

CAPITAL IMPROVEMENT BOARD OF MANAGERS  
OF MARION COUNTY  
Minutes of Meeting  
Friday, June 14, 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, June 14, 2024, at 100 South Capitol Avenue in the Visit Indy Boardroom located on the 3<sup>rd</sup> 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, Earl Goode and Sarah Fisher.

Members present virtually: Maggie A. Lewis and Jaime Bohler Smith.

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; Monique Wise, Director of Sales and Marketing, ICCLOS; Monica Brase, Public Information and Marketing Manager, ICCLOS; Art Kodroff, Controller, ICCLOS; Caroline Cheng, Senior Accountant; Daren Kingi, Senior Vice President and Chief Sales Officer Visit Indy ("VI"); Scott Schuster, Katz, Sapper & Miller ("KSM"); Trent Parkinson, KSM; 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 9:02 am.

**Minutes of May 10, 2024.** President Reddick presented the approval of minutes from the May 10, 2024, CIB meeting as attached to and made a part of these minutes. There were no questions from the Board. Board member Goode moved to approve the Minutes of May 10, 2024, as presented. Vice President Corbitt seconded the motion.

**Roll Call Vote:** Marci A. Reddick, Yes; David Corbitt, Yes; Mick Terrell, Yes; David Ruhmkorff, Yes; Sarah Fisher, Yes; Earl Goode, Yes; Maggie A. Lewis, Yes; Jaime Bohler Smith, Yes; Jim Dora, not yet present. The motion passed 8-0.

**CIB Monthly Financial Report.** Mr. Kuehr presented the April 2024 *CIB Monthly Financial Report* to the Board. The financial report is attached hereto and made a part of these minutes. Mr. Kuehr reviewed the financial report for the month and year to date with the Board members explaining variances from budget and answering questions as necessary.

**Visit Indy Report.** Daren Kingi presented the *Visit Indy Report* on behalf of Leonard Hoops who was not in attendance. The corresponding documents accompanying this report are attached hereto and made a part of these minutes. Mr. Kingi reported that 2024 continues to be a strong year with both Marion County and downtown having record breaking revenues for hotel sales resulting in the best April in history. He informed the Board that VI has over 20 customers in town to experience the USA Swimming Olympic Trials. Mr. Kingi reported that the future booking pace is strong with VI's tentative pipeline at 140% of goal.

**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 overall attendance for May was 55,363 with occupancy of 56.2% for the month. Ms. Wise reported that this is the highest May occupancy on record. These numbers are due in part to successful back-to-back shows in the American Coatings Show and Sweet & Snacks Expo. This was followed by Tyler Technologies and the Indiana Economic Development Commission’s Global Economic Summit. Ms. Wise reported the CIB kicked off the month of June with the National Postal Forum followed by the Southern Baptist Convention which had an estimated attendance of 15,000. She informed the Board that the Indiana State Republican Party began move-in for its convention that will be held this weekend. She reported that USA Swimming also began move-in for the USA Swimming Olympic Trials the previous day adding that the ICC will be hosting the Toyota Aqua Zone, which is the USA Swimming Olympic Trials fan experience taking place in Halls I, J and K. She added these events will be open to the public starting June 15th through the last day of the Olympic Trials on June 23rd. Ms. Wise noted that during this same time the Gospel Coalition, an annual convention at the ICC since 2016, will be expecting approximately 10,000 attendees in Halls A-E. Ms. Wise reported that as soon as these two events are completed the Indiana Black Expo Summer Celebration will begin and will close out the month of June. There will be only one dark day in July on the 2<sup>nd</sup> and then the move-in for the Church of God International convention will begin and be in the ICC until the next Board meeting. She noted the anticipated attendance for this event is expected to be around 12,000.

**LOS Sales Report.** Eric Neuburger presented the *LOS Sales Report*. He informed the Board that since the last Board meeting the LOS staff has been busy preparing for the USA Swimming Olympic Trials. Mr. Neuburger encouraged the Board members to make a point to visit the Stadium to see the set-up while this event is taking place noting it is a once in a generational opportunity to see the USA Swimming Olympic Trials at LOS. He informed the Board that there will be nine nights of primetime programming on NBC highlighting the event. Mr. Neuburger informed the Board that after the trials are completed the potential pool of one thousand athletes will be narrowed down to 52 Olympians with 26 male and 26 female swimmers representing the United States in Paris at the 2024 Summer Olympic games. He informed the Board that as soon as USA Swimming moves out of the Stadium before the 4<sup>th</sup> of July holiday, the replacement of the new turf will begin with estimated completion by the middle of July.

**Review & Accept 2023 Annual Comprehensive Financial Report (ACFR).** Ms. Reddick introduced Mr. Kuehr to present the *Review & Accept 2023 Annual Comprehensive Financial Report (ACFR)* agenda item, which is attached to and made a part of these minutes. Mr. Kuehr explained that in past years the CIB’s audit had been performed by the State Board of Accounts but this is the third year the SBOA hired the advisory, tax and audit firm of Katz, Sapper & Miller (“KSM”) to perform the annual audit. He introduced Scott Schuster and Trent Parkinson of KSM to present the audit findings to the Board. Mr. Schuster explained that the SBOA reviewed KSM’s findings and have signed-off on the audit. He explained they use general audit standards, and that part of this process is to walk through the CIB’s internal controls. He explained that they found no weaknesses or deficits in the audit and there were no audit entries. Mr. Schuster stated that the scope and timing of audit went as planned. He stated that it was a very clean audit with the CIB staff well prepared. Mr. Schuster emphasized that KSM is independent with regard to this audit engagement. Mr. Kuehr clarified the difference between restricted and unrestricted funds to the Board at the request of Mr. Mallon. President Reddick thanked Mr. Kuehr and his staff for their continued good work and expressed her appreciation for the pristine audit results. Mr. Mallon thanked Mr. Kuehr and Mr. Kodroff for their leadership emphasizing that the CIB holds a large cash balance and is held accountable to the City of Indianapolis and the State of Indiana for managing these large funds. He noted that the CIB is able to do this based on how well the Accounting Department does its job and the oversight they provide to ensure that the CIB is following all the necessary protocols and procedures. He emphasized that having a clean audit is

evidence of their hard work and great efforts. Ms. Reddick asked the Board if there were any questions pertaining to the ACFR and there were none. Ms. Reddick asked the Board to accept these findings in the Audit as presented. Vice President Corbitt motioned to accept the 2023 Annual Comprehensive Financial Report (ACFR) and Mr. Ruhmkorff seconded said motion.

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

**Update on current construction projects, 6<sup>th</sup> 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 the single largest concrete pour in the state's history for a single building which was continuous over 12 hours. He explained the structure is 15 feet at the thickest part and it took 800 concrete trucks to complete the pour. Mr. Mallon expressed that he was very impressed with the CIB's contractors saying that this kicks the whole project off in the right direction. He mentioned the efforts of CIB partners Wilhelm Construction and Taylor Brothers thanking them for their hard work and relayed that he was very happy with the progress thus far. Board member Jim Dora also recognized the extraordinary efforts by Wilhelm Construction explaining that his business, the Crowne Plaza Hotel in Union Station, was expecting to be greatly impacted by the traffic pattern that would be a result of the concrete pour. However, after Mr. Dora talked with the team at Wilhelm Construction, they were able to adjust the traffic pattern thereby greatly reducing the negative impact to the access to the Crowne Plaza. He emphasized that everything went smoothly and the team finished two hours ahead of schedule. He said that he wanted to thank Wilhelm Construction and publicly acknowledge their efforts. It was noted that the current contractual timeline for completion of the Hilton Signia Hotel is the beginning of December 2026.

**ICCLOS Steam Agreement.** Mr. Mallon presented the ICCLOS Steam Agreement which is attached to and made a part of these minutes. He explained that the CIB is entering into an Agreement with Citizens Energy Group to provide rate two demand rate service for the Hilton Signia Hotel. Billing will be transferred to the Hilton Signia Hotel once construction is complete and possession has been transferred to Hilton. This is a three-year agreement with options to renew for three successive three year terms and a minimum monthly charge of \$7,527.78. The cost of service is based on the rates set by the tariff established through the Indiana Utility Regulatory Commission. Staff and Counsel recommended approval of this three-year agreement with Citizens Energy Group. There were no questions from the Board. Vice President Corbitt moved to approve the ICCLOS Steam 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; Sarah Fisher, Yes; Earl Goode, Yes; Jim Dora, Yes; Maggie A. Lewis, Yes; Jaime Bohler Smith, Yes. The motion passed 9-0.

**ICCLOS Chilled Water Agreement.** Mr. Mallon presented the ICCLOS Chilled Water Agreement which is attached to and made a part of these minutes. He explained that the CIB entered into a District Cooling Agreement in 1993 with Citizens Energy Group's predecessor, Mid-America Energy Resources. He noted there have been four amendments to the initial agreement in 1998, 2003, 2008, and 2023. Mr. Mallon explained that both the CIB and Citizens Thermal Energy desire to extend the term of the agreement by 20 years, with an option for two successive five-year renewals. He also noted that the CIB would like to include the new Hilton Signia Hotel, as well as all usage costs. Mr. Mallon explained that by adding the Hilton Signia Hotel to the CIB's agreement, the CIB will be the beneficiary of better rates. The Hotel's usage of chilled water through this agreement will contribute to the CIB reaching tiered milestone events sooner in the year, which will equate to an overall savings annually. Staff and Counsel recommended approval of the 20-year agreement with Citizens Thermal Energy. There were no questions from the Board. Vice President Corbitt moved to approve the

ICCLOS Chilled Water 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; Sarah Fisher, Yes; Earl Goode, Yes; Jim Dora, Yes; Maggie A. Lewis, Yes; Jaime Bohler Smith, Yes. The motion passed 9-0.

**ICC ABCDE-Wabash Lighting-Dimming Systems Agreement.** Mr. Mallon presented the ICC ABCDE-Wabash Lighting-Dimming Systems Agreement which is attached to and made a part of these minutes. He explained that the current lighting-controlled dimming systems in Halls A - E and the Wabash Ballroom were installed in 2000 and they have now become obsolete with no available replacement parts. This project will replace the existing dimming system controls, infrastructure, and connections with a new DMX Entertainment Lighting and Control System. The CIB issued a public bid under Indiana Code 36-1-12. The CIB only received one bid which was deemed responsive and responsible. This bid was submitted by ERMCO, Inc. which includes a base bid of \$2,750,000.00 and includes 34.2% MBE participation. Staff and Counsel recommend the award to ERMCO, Inc in the amount of \$2,750,000.00. There were no questions from the Board. Vice President Corbitt moved to approve the ICC ABCDE-Wabash Lighting-Dimming Systems 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; Sarah Fisher, Yes; Earl Goode, Yes; Jim Dora, Yes; Maggie A. Lewis, Yes; Jaime Bohler Smith, Yes. The motion passed 9-0.

**Gainbridge Fieldhouse Flood Retention System.** Mr. Mallon explained that as part of the CIB 2024 Capital Expenditure Budget which was approved by the Board in August 2023 and the City County Council in October 2023, there was a specific line item included for the Gainbridge Fieldhouse Flood Retention Project. This project has a budget amount of \$2 million with installation expected to commence in the fall of 2024. Staff is informing the Board of its intention to move forward with the project, with the contract for the procurement of the Flood Retention System to be presented at the July 2024 Board Meeting. Mr. Mallon explained that the reason the CIB is addressing it in this manner and submitting it on the record a month prior to presenting the actual contract is to enable the CIB to include this improvement to Gainbridge Fieldhouse for pricing in this year's insurance procurement. The goal is to receive better insurance quotes in August as a result of the commitment to this enhancement and upgrade. No vote was taken as this agenda item was for informational purposes only.

**Avid Hardware Support and Software Subscription Agreement.** Mr. Mallon presented the Avid Hardware Support and Software Subscription Agreement, which is attached to and made a part of these minutes. He explained that Avid has been the provider of equipment and software for the Video Production Room which is used to perform video editing noting that since 2010, their services have been managed as an annual agreement. The CIB has been able to negotiate a three-year agreement that will provide a 10% savings over the term. Staff and Counsel recommend the approval of this three-year agreement in the amount of \$1,718.00.00. There were no questions from the Board. Vice President Corbitt moved to approve the Avid Hardware Support and Software Subscription 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; Sarah Fisher, Yes; Earl Goode, Yes; Jim Dora, Yes; Maggie A. Lewis, Yes; Jaime Bohler Smith, Yes. The motion passed 9-0.

**Imagine Communication My Care Renewal Agreement.** Mr. Mallon presented the Imagine Communication My Care Renewal Agreement, which is attached to and made a part of these minutes.

He explained that Imagine Communications equipment and software is used to power the Multi-Viewer Processor in the Video Production Room that allows the CIB to display multiple video inputs from various sources onto a single screen. The CIB has been able to negotiate a three-year Agreement that will provide a 10% savings over the term. Staff and Counsel recommend the renewal of this three-year Agreement in the amount of \$596,369.67. There were no questions from the Board. Vice President Corbitt moved to approve the Imagine Communication My Care Renewal 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; Sarah Fisher, Yes; Earl Goode, Yes; Jim Dora, Yes; Maggie A. Lewis, Yes; Jaime Bohler Smith, Yes. The motion passed 9-0.

**Operating Claims and Confirming Claims.** Mr. Mallon presented the next agenda items covering the CIB's financial claims, Operating Claims 1731G and Confirming Claims 1712C, as described in the voucher documents attached hereto and made a part of these minutes. There were no questions from the Board. Secretary Ruhmkorff moved to approve the Operating Claims 1731G and Confirming Claims 1712C agenda item as presented. The motion was seconded by Board member Dora.

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

**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, July 12, 2024.

**Adjourn.** President Reddick adjourned the meeting at 9:47 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