggie Lewis, Yes; Jaime Bohler Smith; The motion passed 9-0.

ICC Interior Lower Level Renovations Agreement. Mr. Mallon presented the ICC Interior Lower Level Renovations Agreement agenda item to the Board, which is attached to and made a part of these minutes. He explained that the increased number of events seen during 2023, events planned for 2024, and the continued growth that will continue for the near future has contributed to the need to add to both the CIB's staff and services. The CIB's facilities, IT, utilities, set-up, and housekeeping offices are located in the basement of the ICC. These offices were last updated over sixteen years ago. More space and re-configuring of space is needed to accommodate growth and operate efficiently. This renovation will also upgrade HVAC and Lighting to help contribute to our energy efficiency program. Mr. Mallon explained that the CIB issued a public bid under Indiana Code 36-1-12. The lowest responsive and responsible bid was submitted by Taylor Brothers, who is a 100% Minority Owned Business, in the amount of \$1,227,000.00. The XBE Participation is as follows: MBE, 9.06%; WBE, 5.68%; VBE, 0%; and DOBE, 0%. Staff and counsel recommended awarding the contract to Taylor Brothers in the bid amount of \$1,227,000.00. A copy of this agreement is attached hereto and made a part of these minutes.

Vice President Corbitt moved to approve the **ICC Interior Lower Level Renovations Agreement** or agenda item as presented. The motion was seconded by Mr. Dora.

Roll Call Vote: Marci A. Reddick, Yes; David Corbitt, Yes; David Ruhmkorff, Yes; Earl Goode, Yes; Jim Dora, Yes; Mick Terrell, Yes; Sarah Fisher, Yes; Maggie Lewis, Yes; Jaime Bohler Smith; The motion passed 9-0.

Service Agreement for Republic Services. Mr. Mallon presented the Service Agreement for Republic Services. He explained that Republic Services has been the CIB's trash vendor for over twenty years. The partnership that has been developed over the years is instrumental to the CIB's operations, including the ability to provide service for the large weekend turnovers. Staff recommended approval of a 3-year Service Agreement with a 4% yearly increase for years 2024 and 2025, and a 3% increase for 2026 for a total contract amount of \$566,238.00. A copy of this agreement is attached hereto and made a part of these minutes.

Vice President Corbitt moved to approve the Service Agreement for Republic Services agenda item as presented. The motion was seconded by Mr. Ruhmkorff.

Roll Call Vote: Marci A. Reddick, Yes; David Corbitt, Yes; David Ruhmkorff, Yes; Earl Goode, Yes; Jim Dora, Yes; Mick Terrell, Yes; Sarah Fisher, Yes; Maggie Lewis, Yes; Jaime Bohler Smith; The motion passed 9-0.

LOS Public Safety System Maintenance Agreement Mr. Mallon presented the LOS Public Safety System Maintenance Agreement. He explained since 2008, the Public Safety Communications System LOS and ICC have used the Neutral Host Distributed Antenna System which was maintained by Verizon. As a part of the CIB's renegotiated agreements for Verizon to upgrade both LOS and ICC to 5G technology, the public safety system was left in place and will now be owned and maintained by ICCLOS. Mr. Mallon explained that the proposal is for the CIB to enter into a 5-year Agreement with Telamon Technologies Corp. for these services at a total cost of \$182,236.50. He explained that the cost Year 1 will be \$38,709.70 and Years 2-5 the cost will each cost 35,881.70, annually. Staff recommended approval of the proposed 5-Year Service Agreement with Telamon Technologies Corp. in the amount of \$182,236.50. Mr. Terrell recused himself from the vote. A copy of this agreement is attached hereto and made a part of these minutes.

Vice President Corbitt moved to approve the LOS Public Safety System Maintenance Agreement agenda item as presented. The motion was seconded by Mr. Ruhmkorff.

Roll Call Vote: Marci A. Reddick, Yes; David Corbitt, Yes; David Ruhmkorff, Yes; Earl Goode, Yes; Jim Dora, Yes; Mick Terrell, Recused; Sarah Fisher, Yes; Maggie Lewis, Yes; Jaime Bohler Smith; The motion passed 8-0 with one Recusal.

Disposal of Obsolete Equipment. Mr. Mallon presented the next agenda item covering the Disposal of Obsolete Equipment. There were no questions from the Board. Board member Goode moved to approve the Disposal of Obsolete Equipment agenda item as presented. The motion was seconded by Vice President Corbitt. The list of the equipment being attached hereto and made a part of these minutes.

Roll Call Vote: Marci A. Reddick, Yes; David Corbitt, Yes; David Ruhmkorff, Yes; Earl Goode, Yes; Jim Dora, Yes; Mick Terrell, Yes; Sarah Fisher, Yes; Maggie Lewis, Yes; Jaime Bohler Smith; The motion passed 9-0.

Claims. Mr. Mallon presented the next agenda items covering the CIB's financial claims, Operating Claims 1233G, and Confirming Claims 1241C, as described in the voucher documents attached hereto and made a part of these minutes. There were no questions from the Board. Vice President Corbitt moved to approve the Operating Claims 1233G and Confirming Claims 1241C agenda item as presented. The motion was seconded by Mr. Terrell.

Roll Call Vote: Marci A. Reddick, Yes; David Corbitt, Yes; David Ruhmkorff, Yes; Earl Goode, Yes; Jim Dora, Yes; Mick Terrell, Yes; Sarah Fisher, Yes; Maggie Lewis, Yes; Jaime Bohler Smith; The motion passed 9-0.

Operating Claims 1132G and Confirming Claims 1096C were approved as presented.

Mr. Kuehr next presented the CIB Building Facilities Corporation Operating Claims BFC02 and Confirming Claims CON01 attached hereto and made a part of these minutes.

Vice President Corbitt moved to approve the Operating Claims BFC02 and Confirming Claims CON01 as presented. The motion was seconded by Mr. Ruhmkorff.

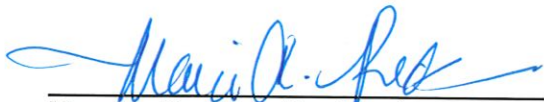
Roll Call Vote: Marci A. Reddick, Yes; David Corbitt, Yes; David Ruhmkorff, Yes; Earl Goode, Yes; Jim Dora, Yes; Mick Terrell, Yes; Sarah Fisher, Yes; Maggie Lewis, Yes; Jaime Bohler Smith; The motion passed 9-0.

Other Business: none.

Public Comment. President Reddick asked if there were any members of the public who wished to speak at the meeting. There were no comments from the public.

The next meeting of the Board will be held at 9:00 am on Friday, February 23, 2024.

Adjourn. President Reddick adjourned the meeting at 10:22 am.



Marci A. Reddick, President
The Capital Improvement Board
of Managers of Marion County



David Ruhmkorff, Secretary
The Capital Improvement Board
of Managers of Marion County