

CAPITAL IMPROVEMENT BOARD OF MANAGERS
OF MARION COUNTY
Minutes of Meeting
Friday, February 23, 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, February 23, 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, Treasurer Mick Terrell, Secretary David Ruhmkorff, Jim Dora Jr., Maggie A. Lewis, Sarah Fisher, and Jaime Bohler Smith.

Members present virtually: None

Members absent: Earl Goode.

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; Chris Gahl, Executive Vice President and Chief Marketing, Visit Indy ("VI"); Daren Kingi, Senior Vice President and Chief Sales Officer, VI; Matt Albrecht, Pacers Sports & Entertainment ("PS&E"); David Sease, SGA; 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 9:01 am.

Administration of Oath of Office for Re-Appointed Board Members. Mary Solada, General Counsel to the Board, explained that the CIB members recently re-appointed by Mayor Hogsett were required to be sworn-in and take their statutory oath of office. She introduced Board Liaison and Notary Republic, Pam James, to swear-in these Board members. Ms. Reddick, Mr. Corbitt, Mr. Terrell, Mr. Ruhmkorff, and Mr. Dora were sworn-in by Ms. James and subsequently took their oaths of office.

Comments from Executive Director Mallon. Mr. Mallon acknowledged the hard work and efforts of the CIB's staff during the recent NBA All-Stars events. President Reddick also commented that the City did a great job and noted the diversity of the events and participants. She thanked everyone for their efforts and the part that everyone played for the overall success of the All-Stars weekend.

Minutes of January 12, 2024 and February 23, 2024. The minutes from the January 12, 2024 and February 23, 2024 CIB Meetings were submitted to the Board for approval. Vice President Corbitt moved to approve the Minutes of January 12, 2024 and February 23, 2024 as presented. The motion was seconded by Mr. Ruhmkorff. The motion passed 8-0. The minutes are attached hereto and made a part hereof.

Election of Board Officers. State statute requires an annual Election of Officers after January 15th each year and Mary Solada, General Counsel to the Board, presented the Election of Officers agenda item to the Board. President Reddick asked for a motion to nominate candidates to serve as officers for this upcoming term. Ms. Lewis moved that Marci A. Reddick serve as President, David Corbitt serve as Vice President, Mick Terrell serve as Treasurer, and David Ruhmkorff serve as Secretary. Mr. Dora seconded this motion. The motion passed 8-0.

CIB Monthly Financial Report. Mr. Kuehr presented the CIB financial report for the month of December 2023. 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.

Fieldhouse Management Report. Matt Albrecht of Pacers Sports & Entertainment presented the Fieldhouse Management Report. He began his report by thanking the Board and all those in attendance for their support in the recent NBA All-Stars Game. He noted that it was a once in a lifetime opportunity and that a lot of hard work from everyone involved. He commented that it was a very successful event and the entire Pacers organization was very proud. The documents referenced in this report are attached hereto and made a part of these minutes.

Visit Indy Report. Leonard Hoops presented the Visit Indy Report. Mr. Hoops reported that the month of December was an all-time record for revenue for both Marion County and downtown. He added it was also an all-time record for average hotel room daily rate and revenue per available room for the month for both Marion County and downtown. Mr. Hoops reported that year to date an all-time record was set for revenue with over \$700 Million dollars in hotel revenue. He also noted that downtown had great year over year numbers with a 7% increase in total revenue. He reported that the pipeline for VisitIndy continues to be full and VisitIndy has a lead pace of 134% and he continues to be excited as all of the numbers are trending in the right direction. 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 63.6% for the month of January and the overall attendance was approximately 60,000 mainly due to the success of JamFest Super Nationals, which had over 38,000 cheerleaders and attendees with the majority of the remaining attendance for the month coming from United Rentals, the WWETT Show and IN Green Expo. Ms. Wise reported that February began with Central Zone Invitational Volleyball Tournament, which is the first of two annual volleyball tournaments that the CIB has been hosting for over 20 years for Capitol Sports. Ms. Wise noted that the Convention Center was the host of the NBA All-Stars Crossover Fan Experience, the Crossover Concert Series, the NBA Legends Brunch, the Jr. NBA, and the NBA 2K Alley. She informed the Board that she would report the final numbers for these events at the March CIB meeting. Upcoming events including the Circle of Stars gymnastics event, Unicorn World, and the NFL Combine followed by NTEA Work Truck which will be here until the end of the first week of March. Ms. Wise concluded her report by saying that the Nike Mideast Qualifier Volleyball tournament, which is the second of the two Capitol Sports tournaments, meets in March and that organizers are expecting 40,000 athletes and attendees. She noted there were no dark days scheduled for the facility in March or April. The documents referenced in this report are attached hereto and made a part of these minutes.

Mr. Mallon recognized Ms. Wise and Sodexo for recently breaking the record for Food and Beverage concession sales in the Convention Center during the JamFest event. He congratulated Ms. Wise and Sodexo for being so creative in selling the food and beverages in the building. He noted that this was part of everyone working hard to raise the operating revenue of the facility.

Lucas Oil Stadium (“LOS”) Sales Report. Eric Neuburger presented the LOS sales report. Mr. Neuburger began his presentation by acknowledging his appreciation for the staff at LOS. He commented that the NBA was very pleased with the way that LOS was able to adapt to the NBA's method of doing things for all of the All-Stars events. He reported that since the last meeting the Colts season ended and noted that LOS was still busy with events such as the Mid-America Pool show as well as several private events. He reported that LOS hosted two Monster Jam events with a record attendance of over 40,000 people for each of the shows and still growing. He mentioned that all of the NBA All-Stars events went really well and currently the NFL is moving into LOS for the NFL Combine. He also reported that his staff is working hard to get the field into great shape for the last main event before the field is removed and they are looking forward to having the new field that was approved by the Board installed in July of this year.

Mr. Mallon complimented Mr. Neuburger on the fantastic job his staff did for the NBA All-Stars events saying he should be very proud of everyone.

Mr. Hoops congratulated Board member Lewis on the Boys and Girls Club receiving a \$200,000 donation from the NBA as part of the NBA gives back initiative. Ms. Lewis is the Executive Director of the Boys & Girls Clubs of Indianapolis.

CIB Current Construction Projects. Mr. Mallon presented a brief update to the Board on the CIB's current construction projects including the 6th expansion of the Convention Center and the Signia Hotel. He noted that he will be updating the Board on a regular basis at its monthly meetings as the project progresses.

ICC Preventative Maintenance and Required Repairs for Elevators and Escalators. Mr. Mallon presented the ICC Preventative Maintenance and Required Repairs for Elevators and Escalators agenda item to the Board. Mr. Mallon described the proposal to continue the CIB's practice for elevator/escalator maintenance with an agreement term of five years. Mr. Mallon informed the Board that the CIB issued a public RFP pursuant to Indiana Code § 5-22-9 for this work. He stated that five companies submitted proposals in response to this RFP. After conducting interviews and reviewing the best and final offers from respondents, staff concluded that American Elevator submitted the best proposal with a total contract amount of \$941,900.00. Staff recommended awarding the contract to American Elevator in the amount of \$941,900.00. Vice President Corbitt moved to approve the ICC Preventative Maintenance and Required Repairs for Elevators and Escalators agenda item as presented. Mr. Ruhmkorff seconded the motion. The motion passed 8-0. A copy of this agreement is attached hereto and made a part of these minutes.

ICCLOS Maintenance Agreement for Beacon Telecom. Mr. Mallon presented the ICCLOS Maintenance Agreement for Beacon Telecom agenda item to the Board. He explained that Beacon Telecom has been the CIB's phone system vendor for over ten years, assisting with hardware and software maintenance and licensing. In conjunction with the purchase of the new Avaya telephone system, the Beacon Telecom agreement will cover Avaya licensing as well as hardware and software support through July of 2028. Staff recommended approval of the Beacon Telecom agreement in the total contract amount of \$244,339.20. Vice President Corbitt moved to approve the ICCLOS Maintenance Agreement for Beacon Telecom agenda item as presented. Mr. Ruhmkorff seconded the motion. The motion passed 8-0. A copy of this agreement is attached hereto and made a part of these minutes.

ICCLOS AT&T Agreement. Mr. Mallon presented the ICCLOS AT&T Three-Year Renewal agenda item to the Board. AT&T has been a partner with the CIB for over 20 years providing additional analog phone lines throughout the facility. He explained this new agreement continues the CIB's partnership with AT&T and will allow the CIB to reduce the amount of phone lines provided from

33 to 13. Staff recommended approval of a three year agreement with AT&T with a total contract amount of \$3,510.00. Mr. Dora moved to approve the ICCLOS AT&T 3 Year Renewal agenda item as presented. Vice President Corbitt seconded the motion. The motion passed 8-0. A copy of this agreement is attached hereto and made a part of these minutes.

NBA Media Platform Agreement. Mr. Mallon presented the NBA Media Platform agenda item to the Board. He explained as part of the NBA agreement, the CIB is required to provide physical platforms for media use. The CIB and Gainbridge Fieldhouse worked in conjunction with the NBA to obtain approval of a specific media build that was submitted by Taylor Brothers. These platforms have been approved for use at both Lucas Oil Stadium and Gainbridge Fieldhouse. Mr. Mallon explained that the media tables will be stored for use with future major events such as the CFP or NCAA that come to LOS. The total cost of the supply contract is \$269,160.00. Mr. Mallon noted that Taylor Brothers is a 100% minority-owned business. Staff recommended awarding the contract to Taylor Brothers Construction in the total amount of \$269,160.00. Vice President Corbitt moved to approve the NBA Media Platform agreement as presented. Mr. Terrell seconded the motion. The motion passed 8-0. A copy of this agreement is attached hereto and made a part of these minutes.

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 Dora moved to approve the Disposal of Obsolete Equipment agenda item as presented. The motion was seconded by Vice President Corbitt. The motion passed 8-0. The list of the equipment being attached hereto and made a part of these minutes.

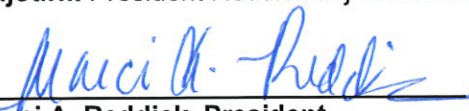
Claims. Mr. Mallon presented the next agenda items covering the CIB's financial claims, Operating Claims 1365G, and Confirming Claims 1348C, as described in the voucher documents attached hereto and made a part of these minutes. There were no questions from the Board. Board member Ruhmkorff moved to approve the Operating Claims 1365G and Confirming Claims 1348C agenda item as presented. The motion was seconded by Ms. Lewis. The motion passed 8-0 and Operating Claims 1365G and Confirming Claims 1348C were approved as presented.

Mr. Mallon next presented the CIB Building Facilities Corporation Operating Claims BFC03 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 BFC03 as presented. The motion was seconded by Mr. Ruhmkorff. The motion passed 8-0 and the CIB Building Facilities Corporation Operating Claims BFC03 were approved as presented.

Other Business: President Reddick noted that she has now been serving on the CIB for a full year and thanked Mr. Mallon, the CIB staff, and the Board for their assistance and contributions to the CIB.

Public Comment. There were no comments from the public.

Adjourn. President Reddick adjourned the meeting at 9:44 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

The next meeting of the Board will be 9:00 am. Friday, April 12, 2024.