

CAPITAL IMPROVEMENT BOARD OF MANAGERS  
OF MARION COUNTY, INDIANA  
Minutes of Meeting  
Friday, April 14, 2017-8:30am  
Indiana Convention Center Boardroom

A Meeting of the Capital Improvement Board of Managers of Marion County, Indiana ("Board") was held on April 14, 2017 in the Indiana Convention Center's Boardroom.

Board Members present included Melina Kennedy, Mary Ann Fagan, Douglas R. Brown, Jim Dora Jr., Brenda Myers and Michael C. Terrell, as well as Ex-Officio, Leonard Hoops. Board members David E. Corbitt, Maggie A. Lewis and David Ruhmkorff were absent. Others in attendance included Barney Levensgood, Executive Director, Mary Solada, General Counsel, Bingham Greenebaum Doll LLP, James Wallis, Visit Indy ("VI"), David Sease, SGA Curt Fritsch, CRF Group, and members of the media. (A copy of the list of those who signed in upon arrival is also attached hereto.)

Ms. Kennedy introduced the **Approval of Minutes** for the Friday, March 10, 2017 meeting. Upon a motion by Ms. Fagan and seconded by Mr. Dora, the Minutes were unanimously approved as presented.

Mr. Kuehr presented the **Financial Update** to the Board as per the supporting documentation, which is attached and made a part of these Minutes. Mr. Kuehr reviewed the financial statements for the month and year with the Board members explaining variances from budget and answering questions as necessary, informing the Board we were right on schedule with the 2017 Budget at this time. Ms. Kennedy asked if there were any additional questions for Mr. Kuehr regarding the Financial Update and there were none at this time.

Ms. Kennedy introduced Leonard Hoops who presented the **Visit Indy Update** with the Market Share Performance report and Room-Night Production documents attached to and made a part of these Minutes. Mr. Hoops noted the numbers for February Market Share Performance were poor and explained this was due in part to the timing of the NFL Combine this year as compared to last year. 2017 is really back-loaded and explained the months of February, April and May are expected to be the worst months of the year. However, he added the full year perspective was on track to keep pace with 2016 record numbers and added Visit Indy was also on track for the room nights goal for the year. Mr. Hoops mentioned Comic Con was in the building adding it always brings in a wide variety of attendees to the building and invited the Board members to walk through the show. Mr. Levensgood added Comic Con has come a very long way from a very small show and has become a great event on its own, explaining it has a different audience than Gen Con. He stated the show was good for the downtown community and good for the building adding it was new money coming into the Convention Center. Ms. Kennedy thanked Mr. Hoops for his report and asked if there were any further questions from the Board and there were none.

Ms. Hennessey presented the **ICCLOS Sales Report**, which is attached to and made a part of these Minutes. Ms. Hennessey informed the Board that occupancy for the month was 69.5% in the Convention Center and 72% at the Stadium. Ms. Hennessey explained this has been a very busy month thus far and highlighted some recent noteworthy events including Supercross at the Stadium with attendance of approximately 35,400 attendees, the Nike Mideast Qualifier and MEQ with approximately 40,000 attendees between them and the NTEA Work Truck Show with approximately 12,000 in attendance. Upcoming events this month include Comic Con with 40,000 attendees expected and the return of FDIC International with 28,000 attendees expected. Mr. Levensgood remarked the diversity of events in the building is just amazing and added this shows the market is not all vertical. Ms. Kennedy asked if there were any questions for Ms. Hennessey and there were none at this time.

### **Hudnut Commons Garage Waterproofing Repairs**

Mr. Levensgood reminded the Board the Hudnut Commons surface is owned and operated by the CIB. There is a garage two levels below it. The CIB has a long-term lease on the west side of the garage with Interpark. The City owns the east side, which the CIB manages on its behalf, including responsibility for any leaks. Currently there is a leak that needs to be repaired. He explained the project involves demolition and repair work for the waterproofing system. The project is estimated to cost \$720,000, so consistent with Indiana's Public Procurement Laws the CIB published invitations to bid for base bids. The low bid was submitted by a local company, Glenroy Construction, in the amount of \$780,000. Staff and counsel have determined this bid is both responsive and responsible. Mr. Levensgood noted this company was responsive to all the Responsible Bidding Practices that were put into place by the Board at the December 2016 CIB meeting. Mr. Levensgood offered to answer any questions regarding this repair and agenda item. Mr. Terrell asked if the CIB had ever dealt with Glenroy Construction before and Mr. Levensgood replied that Glenroy was involved with Phase 3 of the Convention Center expansion back in 1991 and we have had good experiences with them in the past. Ms. Fagan asked about the timeframe for repair. Mr. Levensgood replied that repair was estimated at between 3-4 months, adding that the Westin requested the CIB work with them to closely coordinate with their events so as to not disrupt the daily operations of the Hotel. Upon a motion by Ms. Fagan and a second by Mr. Terrell, a contract with Glenroy Construction for the **Hudnut Commons Garage Waterproofing Repairs** was unanimously approved as presented.

### **Ricoh (IKON) Copiers and Agreement**

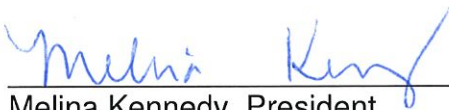
Mr. Levensgood explained the next agenda item involved renewing the contract for the copiers in the building for a five-year term beginning May 1, 2017 and ending April 30, 2022. Mr. Levensgood explained this company is on the Quantity Purchase Agreement list ("QPA") explaining this is a State purchasing program. He noted that the CIB, as a municipal organization, can take advantage of these prices. Mr. Levensgood added that Ricoh has all the State's copying business and most of the City's copying business. He informed the Board that this is the company we currently use and this proposed price is actually lower than the previous agreement. He asked if there were any questions from

the Board and there were none. Upon a motion by Mr. Brown and a second by Mr. Dora, a 5 year Agreement with Ricoh (IKON) for the CIB Copiers service with a monthly cost of \$1,242 was unanimously approved as presented.

The next topic on the agenda was **Claims**. Mr. Levensgood presented these to the Board as per the supporting documentation, which is attached to and made a part of these Minutes. Ms. Fagan recused herself from line item 107 on voucher 3285G regarding Bingham Greenebaum Doll LLP. Ms. Kennedy recused herself from line items 65-73 on Voucher 3298C regarding Indianapolis Power and Light. There were no questions from the Board and upon a motion by Mr. Dora and seconded by Ms. Fagan, Claims 3285G, and 3298C were unanimously approved by the Board taking into account the aforementioned recusals.

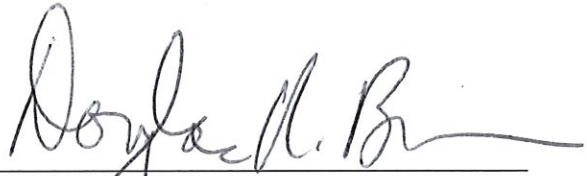
With regard to **Other Business**, Mr. Levensgood introduced the new CIB Stadium Director, Eric Neuburger, to the Board. He explained Eric comes to us from Indiana University and has a great base of experience and education. He added that Eric has big shoes to fill as Mike Fox was a mainstay at the CIB with whom all of our customers were very comfortable. However, he believes Eric has the skill-set to be successful adding he was trained by former CIB President Fred Glass, the Athletic Director at IU. Mr. Levensgood welcomed Eric on behalf of the Board and added he looks forward to working with him. Mr. Levensgood also mentioned that the August CIB meeting was changing dates from August 11<sup>th</sup> to August 25<sup>th</sup>, reminding the Board that this is the annual Budget meeting and adding there would be reminders sent to them closer to the date.

There being no **Other Business** to address and no **Public Comment**, the meeting was adjourned.



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Melina Kennedy, President  
THE CAPITAL IMPROVEMENT BOARD  
OF MANAGERS  
OF MARION COUNTY, INDIANA



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Douglas R. Brown, Secretary  
THE CAPITAL IMPROVEMENT BOARD  
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