

CAPITAL IMPROVEMENT BOARD OF MANAGERS
OF MARION COUNTY
Minutes of Meeting
Friday, September 13, 2024-9:00 am
Pacers Square-Gainbridge Fieldhouse
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, September 13, 2024, at Pacers Square in Gainbridge Fieldhouse, 125 S. Pennsylvania Street in Indianapolis, Indiana, 46204.

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, Earl Goode, and Jaime Bohler Smith as well as Ex-Officio Board Member Leonard Hoops.

Members present virtually: None

Members absent: 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"); 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; Mel Raines, President, Pacers Sports and Entertainment ("PS&E"); Chris Gahl, Visit Indy ("VI"); 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 9:03 am.

She observed that this morning's Board meeting was taking place at Gainbridge Fieldhouse. She noted that this is very special place for Pacers Sports and Entertainment and having this as the location for the CIB meeting is the result of a thoughtful invitation from the CIB's great friend and colleague, Jim Morris. She noted that regretfully this meeting did not happen before he passed away. She recognized that Mel Raines was in attendance and thanked her for the generous offer to honor Jim's invitation and host our CIB Meeting. She also informed the Board that she was very pleased to have Ms. Raines in attendance and shared Ms. Raines would be taking the Board on a tour of Gainbridge Fieldhouse after the meeting including the main floor of the Fieldhouse basketball court.

Ms. Reddick expressed a special thank you to Andy Mallon and all the members of the staff for their many hours of hard work and doing a terrific job in light of the recent tragedy at the Indiana Convention Center and navigating through this very difficult time.

Mr. Mallon read the following statement into the public record for the Minutes:

"Good morning,

As I have shared with you privately and has been reported in the news media, on Wednesday evening around 6:00 pm a tragedy occurred in the Indiana Convention Center and we lost a beloved colleague, Alan Gosnell. Al was a member of our Sound & Light team. He worked with us for more than ten years and was widely loved by his CIB colleagues. Al was such a nice man whom I got to know and greatly respect as the Sound & Light foreman when I started at

the CIB. I was always happy to see Al and was so happy that he was able to return to ICCLOS after some health issues a couple years ago. We are heartbroken to lose him and shocked and sickened at the manner of his passing. Many in our CIB family -staff, contractors, even clients- knew him for much longer and better than I did. They too are all in shock and grieving and suffering his loss. I know I speak for all of us here and offer our sincere condolences to them and his family that he loved so much.

The suspect who attacked Al was apprehended quickly thanks to brave employees working in the building last night who assisted IMPD downtown district officers in finding and identifying the suspect within minutes of the assault. The suspect is in custody and our security team continues to work in coordination with IMPD as the investigation continues. The suspect has been publicly identified. We do know that the suspect had previously worked in the building on a part-time basis on large labor calls. We have shared this information with IMPD. Even though he knew our building and acted as a part-time employee responding to a labor call on Wednesday, it does not appear that anyone who saw the suspect in the building recognized him at all. We are not aware of the motive of the suspect's actions. We have every reason to believe, nonetheless, that this was an isolated incident and any danger was eliminated once the suspect was taken into custody.

We have increased security in the building. We added armed police officers to each shift. We added 3 additional unarmed guards to the first and second shifts. This is a strictly precautionary measure to help reassure and provide a greater sense of security for all of us.

We have provided counseling and other assistance to our employees through our EAP program, as well as received significant support from IMPD chaplains and victims assistance. I cannot thank IMPD Chief Bailey, Commander Hessong, Sgt. Kim Evans, the detectives, first responding officers, and the entire IMPD. Their support and professionalism has been outstanding. I am forever grateful.

This incident has received significant media attention. I anticipate that the media will continue to cover this incident. If you receive media inquiries regarding the incident, please forward them to Monica Brase at monica.brase@icclos.com or 317-504-9749.

Fair questions have been raised about the security provided at the Indiana Convention Center. The Indiana Convention Center is a public building. My predecessor described the building to me as "The People's Building." It is designed to host public and private events. It is designed with 5 (soon to be 6) skywalks leading directly from our largest hotels, with direct access from their lobbies into ours. Our visitors and guests -as well as downtown workers and residents- use our lobbies as a climate-controlled interconnected pedestrian thoroughfare to move throughout downtown. This is by design. We market ourselves to the world as the most connected and accessible convention center in the U.S.

However, there is a natural and obvious tension between this level of accessibility and the security we can provide. The only truly safe building is an empty one. Our building is never empty. But to address this tension. The Capital Improvement Board observes the following policies

First, we have in-house security that monitors and protects the building 24 hours a day, 365 days a year. Second, within the last year we have added podium guards at our three main entry points, as well as an additional guard roaming the building. Third, this year we also added armed, off-duty IMPD officers patrolling the convention center, skywalks, and attached properties.

In addition: (a) we have 24-hour video surveillance throughout the interior and exterior of the building and secure all doors as our event schedule allows; (b) we have ensured that our employee offices are located in secure spaces and inaccessible to the public; (c) all of our clients are required to have added levels of security depending on the nature and size of their events; (d) we are also -as we speak- in the process of adding electronically controlled key-card access to our exhibit halls and meeting rooms.

Today, I am announcing that we will commit significant unspent resources from our 2024 budget and begin the procurement process to engage a third-party consulting firm with expertise in providing the highest levels of safety and security in facilities like ours. It is our intent that the firm will engage in a top to bottom, 360-degree assessment of our current security infrastructure, systems, policies, procedures, staffing and technology to provide recommendations that both preserve the public nature and utility of our building and provide the highest level of security possible. It is my intention that the firm cast a wide net and gather as much feedback and information as possible from all stakeholders in the safety and success of our convention center. "

Mr. Mallon stated that he appreciated the Board for allowing him the opportunity to make this public record and for all the support that the Board and the community has expressed to Mr. Mallon and the staff during this horrible time. Ms. Reddick asked if there were any questions or comments. Mr. Dora thanked Mr. Mallon for communicating with the Board during this time saying that he appreciated hearing about the incident from Mr. Mallon in real time and not finding out in a different manner. He also appreciated that knowing the circumstances enabled the Board to offer assistance and support.

Minutes of August 23, 2024. The minutes from the August 23, 2024 CIB Meeting were tabled until the October meeting.

Review of New CIB Website. President Reddick introduced Monique Wise to present the new Capital Improvement Board logo and updated website. She stated that when she became President of the CIB she was looking for information to learn more about the Board and was not able to locate much information. She stated that as a public entity and a municipal corporation the CIB needs to have a visible presence stressing that it was important that the CIB share who we are as well as inform the public about the good works we are involved in. Ms. Reddick said she appreciated all the time and work that Ms. Wise invested in this project.

Ms. Wise shared the new CIB logo with the Board describing it as bright and inviting and eye-catching and clean. She stressed that it was important that the logo highlight the CIB's venues pointing out that the ICC, LOS, Gainbridge Fieldhouse, and Victory Field were all represented in the logo. Ms. Wise then walked the Board members through the different sections of the website noting links to each of the CIB's venues as well as the pages for the Board members and CIB leaders with links to their professional bios and contact information. She also noted that there was a page to highlight XBE opportunities as well as the current projects and bids that were in progress as well as a page for careers with the CIB. She invited the Board members to tour the website when they had an opportunity to learn more about the history of the Capital Improvement Board and keep informed and up to date.

CIB Monthly Financial Report. Mr. Kuehr presented the July 2024 *CIB Monthly Financial Report* to the Board. 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. The financial report is attached hereto and made a part of these minutes.

Visit Indy Report. President Reddick introduced Leonard Hoops to present the VisitIndy Report. Mr. Hoops reported that July was a record month for revenue, hotel average daily rate and the revenue per available room. He explained there was a 16% growth year over year for the month of July for

Marion County as well as 16% growth year over year for downtown. He reported that year to date the hotel revenue is well above where we were last year. He reported that currently revenue is at \$472M for Marion County as compared to \$402M last year at the same time. He reported that hotel occupancy rates for Marion County is at 63.2% and 67% for downtown noting that anywhere in the 60-70% range is considered extremely busy. He reported that the occupancy rates for Thursdays, Fridays and Saturdays typically run about 80% for the entire year. He also reported that the leisure and group travel business are well above the pre-pandemic numbers. He informed the Board that while tourism and convention revenue increases of 1.6% are typical across the country, Indianapolis is reporting revenue increases of 15.6% for Marion County and 19.23% for downtown noting that Indy is outperforming most of the country. Mr. Hoops reported that VI is 92% of goal on booking numbers and 140% of goal on the lead room nights. He concluded his report by saying that he was confident that they would be over 100% by the end of the year. The VI report is attached hereto and made a part of these minutes.

Indiana Convention Center (“ICC”) and Lucas Oil Stadium (“LOS”) Sales Reports. Monique Wise presented the *ICC Sales Report*. She reported the ICC’s occupancy was at 34.4% for the month of August with overall attendance of 82,757, the fourth highest monthly attendance this year. She attributed most of that to the success of GenCon which had record attendance of over 72,000. Ms. Wise reported that year to date, we are still ahead of our all-time occupancy record which was set in 2019 noting that at the end of August in 2019 we were at 59% and this year we are at 60%. After GenCon several smaller to medium sized events took place including American Trucking Association, Indiana Water Environment Association, Great Lakes Technology Showcase and Rally Innovations. Ms. Wise reported that September began with Do-It-Best. She reported that the remainder of the month had several smaller and medium sized groups booked noting that the next building wide event would be the return of FFA toward the end of October. The ICC Sales Report is attached hereto and made a part of these minutes.

LOS Sales Report. Eric Neuburger presented the *LOS Sales Report*. He reported that Playbook Sports youth football had several events as well as six to seven private events hosted at LOS. He reported that the stadium tours were in full swing with many new visitors to the city and LOS. Mr. Neuburger informed the Board that LOS recently hosted the Recruit Military Job Fair which is a large annual event focused at targeting military veterans. He reported that the Colts game against the Texans went extremely well sharing that the feedback received back from the NFL fans was much improved over last season in particular for the category of game day staff. He remarked that he is seeing the benefit of having a full calendar throughout the year and keeping the employees engaged. He reported the Colts Recycling Day in the South parking lot will be the upcoming weekend. He explained this is a popular event and enables people to dispose of large electronics, computers and other equipment. Mr. Neuburger also mentioned some other noteworthy upcoming events before the next Board meeting including the Colts games against the Bears and the Steelers and adding that large crowds of fans are expected for both games. These will be followed by the Circle City Classic and then the Colts Halloween party which is a very popular event is happening in early October. He concluded by saying when the group meets in October the Stadium will be preparing for the PINK concert which takes place on October 12th.

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 reported that they will be pouring the grade level concrete this upcoming weekend for the hotel. He noted that the elevator core will be coming up before the rest of the building. He also confirmed to the Board that the Building Facilities Corporation closed the purchase of the Pan Am Tower. He reported that the CIB has engaged the Indianapolis office of Colliers International as the leasing and operating real estate brokerage firm that will manage the building. He informed the Board that he would keep everyone informed as the project progresses.

Disposal of Obsolete Equipment. Mr. Mallon presented the next agenda item covering the Disposal of Obsolete Equipment. There were no questions from the Board. Vice President Corbitt moved to approve the Disposal of Obsolete Equipment agenda item as presented. The motion was seconded by Mr. Terrell. The list of the equipment being attached hereto and made a part of these minutes. The motion passed 8-0.


Claims. Mr. Mallon presented the next agenda items covering the CIB's financial claims, Operating Claims 1933G, and Confirming Claims 1915C, 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 1933G, recusing himself from voucher line 32 for CIB Building Facilities Corporation. The motion was seconded by Mr. Ruhmkorff. The motion passed 8-0 and the Operating Claims 1933G were approved taking the aforementioned recusal into consideration. Vice President Corbitt moved to approve Confirming Claims 1915C as presented. The motion was seconded by Mr. Ruhmkorff. The motion passed 8-0 and Confirming Claims 1915C were approved as presented.

Other Business. There was no other business to come before the Board.

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, October 11, 2024, at Visit Indy Boardroom.

Adjourn. President Reddick adjourned the meeting at 9:46 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