

CAPITAL IMPROVEMENT BOARD OF MANAGERS  
OF MARION COUNTY  
Minutes of Meeting  
Friday, December 10, 2021-8:30 am  
Visit Indy Boardroom  
and Via Teleconference

A Meeting of the Capital Improvement Board of Managers of Marion County, ("Board") was held on December 10, 2021. Because of the Declaration of Public Health Emergency due to the COVID-19 virus, to ensure compliance with the social distancing guidelines, and consistent with the Governor's Orders, this meeting took place in person as well as via teleconference. Board members, David E. Corbitt, David Ruhmkorff, Jim Dora Jr., Earl Goode, Maggie A. Lewis, Sarah Fisher and Brenda Myers attended in person. Board member Mick Terrell attended the meeting via video teleconference and was visibly present for the meeting. Board members Melina Kennedy and Ex-Officio Leonard Hoops were absent. Others in attendance included Andy Mallon, Executive Director, Mary Solada, General Counsel, Dentons Bingham Greenebaum LLP ("DBG"), Tom Boyle, Director of Operations, Kobi Wright, Chief Legal Officer and Business Operations Director, Eric Neuburger, Stadium Director, Tim Kuehr, Chief Financial Officer, Monique Wise, Director of Sales and Marketing, Chad Wilke, Director of Event Services, Art Kodroff, Controller, Heidi Mallin, Special Projects Manager, James Wallis, Visit Indy, ("VI"), Chris Gahl, VI, Daren Kingi, VI, Lisa Vielee, Well Done Marketing, David Sease, SGA, and members of the media. (A copy of the list of those who were in attendance on the call is attached hereto.)

Mr. Corbitt, moderated of the meeting on behalf of Ms. Kennedy and began by informing the Board members that the approval of the **Minutes of November 12, 2021** would be tabled until the January 14, 2022 CIB Meeting.

Mr. Corbitt introduced Mr. Kuehr who presented the **Financial Update** to the Board as per the supporting documentation, which is attached hereto and made a part of these minutes. Mr. Kuehr reviewed the financial statements for the month and year to date with the Board members explaining variances from budget and answering questions as necessary. Mr. Corbitt asked if there were any additional questions for Mr. Kuehr regarding the Financial Update and there were none at this time.

Mr. Kuehr next presented the **Bad Debt Write-Off** agenda item which is attached to and made a part of these Minutes. Mr. Kuehr and Mr. Mallon explained that this is something that is annually brought before the Board and presented the proposed bad debt accounts totaling \$71,310.95 to be written off as of December 31, 2021. Upon a motion by Mr. Goode and seconded by Ms. Lewis the Bad Debt from 2021 written off and was unanimously approved as presented.

Mr. Corbitt then introduced Chris Gahl, Senior Vice President of Marketing & Communications at Visit Indy to present the **Visit Indy Updates** agenda item as attached hereto and made a part of these Minutes on behalf of Ex Officio Leonard Hoops. Mr. Gahl explaining that Leonard was currently in California visiting his Mother who had recently been ill. He asked the Board to keep them in their thoughts for a speedy recovery. Mr. Gahl, along with James Wallis, VI's Executive Vice President and Daren Kingi, VI's Senior Vice President of Sales presented data to update the Board on various performance markers used by VI to compare the previously month's revenue and occupancy to those of earlier months and years. These reports including the Hotel Market Share Performance for the previous month as well as the VI Room-Night Production by Year,

Venue and Market Segment, which compares this year's results to past years' results using data and graphs. With no further questions for the VI team at this time, Mr. Corbitt thanked Mr. Gahl, Mr. Wallis and Mr. Kingi for their presentation and wished well wishes on behalf of the Board to Mr. Hoops and his Mother.

Mr. Corbitt introduced the next agenda item **ICCLOS Sales Report** as attached hereto and made a part of these Minutes. He introduced Monique Wise to present the ICC portion of the report. Ms. Wise informed the Board that they recently had welcomed approximately 5,000 attendees to the Big Ten Fan Fest as well as hosting the largest gathering of the pandemic with the recent success of the Performance Racing Industry ("PRI") show the first week of December. She wished to mention Event Services Director, Chad Wilke, and his events and set-up staff on doing a remarkable job with these recent events as well as the many other events throughout the year, such as GenCon, FDIC and FFA to only name a few, She continued by saying that all these events involve a load in and a load out and that there are many factors that go into these turnovers from one event to the next and that Chad and his staff do an incredible job making the seemingly impossible tasks possible. Mr. Mallon agreed and thanked Mr. Wilke and his staff on all their hard work and long hours transforming the building with each event. Mr. Corbitt thanked Ms. Wise for her presentation and asked the Board if there were any questions. There were no questions for Ms. Wise at this time. Mr. Corbitt then introduced Mr. Neuburger to present the Lucas Oil Stadium ("LOS") portion of the report. Mr. Neuburger informed the Board that it was only 31 days until January 10, 2022 when LOS would host the College Football Championship and that he and his staff continued to prepare for this much anticipated event. He explained that in the last month the Stadium hosted Bands of America ("BOA") Grand Nationals as well as 2 well attended Colts games. He also noted that the IHSAA Football Championship games enjoyed a great turnout and that everyone was pleased with the long time annual event. Mr. Neuburger took the opportunity to introduce LOS Special Projects Manager, Heidi Mallin, to the Board informing them that she is a long time employee of the CIB and has been an integral part of the team at the Stadium since the RCA days in 1994. He added that she plays a large role in keeping the overall presentation of the Stadium in top shape and plays an important role with regard to the Colts Signage during the football season as well as the rest of the year. Mr. Corbitt thanked Mr. Neuburger for his report and asked if there were any questions for him from the Board. There were no questions at this time. Mr. Mallon took this opportunity to recognize his staff and in particular Mr. Neuburger and Mr. Boyle on the recent Big Ten Football Championship game, noting that the Stadium and event set-up looked good on television and he was proud of his team for a job well done.

Mr. Corbitt introduced the next agenda item **Encumbrances of 2021 Budget Dollars** as attached hereto and made a part of these Minutes and presented by Mr. Mallon. He explained this process involves Capital Projects that were budgeted, appropriated and started in 2021 but will not be completed by year end. Mr. Mallon explained this is ultimately a Budget exercise and that the process is necessary so the funds appropriated in 2021 can be properly paid in 2022 when the work actually takes place. Mr. Mallon requested the approval from the Board to move the funds from 2021 to 2022. The summary document includes a list of 2021 projects to which the encumbered funds relate with the largest being the BLF Renovation. After further inquiries, questions and discussion by the Board, Mr. Mallon and Mr. Kuehr, and after a motion by Mr. Ruhmkorff, as seconded by Mr. Dora, the Encumbrances of 2021 Budget Dollars agenda item was unanimously approved as presented.

Mr. Corbitt introduced the next agenda item **Visit Indy Contract** as attached hereto and made a part of these Minutes and presented by Mr. Mallon. He explained this was a Service Agreement between VI and the CIB with a one-year term extending through December of 2022 noting that

the terms of the agreement were the same as in 2021. After further inquiries, questions and discussion by the Board and the presenters, and after a motion by Ms. Lewis, as seconded by Ms. Fisher, the VI Contract was unanimously approved as presented.

Mr. Mallon presented the **Approval of Pipefitters Collective Bargaining Agreement and Approval of IATSE Collective Bargaining Agreement agenda** item attached to and made a part of these Minutes. Mr. Mallon explained that he and other members of the Executive staff finished negotiating both the Pipefitters Collective Bargaining Agreement and the IATSE Collective Bargaining Agreement over the last weeks of 2021. He explained these CBAs both included approximately a 3% increase over the entire period, noting that the groups went without a raise during the pandemic and the negotiations were delayed due to the pandemic. Mr. Mallon noted that he believes both of these CBAs to be mutually beneficially to all of the parties involved and that he is asking the Board to ratify these two agreements and to approve each CBA in a separate vote. Mr. Corbitt asked if there were any questions for Mr. Mallon and there were none at this time. Upon a motion by Mr. Goode which was seconded by Mr. Dora the Collective Bargaining Agreement between the CIB and the Pipefitters was unanimously approved as presented. Mr. Mallon then asked the Board for their approval of the second CBA with IATSE. There were no further questions or comments from the Board. Mr. Ruhmkorff motioned to approve the agenda item and Ms. Lewis seconded said motion and the Approval of the Collective Bargaining Agreement between the CIB and IATSE was unanimously approved as presented. Mr. Mallon thanked his staff and the representatives from both the Pipefitters and IASTE for all of the time and effort that was put into these very important Collective Bargaining Agreement negotiations.

Mr. Mallon presented the **Hudnut Commons Garage Concrete Repairs** agenda item attached to and made a part of these Minutes. He explained this project involves certain repairs to deteriorating columns along with repair of spalling concrete on the above decking. The project was publicly bid under Ind. Code 36-1-12 and the Budget was estimated at \$500,000. Mr. Mallon explained the low bid requested the withdrawal of their bid in the amount of \$261,927 due to a mathematical error in their bid calculation which resulted in a significant difference from the engineer's estimate. The request for withdrawal was approved. Mr. Mallon informed the Board that the lowest responsible bid was submitted by Lacy Construction Group Inc. in the amount of \$410,000. He explained that with this being specialized construction 0% XBE was obtained. Staff and Counsel have reviewed all documents and recommend awarding the contract to Lacy Construction Group Inc. in the amount of \$410,000. Upon a motion by Mr. Goode as seconded by Mr. Ruhmkorff, the **Hudnut Commons Garage Concrete Repairs** was unanimously approved as presented and awarded to Lacy Construction Group Inc., in the amount of \$410,000.

Mr. Mallon presented the **ICC Heating Water & Ventilation** agenda item attached to and made a part of these Minutes. He explained this project involves the replacement of the Sagamore Ball Room AHU steam based coils to hot water based coils and the replacement of the outside air dampers and controls. The project was publicly bid under Ind. Code 36-1-12 and estimated to cost \$1,000,000. Mr. Mallon informed the Board that the lowest responsible bid was submitted by General Piping Inc. in the amount of \$584,900 with XBE Participation of 16.4% MBE and 9.9% WBE. Staff and Counsel have reviewed all documents and recommend awarding the contract to General Piping Inc. in the amount of \$584,900. There were no questions from the Board. Upon a motion by Mr. Goode as seconded by Mr. Ruhmkorff, the ICC Heating Water & Ventilation agenda item was unanimously approved as presented and awarded General Piping Inc. in the amount of \$584,900.

Mr. Mallon presented the **LOS Locker Room Renovations** agenda item as attached hereto and made a part of these Minutes. He explained this project involves necessary renovations as required by the NFL. These renovations include adding female coaches' / trainers locker rooms specifically located within the home and visitor locker rooms along with increasing the number of shower heads to accommodate player spacing. The design will also include the relocation of the male coaches' locker room, the head coach's office and the General Manager's office. Mr. Mallon explained that consistent with the operating agreement between the CIB and Colts, the CIB will be responsible for the first \$50,000 for NFL mandated requirements and the Colts will be responsible to reimburse the CIB for the remaining costs of the project. The project was publicly bid under Ind. Code 36-1-12 with the budget estimated at \$1,029,059. This total includes the fees for the Design and Construction Manager. Mr. Mallon informed the Board that the lowest responsive and responsible bid was submitted by Jungelaus-Cambell Co. Inc. in the amount of \$859,400 and with XBE Participation of 34.3% MBE and 1.47% WBE. Staff and Council have reviewed all documents and recommend the contract be awarded to Jungelaus-Cambell Co. Inc., in the amount of \$859,400. There were no questions from the Board and upon a motion by Mr. Goode and seconded by Ms. Lewis, the LOS Locker Room Renovations was unanimously approved as presented

Mr. Mallon presented the **LOS Replacement of LED Video Boards** agenda item as attached hereto and made a part of these Minutes. He explained this project involves the replacement of the 2008 original LED video boards consisting of the NW and SE main displays, Tier 1 ribbon displays, NE and SW exterior marquee displays, Content and Control management system and the Scoring system. These components are all included in the base proposal. Mr. Mallon informed the Board that the Colts have requested certain supplemental upgrades through the listed alternates. He explained that the Colts are responsible for the additional cost of these upgrades. The CIB issued a public request for proposals and received four proposals. The Budget was estimated at \$16,000,000 with Base procurement of \$11,986,643 and the Colts Supplemental procurement of \$959,692 for a total contract sum of \$12,946,605 and XBE Participation of 9.07% MBE. Mr. Mallon explained that after reviewing each proposal along with interviewing each vendor the CIB has determined the proposal submitted by Sansi North America, LLC is the most advantageous for the CIB in the amount of \$12,946,605. Upon a motion by Mr. Ruhmkorff and seconded by Ms. Fisher, the LOS Replacement of LED Video Boards was unanimously approved as presented and the contract awarded to Sansi North America, LLC in the amount of \$12,946,605.

Mr. Mallon presented the **Gainbridge Fieldhouse (formally BLF) Phase 2/3 - Plaza Container Units** agenda item as attached hereto and made a part of these Minutes. He explained this is a Supply Contract for the purchase of two container units which will be used for retail food service on the exterior plaza scheduled to be complete end of 2022. This was a public bid for supplies under Ind. Code 5-22-7 with an estimated budget is \$350,000. Mr. Mallon informed the Board that the lowest responsive and responsible bid was submitted by Weddle Bros. Building Group, LLC, in the amount of \$289,200 and having XBE Participation of 7% WBE and 57% VBE. Staff and Council have reviewed all documents and recommend the contract be awarded to Weddle Bros. Building Group, LLC, in the amount of \$289,200. Upon a motion by Mr. Ruhmkorff and seconded by Mr. Dora, the BLF Phase 2/3 - Plaza Container Units agenda item was unanimously approved as presented and the contract awarded to Weddle Bros. Building Group, LLC, in the amount of \$289,200.

Mr. Mallon presented the **Gainbridge Fieldhouse (formally BLF) Phase 2/3 – Team Store Art Mural Agreement** agenda item as attached hereto and made a part of these Minutes

Mr. Mallon explained that as part of the Fieldhouse of the future renovation project certain areas of the fieldhouse would display public art. The CIB along with the Pacers engaged the Arts Council of Indianapolis to prepare an Artist call to commission public art. A selection committee was established with members from the CIB, Pacers, Art Council and community. Through a detailed selection process established by the Arts Council, the committee selected Artist Ismael Muhammad Nieves for the commissioned work. Mr. Mallon explained that Staff and Counsel had review all the documents and recommend the CIB award Ismael Muhammad Nieves for the commissioning of the art piece *Design No. 2 Title Espiritu De Juego*, in the amount of \$11,911.00. There were no questions from the Board. Upon a motion by Ms. Lewis and seconded by Mr. Dora, the Gainbridge Fieldhouse (formally BLF) Phase 2/3 – Team Store Art Mural Agreement was unanimously approved as presented and awarded to the selected Artist Ismael Muhammad Nieves.

Mr. Corbitt introduced the **Claims** as attached hereto and made a part of these Minutes and presented by Andy Mallon. There were no questions from the Board and upon a motion by Mr. Ruhmkorff and seconded by Ms. Fisher, Operating Claims 10745G, and Confirming Claims 10737C were unanimously approved by the Board. Mr. Mallon next presented the BLF Confirming Construction Claims as attached hereto and made a part of these Minutes. There were no questions from the Board and upon a motion by Mr. Ruhmkorff, and seconded by Mr. Dora, Bankers Life Fieldhouse Vouchers B223 were unanimously approved as presented.

In **Other Business** Mr. Mallon wished to thank long time Board member Brenda Myers for her 12 years of service as the representative of the Hamilton County Commissioners on the Capital Improvement Board. He congratulated her on her upcoming retirement and told her that she has been a tremendous value to the Board he has learned a lot from her in the time they have worked together adding that she will be greatly missed. Ms. Myers thanked him saying that serving on the CIB Board and the Signage Committee has been a great experience and thanked Mr. Mallon and the entire Board and Staff for their kindness.

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

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David Corbitt, Vice President  
THE CAPITAL IMPROVEMENT BOARD  
OF MANAGERS  
OF MARION COUNTY

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David Ruhmkorff, Secretary  
THE CAPITAL IMPROVEMENT BOARD  
OF MANAGERS  
OF MARION COUNTY