

CAPITAL IMPROVEMENT BOARD OF MANAGERS
OF MARION COUNTY
Minutes of Meeting
Friday, May 10, 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, May 10, 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, David Ruhmkorff, Jim Dora Jr., and Earl Goode.

Members present virtually: Jaime Bohler Smith.

Members absent: Maggie A. Lewis and Sarah Fisher.

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"); Daren Kingi, Senior Vice President and Chief Sales Officer, VI; Matt Albrecht, Pacers Sports & Entertainment ("PS&E"); David Sease, SGA; Kevin Austin, Synthesis; 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 9:05 am.

CIB Monthly Financial Report. Mr. Kuehr presented the March 2024 CIB financial report to the Board. The financial report 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.

Minutes of April 12, 2024. President Reddick presented the next agenda item covering the approval of minutes from the April 12, 2024, CIB meeting as attached to and made a part of these minutes. There were no questions from the Board. Vice President Corbitt moved to approve the Minutes of April 12, 2024, as presented. Secretary Ruhmkorff seconded the motion.

Roll Call Vote: Marci A. Reddick, Yes; David Corbitt, Yes; Mick Terrell, Yes; David Ruhmkorff, Yes; Earl Goode, Yes; Jim Dora, Yes; Jaime Bohler Smith, Yes. The motion passed 7-0.

Fieldhouse Management Report. Matt Albrecht of Pacers Sports & Entertainment presented the **Fieldhouse Management Report**. He reported that with three of the four fiscal quarters completed, PS&E is having the best year that they have ever had. He reported this year the organization will host six additional concerts than were originally budgeted and they are having a great year overall. 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*. The corresponding documents accompanying this report are attached hereto and made a part of these minutes. Mr. Hoops reported that March had all-time records for Marion County for revenue, average daily rate and revenue per available room. Mr. Hoops reported that the three best dates for hotel rooms sold in the history of Central Indiana have all happened this year. These record nights included the St. Patrick's Day weekend in March that coincided with the Nike Volleyball tournament, the Monday of the total lunar eclipse in April, and in May with the George Strait and Chris Stapleton concert taking place during the same time as the Mini Marathon. He reported that VI is at 59% of goal for YTD bookings but remains in good shape at 144% of the tentative pipeline. He informed the Board that the Rose Awards took place earlier in the week and explained these are the local hospitality industry's equivalent of the Academy Awards honoring the service industry in the community. He noted that Mayor Hogsett attended the event and has attended every year he has been in office.

Indiana Convention Center ("ICC") and Lucas Oil Stadium ("LOS") Sales Reports. Monique Wise presented the *ICC Sales Report*. The corresponding documents are attached hereto and made a part of these minutes. She reported the ICC's occupancy was 61.3 % for the month of April and the overall attendance was 72,616. This was due in part to a very successful Fire Department Instructors Conference ("FDIC"). She reported they broke their all-time attendance record with 36,573 total attendees this year. FDIC was immediately followed by PopCon and American Coatings. The month of April ended with the Indiana Chamber of Commerce's Human Resources Conference. Ms. Wise reported that May has been a very busy month with hosting the 500 Mini Marathon and the Pokémon Regionals bringing approximately 5,000 gamers to Indy to compete. She informed the Board that the move-in for the Sweets & Snacks Expo will begin the following week explaining this was a building-wide event through May 16. Tyler Technologies, a software company that provides products and services to government agencies and schools, will be moving in after that and will be expecting approximately 6,000 attendees. Ms. Wise noted the Indiana Economic Development Corporation's Global Economic Development Summit will be back for the second year in a row. She informed the Board that May 27 is the first dark day for the ICC since February. Other notable events taking place before the next meeting in June include the National Postal Forum, National Convention, BrickFest and the Southern Baptist Convention.

LOS Sales Report. Eric Neuburger presented the *LOS Sales Report*. He informed the Board that FDIC also had a large presence at LOS noting that the event is an opportunity for the firefighters to engage in rescue training in the elevator shafts of LOS and teaching valuable rescue techniques and sharing information. Mr. Neuburger reported that the concert featuring George Strait, Chris Stapleton, and Little Big Town was a huge success. There were record-breaking food and beverage sales for the event, surpassing the recent record sales for Morgan Wallen and the concert was very well received by the fans. He explained that this was the first stop on the concert tour which enabled the group to have a few extra days to set up and rehearse at LOS. He noted this was a wonderful opportunity to spend time with Messina, the touring group and promoter that represents George Strait's tour, as well as Taylor Swift's tour. He noted that these types of events are helping to build the stadium's reputation that will keep these events coming back to the CIB's venues. Mr. Neuburger reported that pre-rigging has begun in LOS for USA Swimming with Dodd Technologies is preparing for the US Olympic Swimming Trials by hanging the necessary materials from the areas that will be over the pools. He informed the Board that the construction on the pools will begin that Sunday and before the next meeting the [?testament] for the trials will take place. He explained this is a private closed meet in which everything gets tested before the actual event including the timing system and television shots to ensure everything is ready for the trials which are scheduled to begin June 15th. Ms. Bohler Smith asked who owns the pools. Mr. Neuburger explained that the pools are provided through an arrangement between the pool manufacturer, Myrtha Pools, and USA Swimming. He clarified that the CIB does not own the pools and is not responsible for selling the pools after the Olympic Trials conclude.

Update on current construction projects, 6th expansion of the ICC and Signia Hotel. Mr. Mallon updated the Board on the construction taking place on the Hotel Project and ICC expansion. He informed the Board that they have finished demolition of the old skating rink and pavilion on Pan Am Plaza and built a large ramp going into the pit. He reported that one of the three tower cranes has been built and a second one will be going in within the next few days. He informed the Board that on June 1st the City of Indianapolis' largest concrete pour utilizing 800 dump trucks and taking place over 16 hours to pump the concrete and lay the foundation for the hotel. He noted it will be 15 feet thick at the thickest point and span over a city block. He also updated the Board on the construction project that is taking place across the street from the ICC at St. John's Evangelist Catholic Church. He reported that the church is building a Parish Hall in between the area of the parking lot and alleyway next to the church which will provide meeting space for the parish.

ICC Halls ABC Roof Replacement Contract. Mr. Mallon presented the ICC Halls ABC Roof Replacement agenda item. He explained that the CIB issued a request for public bids under Indiana Code 36-1-12. The CIB received four bids and staff decided to reject all bids and re-evaluate design specifications and budgets. He reported that the project will be re-bid in 2025.

Elevators C6 and F3 Modernization Contract. Mr. Mallon presented the Elevators C6 and F3 Modernization agenda item, which is attached to and made a part of these minutes. He explained that consistent with the strategy of modernizing vertical transportation throughout the ICC, phase one has been completed. Phase two of the project includes Passenger Elevator C6 and Freight Elevator F3. Mr. Mallon reported that the CIB issued a request for public bids under Indiana Code 36-1-12. The CIB only received one bid which was deemed responsive and responsible. This bid was submitted by American Elevator and includes a base bid for Passenger Elevator C6 in the amount of \$119,560.00 and a base bid for Freight Elevator F3 in the amount of \$194,357.00. The total bid amount is \$313,917.00. Staff and Counsel recommend awarding the contract to American Elevator in the amount of \$313,917.00. There were no questions from the Board. Vice President Corbitt moved to approve the Elevators C6 and F3 Modernization agenda item as presented. The motion was seconded by Mr. Dora.

Roll Call Vote: Marci A. Reddick, Yes; David Corbitt, Yes; Mick Terrell, Yes; David Ruhmkorff, Yes; Earl Goode, Yes; Jim Dora, Yes; Jaime Bohler Smith, Yes. The motion passed 7-0.

Lower Level Renovations FF+E Contract. Mr. Mallon presented the Lower Level Renovations Furnishings, Fixtures, and Equipment ("FF&E") Contract agenda item, which is attached to and made a part of these minutes. He explained that in January the CIB approved the contract for the renovation of the Lower Level area offices in the ICC. This supply contract is for the FF+E portion of the project. Pursuant to Indiana Code 36-1-12, the CIB issued a request for public bids. The CIB received three bids. The lowest bid was deemed unresponsive due to the bidder not attending the mandatory pre-bid meeting. The lowest responsive and responsible bid was submitted by RJE Business Interiors in the amount of \$140,505.35. Mr. Mallon noted that XBE Participation will be 8% of the project, with a WBE. Staff and Counsel recommend awarding the contract to RJE Business Interiors in the amount of \$140,505.35. There were no questions from the Board. Vice President Corbitt moved to approve the Lower Level Renovations FF+E agenda item as presented. The motion was seconded by Mr. Dora.

Roll Call Vote: Marci A. Reddick, Yes; David Corbitt, Yes; Mick Terrell, Yes; David Ruhmkorff, Yes; Earl Goode, Yes; Jim Dora, Yes; Jaime Bohler Smith, Yes. The motion passed 7-0.

LOS Canon Enterprise Program Contract. Mr. Mallon presented the LOS Canon Enterprise Program contract agenda item, which is attached to and made a part of these minutes. He explained that Canon Enterprise has been the provider of lenses and accessories for use by the LOS Broadcast Production Group. The existing one-year agreement will expire soon and the CIB has determined to extend our partnership with Canon with a new five-year agreement. Staff and Counsel recommended

approving the 5-year agreement in the amount of \$17,500.00. There were no questions from the Board. Vice President Corbitt moved to approve the LOS Canon Enterprise Program Agreement agenda item as presented. The motion was seconded by Secretary Ruhmkorff.

Roll Call Vote: Marci A. Reddick, Yes; David Corbitt, Yes; Mick Terrell, Yes; David Ruhmkorff, Yes; Earl Goode, Yes; Jim Dora, Yes; Jaime Bohler Smith, Yes. The motion passed 7-0.

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 Treasurer Terrell. 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; Mick Terrell, Yes; David Ruhmkorff, Yes; Earl Goode, Yes; Jim Dora, Yes; Jaime Bohler Smith, Yes. The motion passed 7-0.

Operating Claims and Confirming Claims. Mr. Mallon presented the next agenda items covering the CIB's financial claims, Operating Claims 1654G and Confirming Claims 1629C, 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 1654G and Confirming Claims 1629C agenda item as presented. The motion was seconded by Secretary Ruhmkorff.

Roll Call Vote: Marci A. Reddick, Yes; David Corbitt, Yes; Mick Terrell, Yes; David Ruhmkorff, Yes; Earl Goode, Yes; Jim Dora, Yes; Jaime Bohler Smith, Yes. The motion passed 7-0.

Mr. Mallon next presented the CIB Building Facilities Corporation Operating Claims BFC06 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 BFC06 as presented. The motion was seconded by Secretary Ruhmkorff.

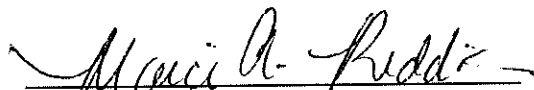
Roll Call Vote: Marci A. Reddick, Yes; David Corbitt, Yes; Mick Terrell, Yes; David Ruhmkorff, Yes; Earl Goode, Yes; Jim Dora, Yes; Jaime Bohler Smith, Yes. The motion passed 7-0.

Other Business. There was no other business.

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, June 14, 2024.

Adjourn. President Reddick adjourned the meeting at 9:55 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