

CAPITAL IMPROVEMENT BOARD OF MANAGERS
OF MARION COUNTY, INDIANA
Minutes of Meeting
Monday, September 10, 2012
Indiana Convention Center Boardroom

A Meeting of the Capital Improvement Board of Managers of Marion County, Indiana ("Board") was held on September 10, 2012 in the Indiana Convention Center's Boardroom.

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 Levengood, Executive Director, Dan Huge, CFO, Jack Woodside, Special Projects Consultant, W. Tobin McClamroch, General Counsel, Bingham Greenebaum Doll LLP, Mary Solada, Bingham Greenebaum Doll LLP, Christina Koennecke, Business Operations Director, Patti Dean, Controller, Robert Vane, Veteran Strategies, Inc., David Sease, SGA, Curt Fritsch, CRF Group, James Wallis and Michelle Travis of Visit Indy 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, August 13, 2012 meeting were presented. Upon a motion by Mr. Brown 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 to and made a part of these minutes. Upon completion of Mr. Huge's financial summary, Ms. Lathrop asked the Board if there were any questions and there were none. No further action was taken.

Ms. Lathrop introduced Leonard Hoops who presented the **Visit Indy Update**. Mr. Hoops began by sharing the news that the ICVA had changed their name to Visit Indy. He noted that market research studies had shown that the term "Indy" was associated with very positive feedback and also more social media friendly. He also said that the name change had been remarkably well received from the customer base.

Mr. Hoops 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 August 31, 2012. These documents are attached to and made a part of these minutes. Ms. Lathrop asked the Board if there were any questions for Mr. Hoops with regard to Visit Indy. There being no 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 sales for the month of July were good due in

part to the success of the Black Expo. Mr. Levengood said that the numbers speak for themselves and he would answer any questions from the Board. There being no further questions for Mr. Levengood regarding the ICCLOS Sales Report, Ms. Lathrop moved to the next agenda item.

Ms. Lathrop asked Mr. Levengood to give the Board an update on the status of the **Ober Building**. Mr. Levengood noted Mary Solada, legal counsel from Bingham Greenebaum Doll LLP, was in attendance and available to answer any specific questions regarding this agenda item.

- The transaction is moving forward
- Earnest money should be provided to the CIB by September 17th.
- Due Diligence phase is going on
- Expected closing in late November; November 21st or earlier
- Received the offer that was the better of the two appraisals

He noted that the execution of the process had been nearly flawless. Ms. Lathrop stated that this process will make it possible for a significant corporate headquarters to stay in the city. There were no additional questions from the Board regarding the status of the Ober Building at this time.

The next agenda item **AHU #53, #54, and #55** was addressed. Mr. Levengood presented the board with documentation which is attached to and made a part of these Minutes and explained these three air handler units were quite old and installed in 1972. While they were still functioning the age of the units was a concern and to prevent a more significant problem later in the event the units broke down during a convention, the staff strongly recommended that the CIB proceed with the renovations. Ms. Lathrop asked when the work would be done and Mr. Levengood replied in the fall of 2012. Ms. Lathrop asked the Board if they had any questions and there were none. Upon a motion by Ms. Mays and a second by Mr. Potesta the Board approved the proposal for the renovation of air handler units #53, #54 and #55 as presented.

Mr. Levengood presented the **AT & T (T-1) Line for Turner Avenue** agenda item and corresponding documents which are attached to and made a part of these Minutes. He explained the need for the Board's approval for a three year contract rather than a one year contract in order to get a better rate for the line. Ms. Lathrop asked if there were any questions for Mr. Levengood and there were none. Upon a motion by Mr. Dora, a second by Mr. Shane and an abstention from Ms. Mays the AT & T (T-1) line for the Turner Avenue building was approved.

Temporary Help Service Agreements

Mr. Levengood presented the three contracts for service agreements for temporary services which are attached to and made a part of these Minutes. He noted that the majority of these services were for housekeeping or grounds keeping. To ensure that we had a service agreement with all the terms and conditions recommended by our counsel he urged the Board to approve the three Temporary Help Service Agreements as presented. There being no questions for Mr. Levengood and upon a motion by Ms. Mays and a second by Mr. Shane the agenda item was approved.

Mr. Levengood presented the **Disposal of Obsolete Equipment** which included the supporting documentation, which is attached to and made a part of these Minutes. Many of these items have been stored in the Turner Warehouse. He commented that Christina Koennecke, as well as the pipefitters, electricians and food service personnel have been working very hard on this project taking inventory of the Warehouse. Many of these items originally came from Bankers Life Fieldhouse. There was some discussion pertaining to the possibility of donating some of the items to a charity, such as Second Helpings prompted by an inquiry from Ms. Mays. Mr. Dora explained that many times these culinary items were outdated and not compatible with modern commercial restaurant kitchens. Ms. Mays inquired about some of the other items listed which included pans and dishes. Mr. Levengood offered to meet with Ms. Mays privately if she would like to discuss possible donation scenarios, as he did with Ms. Myers on a previous occasion with regard to charitable donations. Mr. Shane inquired as to the reason the disposal included various light bulbs. Mr. Levengood explained that we no longer have light fixtures that these bulbs were originally purchased for and thus no need to continue to store the bulbs.

Ms. Lathrop asked if there were any further questions for Mr. Levengood and there were none. Pursuant to a motion by Mr. Potesta and a second by Ms. Mays, the Board granted approval of the disposal of the obsolete equipment.

The next agenda item was Approval of **Claims** 512G, 511B, 511C, 511D and 511E. 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. Dora the Claims were approved by the Board.

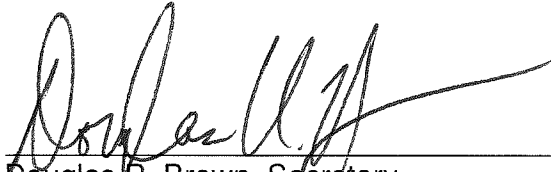
In **Other Business** Mr. Levengood noted that the transition to Google Apps had taken place and that it was a learning process but going well.

Ms. Lathrop mentioned the possibility of moving the November CIB meeting from the 12th to the 19th and informed the Board that we would be making a decision regarding that after considering everyone's calendars.

Ms. Lathrop asked if there was any **Public Comment**. There being none, and with no further business to be conducted, the meeting was adjourned.



Ann Lathrop, President
THE CAPITAL IMPROVEMENT BOARD
OF MANAGERS
OF MARION COUNTY, INDIANA



Douglas R. Brown, Secretary
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