

CAPITAL IMPROVEMENT BOARD OF MANAGERS
OF MARION COUNTY, INDIANA
Minutes of Meeting
Monday, August 13, 2012
Indiana Convention Center – Meeting Room 101

A Meeting of the Capital Improvement Board of Managers of Marion County, Indiana (“Board”) was held on August 13, 2012 in the Indiana Convention Center’s Meeting Room 101.

Board Members present included Ann Lathrop, David N. Shane, Jay K. Potesta, Jim Dora Jr., Carolene Mays, Milton O. Thompson, Douglas R. Brown, Brenda Myers, Maggie A. Lewis and Leonard Hoops, Ex-Officio.

Others in attendance included Barney Levensgood, Executive Director, Dan Huge, CFO, Jack Woodside, Special Projects Consultant, W. Tobin McClamroch, General Counsel, Bingham Greenebaum Doll LLP, Christina Koennecke, Strategic Planning Manager, Robert Vane, Veteran Strategies, Inc., David Sease, SGA, Jerry Semler, Indianapolis Convention & Visitors Association (“ICVA”), Laura Arnold, The Arnold Group, and members of the media. A copy of the list of those who signed in upon arrival is also attached hereto.

Minutes of the Monday, July 9, 2012 meeting were presented. Upon a motion by Mr. Potesta and seconded by Ms. Mays the Minutes were approved as presented.

Dan Huge presented the Board with a **Financial Update** as per the supporting documentation, which is attached and made a part of these minutes.

Mr. Huge highlighted Net Cash Flow being over budget for the year by \$19.3 M. He cited a \$7.6M YTD savings in Debt Service which reflects savings from Bond refinancing in late 2011 and early 2012 as a main driver in this category. Ms. Lathrop added that Capital Outlays being under budget by \$3.2M YTD also contributed to Cash Flow being better than budget. Mr. Huge agreed noting there were a number of projects planned later in the year that we will use the overage on.

There being no questions for Mr. Huge regarding the Financial Update, he moved on to the **2013 Budget**. Mr. Huge presented the 2013 Budget to the Board; a detailed presentation is attached to and made a part of these minutes.

After the presentation, Ms. Lathrop asked the Board if there were any questions. Ms. Myers posed a question regarding tracking our competition in other cities. Mr. Brown asked for a clarification on the Reserves for Repairs amount and Ms. Lewis inquired to the ownership of the Capital Commons Garage. After a brief discussion in which Mr. Huge and Mr. Levensgood clarified these points, Ms. Lathrop asked if there were any further questions. There being none and pursuant on a motion by Ms. Mays and a second by Mr. Dora the 2013 CIB Budget was approved as presented.

Ms. Lathrop presented the **Adoption of a Resolution Regarding Disposition of the Ober Building**

Ms. Lathrop recapped the discussion outlining the Board's two options with regard to the selling and disposal of the Ober Building discussed at the August CIB Board Meeting.

Option 1 The CIB manage the sale and/or disposal of the property

Option 2 The CIB would transfer the property pursuant to Interlocal Agreement to the Metropolitan Development Commission to dispose of the property.

After looking at all the options the decision was made to transition the Ober Building to the Metropolitan Development Commission at their next meeting on September 15th.

The Resolution covers the following points:

- The CIB would receive all the money from the sale, net any expenses.
- The disposition has to happen in the next 90 days or the property reverts back to the CIB.
- The Metropolitan Development Commission is required to get a disposition price that is not less than the average of the two appraisals we have already received
- The CIB would be given the right of first offer on the sale of the property should there be any dispensation on the property after it is sold.

Ms. Lathrop asked for a motion to approve the **Adoption of a Resolution Regarding Disposition of the Ober Building** and offered to answer any questions. There being no questions and upon a motion by Mr. Thompson and seconded by Ms. Mays the Adoption of the Resolution was approved as presented.

Ms. Lathrop introduced Leonard Hoops who presented the **ICVA Update**. He presented a Market Share Performance report of three key areas: Indianapolis MSA, Marion County and Downtown as well as a Room-Night Production report running through July 31, 2012. These documents are attached to and made a part of these minutes.

Mr. Hoops noted that the numbers continue to be good. The ICVA is ahead of their goal for this year by 57,000 rooms. He projected a total of 750,000-780,000 rooms by the end of this year. Mr. Hoops thought that this was reflective of not only the effect of the Super Bowl but also the increase momentum and effect of the four sales people added due to the White Family Grant funds.

Ms. Lathrop mentioned she appreciated the collaboration with the CIB and ICVA regarding the White Family Grant and anticipated that the Board would be receiving an update of the status of this agreement at the September or October meeting.

There being no additional questions from the Board at this time, no further action was taken.

Mr. Levengood presented the **ICCLOS Sales Report** which is attached to and made a part of these minutes. He noted that the summer is typically a slower time but that he anticipated the numbers for July would be good due to the Black Expo. He emphasized that as the Colts season resumes and the High School football games at LOS occur, the activity would increase along with the attendance numbers.

Mr. McClamroch asked about high school football games that take place at LOS. Mr. Levengood explained there were four weekends scheduled with high school games. Mr. Levengood explained from strictly a P & L standpoint the CIB did not make any money on these events but from a community standpoint they were an invaluable asset and in his opinion the benefits clearly outweighed the costs.

There being no further questions for Mr. Levengood regarding the ICCLOS Sales Report, Ms. Lathrop moved to the next agenda item **Disposal of Obsolete Equipment**. Mr. Levengood presented the board with the supporting documentation, which is attached and made a part of these minutes noting they would continue to dispose of these obsolete items as necessary as we move forward. This particular list included some scrap metal and lifts.

Ms. Lathrop asked if there were any questions and there were none.

Pursuant to a motion by Mr. Shane and a second by Mr. Dora, the Board granted approval of the disposal of the obsolete equipment.

The next topic on the agenda was Approval of **Claims** 511G and 510B. Ms. Lathrop presented these to the Board as per the supporting documentation, which is made a part of these minutes. There being no questions, and on a motion by Mr. Brown which was seconded by Mr. Potesta the Claims were approved by the Board.

In **Other Business** it was mentioned that the upcoming weekend would be very busy with both Gen Con and the Moto GP shows occurring.

There being no **Public Comment**, and with no further business to be conducted, the meeting was adjourned.

Ann Lathrop, President
THE CAPITAL IMPROVEMENT BOARD
OF MANAGERS
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Douglas R. Brown, Secretary
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