

CAPITAL IMPROVEMENT BOARD OF MANAGERS  
OF MARION COUNTY  
Minutes of Meeting  
Friday, February 11, 2022-8:30 am  
Visit Indy Boardroom  
and Via Teleconference

A Meeting of the Capital Improvement Board of Managers of Marion County, ("Board") was held on February 11, 2022. 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, Melina Kennedy, David E. Corbitt, Mick Terrell, David Ruhmkorff, Jim Dora Jr., Earl Goode, Sarah Fisher and Jaime Bohler Smith, as well as Ex-Officio Leonard Hoops, attended in person. Board member Maggie A. Lewis attended virtually. Others in attendance included Andy Mallon, Executive Director, Mary Solada, General Counsel, Dentons Bingham Greenebaum LLP ("DBG"), Tom Boyle, Director of Operations, Tim Kuehr, Chief Financial Officer, Monique Wise, Director of Sales and Marketing, Chad Wilke, Director of Event Services, Art Kodroff, Controller, James Wallis, Visit Indy, ("VI"), Chris Gahl, VI, Daren Kingi, VI, Kevin Bower, Pacers Sports and Entertainment, Susan Baughman, Indiana Sports Corp., ("ISC"), Lisa Vielee, Well Done Marketing, Ty Gerig, SGA, Scott Berghoff, Indiana House of Representatives, and members of the media. (A copy of the list of those who were in attendance is attached hereto.)

Ms. Kennedy introduced the **Approval of Minutes** for the January 14, 2022 CIB Meeting which are attached to and made a part of these Minutes. Mr. Corbitt motioned to approve both sets of Minutes. Mr. Ruhmkorff seconded said motion. Mr. Mallon read the roll call to poll the Board and document the vote of each Board Member with the following results:

Melina Kennedy: Yes  
David Corbitt: Yes  
Mick Terrell: Yes  
David Ruhmkorff: Yes  
Jim Dora: Yes  
Maggie Lewis: Yes  
Earl Goode: Yes  
Sarah Fisher: Yes  
Jaime Bohler Smith: Yes

There were no further comments from the Board. The Minutes from the January 14, 2022 CIB Meeting were unanimously approved as presented with a vote of 9-0.

Mr. Mallon took this opportunity to welcome newly appointed Board member Jaime Bohler Smith, to the Capital Improvement Board as the representative of the surrounding counties adding that she will be filling the spot previously held by Brenda Myers. He informed the Board that he had the opportunity to spend some time with Ms. Bohler Smith earlier in the week and was excited to have her join the CIB. He explained that Ms. Bohler Smith is the Executive Director of Visit Hendricks County and very aware of all the work that the Capital Improvement Board is involved with and enthusiastic about becoming a Board member.

**Administration of Oath of Office**

Mary Solada, General Counsel for the CIB, explained that at this time the Capital Improvement Board Oath of Office would be administered to the five reappointed Mayoral Board members

along with newly appointed Board member, Jaime Bohler Smith. She introduced Board Liaison and Notary Republic, Pam James, to swear in the six Board members. Ms. Kennedy, Mr. Corbitt, Mr. Terrell, Mr. Ruhmkorff, Mr. Dora, and Ms. Bohler Smith took their oaths of office and were sworn in by Ms. James.

### **Election of Officers**

State statute requires an annual Election of Officers after January 15<sup>th</sup> each year and Mary Solada, General Counsel for the CIB, presented the **Election of Officers** Agenda item to the Board at this time. Mr. Mallon asked for a motion to nominate candidates to serve as Officers for this upcoming term. Ms. Lewis motioned that Melina Kennedy serve as President, David Corbitt serve as Vice President, Mick Terrell serve as Treasurer and David Ruhmkorff serve as Secretary. Mr. Goode seconded this motion. Mr. Mallon asked if there were any questions or comments regarding this motion and there were none. Mr. Mallon read the roll call to poll the Board and document the vote of each Board Member with the following results:

Melina Kennedy: Yes  
David Corbitt: Yes  
Mick Terrell: Yes  
David Ruhmkorff: Yes  
Jim Dora: Yes  
Maggie Lewis: Yes  
Earl Goode: Yes  
Sarah Fisher: Yes  
Jaime Bohler Smith: Yes

On a unanimous vote of 9-0 the following individuals were elected to serve as Officers:

Melina Kennedy, **President**  
David E. Corbitt, **Vice President**  
Mick Terrell, **Treasurer**  
David Ruhmkorff, **Secretary**

Mr. Kuehr 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. 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 Kevin Bower, Executive Vice President and Chief Financial Officer of Pacers Sports and Entertainment, to present the **Fieldhouse Management Report**. Mr. Bower directed the Board to an additional report in the packet, attached to and made a part of these Minutes, which includes financial information from Fieldhouse Management, LLC pursuant to Section 6(b) of the CIB Operating Agreement with the Pacers and explained this is the Statement of Revenue and Expenses for the quarter and 12-month period ending December 31, 2021. Mr. Bower was excited to share that there was actual revenue to report to the Board after the building was closed for the expansion construction. He noted that the building was open for 2 months in the 4th quarter and during that time the Fieldhouse hosted 48 ticketed events including 22 Pacers games, 2 large concerts and several smaller events. He informed the Board that March and April would be busy and exciting months for the Fieldhouse with several large events scheduled including concerts featuring The Eagles, Elton John, Bon Jovi and Journey as well as sporting

events including the upcoming Big Ten Men's & Women's basketball tournaments and 1<sup>st</sup> and 2<sup>nd</sup> round games of the Men's Basketball NCAA Championship Tournament. He noted that the building will close again in early May for Phase 3 of the Fieldhouse Expansion. Ms. Kennedy asked if there were any questions for Mr. Bower from the Board and there were none at this time. Ms. Kennedy thanked Mr. Bower for his report.

Ms. Kennedy then introduced the **Visit Indy Updates** agenda item as attached hereto and made a part of these Minutes and presented by Leonard Hoops. Mr. Hoops updated the Board on the Hotel Market Share Performance for the previous month and explained the VI Room-Night Production by Year, Venue and Market Segment, comparing this year's results to past years' results using data and graphs. Mr. Hoops noted that for the first time in 2 years Indy had a record month and beat the 2019 numbers across the board. He noted when PRI was here in December the highest ever daily rates were recorded downtown. He commented that December was a terrific month, even without the context of being at the end of a pandemic. Mr. Hoops informed the Board that Indianapolis set the benchmark for all downtowns in the country last year for Group Occupancy with 17.8 % of the rooms in downtown Indianapolis in 2021 coming from Group business. He noted Orlando was the next closest downtown with 12.7%. Mr. Hoops noted that this accomplishment was a testament to the building and to everyone at ICCLOS, Visit Indy, Indiana Sports Corporation and all of the hotel partners in the city and the state and he congratulated everyone involved. Mr. Hoops took this opportunity to recognize Susan Baughman from Indiana Sports Corp. ("ISC"), who was in attendance at the meeting, saying that much of the reason the CFP was such an amazing success was because of her dedication and hard work from the early days of working on putting a bid together in the record time of 5 ½ weeks, through the successful execution of the Championship game at LOS January 10, 2022. Mr. Hoops acknowledged and thanked Ms. Baughman on behalf of the entire Board as the glue that held it all together. Ms. Kennedy thanked Ms. Baughman for doing such an incredible job with the CFP and emphasized that in addition to being a great leader she was a real pleasure to work with on these events. Ms. Kennedy asked the Board if there were any further questions for Mr. Hoops and there were none at this time. She thanked Mr. Hoops for his presentation.

Ms. Kennedy introduced the next agenda item **ICCLOS Sales Report** as attached hereto and made a part of these Minutes. She introduced Monique Wise to present the ICC portion of the report. Ms. Wise informed the Board that January was a great month for the building. She explained that typically the capacity in the exhibit halls is used a benchmark for how well business is going. Traditionally the month of January has a capacity of 60-70%, however, the capacity for this January was much higher at 81%. She noted while the CFP played a big role in those favorable numbers, and thanked Ms. Baughman for that jump start to the month, but noted there were also several significant events held in the Facility throughout the month that contributed to the overall percentage. Ms. Wise explained that once the CFP ended the building went straight into hosting JAMFest, which was a building wide event. This was followed by the NCAA Annual Convention, Circle of Stars Gymnastics and the Central Zone Invitational Volleyball tournament closing out the month. MS. Wise reported that February began with the Indiana Home and Garden Show which was a success despite the inclement weather. She informed that Board that later that week the building would be hosting the 2022 Culver's Reunion with attendees coming from all over the country. Other notable upcoming events mentioned in Ms. Wise's presentation included the return of the WWETT show, the NFL Combine and the NTEA Work Truck show. Ms. Wise reminded the Board that the NTEA Work Truck show was the last large event held in the Facility prior to the building being shut down in March of 2020 and added that everyone was very excited to have them back after a 2-year absence. Ms. Kennedy 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. Ms. Kennedy introduced Mr. Neuburger to present the LOS portion of the Sales Report. He also thanked Ms. Baughman for her dedication and support during the CFP echoing Ms. Kennedy's remarks about Susan being a pleasure to work with on this event. Mr. Neuburger informed the Board that since the last CIB meeting the Stadium has hosted Mid America Pool and Spa show, several private events and the Central Zone Invitational Volleyball tournament which covered the entire floor at LOS with Volleyball courts. He added it was a privilege to host so many young athletes from all over the country at the Stadium. He shared that the Stadium recently hosted a 10-year anniversary celebration of the Super Bowl Host Committee adding it was a nice tie in to how hosting the Super Bowl of 2012 impacted all of the events that came after that, including the CFP. Mr. Neuburger mentioned that LOS has had a unique opportunity of having various film crews at the Stadium filming Masterclass type videos with some NFL players that have come through the building, adding that it was very interesting to be a part of this process. Mr. Neuburger informed the Board that before the next meeting in March the Stadium will host the NFL Combine adding the return of this event is a huge deal with a big impact for the Stadium and the City of Indianapolis. He promised the Board that he and his staff were going to work hard to impress and exceed the NFL's expectations. He added that following the Combine the Stadium will begin to set up for the Indiana State Robotics show, which is always a fan favorite event. Mr. Mallon also commented on the NFL Combine upcoming visit and informed the Board that this year the NFL Combine was allowing the public to attend the sessions and greatly expanding the opportunities for fans to watch the sessions. He noted that the larger the turn out in attendance of spectators to the Combine the better it would be for Indianapolis when the NFL is choosing the future locations of the event. He also shared that there will be free tickets available for these sessions and asked the Board to please share this information in an effort to help increase the number of attendees to the event. There were no questions from the Board. Ms. Kennedy thanked Mr. Neuburger for his report.

Mr. Mallon presented the **Lucas Oil Stadium Suite Furniture** agenda item which is attached to and made a part of these Minutes. Mr. Mallon explained that consistent with the operating agreement between the CIB and Indianapolis Colts the CIB has certain maintenance and repair/replacement commitments at Lucas Oil Stadium. He noted that both the CIB and Colts organization agreed to replace/reupholster suite furniture at the conclusion of the 2020 football season. As a result of the Pandemic, it was further agreed to postpone the furniture replacement/reupholster commitment to the conclusion of the 2021 season. Mr. Mallon thanked the Colts organization for their flexibility with this arrangement. He explained that the project consists of the replacement/reupholster of furniture located within the lower suites, upper suites, field suites and quarterback suite. The budget for this project was estimated at \$2,320,000.00. The CIB issued a public bid request and received four bids with the Low Responsive and Responsible bid submitted by Officeworks Services, LLC in the amount of \$1,915,280.84. He noted that Officeworks Service LLC is 100% MBE with no XBE subcontractors. Staff and Counsel have reviewed all the documents and recommend awarding the contract to Officeworks Services LLC in the amount of \$1,915,280.84. He asked the Board if there were any questions regarding this item and there were none. Mr. Corbitt motioned to approve the Lucas Oil Stadium Suite Furniture agenda item and Mr. Dora seconded said motion. Mr. Mallon read the roll call to poll the Board and document the vote of each Board Member with the following results:

Melina Kennedy: Yes  
David Corbitt: Yes  
Mick Terrell: Yes  
David Ruhmkorff: Yes  
Jim Dora: Yes

Maggie Lewis: Yes  
Earl Goode: Yes  
Sarah Fisher: Yes  
Jaime Bohler Smith: Yes

The Lucas Oil Stadium Suite Furniture agenda item was unanimously approved as presented with a vote of 9-0 and the contract awarded to Officeworks Services, LLC in the amount of \$1,915,280.84.

Mr. Mallon next presented the **Lucas Oil Stadium Wall Coverings** agenda item which is attached to and made a part of these Minutes. Consistent with the operating agreement between the CIB and Indianapolis Colts, the CIB has certain Maintenance and repair/replacement commitments at Lucas Oil Stadium and this is one of those commitments. He explained that the project consists of the removal of vinyl wall covering and the preparation of walls to receive paint in the areas of the lower suites, upper suites and field suites of the Fieldhouse. The project was publicly bid under Ind. Code 36-1-12 and estimated to cost \$383,483.00. Mr. Mallon informed the Board that the Low responsive and responsible bid was submitted by Bill Lawrence Company, Inc. in the amount of \$203,700.00, adding that Bill Lawrence Company, Inc. is 100% WBE with no XBE subcontractors. Staff and counsel have reviewed all documents and recommend awarding the contract to Bill Lawrence Company, Inc. in the amount of \$203,700.00. There were no questions from the Board. Mr. Corbitt motioned to approve the Lucas Oil Stadium Wall Coverings agenda item and Ms. Lewis seconded said motion. Mr. Mallon read the roll call to poll the Board and document the vote of each Board Member with the following results:

Melina Kennedy: Yes  
David Corbitt: Yes  
Mick Terrell: Yes  
David Ruhmkorff: Yes  
Jim Dora: Yes  
Maggie Lewis: Yes  
Earl Goode: Yes  
Sarah Fisher: Yes  
Jaime Bohler Smith: Yes

The Lucas Oil Stadium Wall Coverings agenda item was unanimously approved as presented with a vote of 9-0 and the contract awarded to Bill Lawrence Company, Inc. in the amount of \$203,700.00.

Mr. Mallon presented the **Lucas Oil Stadium Floor Coverings** agenda item which is attached to and made a part of these Minutes. Consistent with the operating agreement between the CIB and Indianapolis Colts, the CIB has certain maintenance and repair/replacement commitments at Lucas Oil Stadium and this is one of those commitments. The CIB and Indianapolis Colts agreed to replace flooring in two phases. The first phase was completed at the conclusion of the 2016 season with the second phase to be completed at the conclusion of the 2020 season. As a result of the Pandemic, it was further agreed to complete the second phase at the conclusion of the 2021 season. Mr. Mallon explained that the project consists of the removal of existing carpet and flooring and replacing it with new carpet and flooring in the lower suites, upper suites, field suites, auxiliary locker rooms, Colts locker room and certain back of house operation areas. The project was publicly bid under Ind. Code 36-1-12 and estimated at \$1,050,000.00. Mr. Mallon explained that the Low responsive and responsible bid was submitted by The Blakley's Corporation in the

amount of \$925,000.00. He noted that The Blakley's Corporation has 17.82% WBE subcontractor participation. Staff and Counsel have reviewed all the documents and recommend awarding the contract for the LOS Floor Coverings to The Blakley's Corporation in the amount of \$925,000.00. Mr. Corbitt motioned to approve the Lucas Oil Stadium Floor Coverings and Mr. Dora seconded said motion. Mr. Mallon read the roll call to poll the Board and document the vote of each Board Member with the following results:

Melina Kennedy: Yes  
 David Corbitt: Yes  
 Mick Terrell: Yes  
 David Ruhmkorff: Yes  
 Jim Dora: Yes  
 Maggie Lewis: Yes  
 Earl Goode: Yes  
 Sarah Fisher: Yes  
 Jaime Bohler Smith: Yes

The Lucas Oil Stadium Floor Coverings agenda item was unanimously approved as presented with a vote of 9-0 and the contract awarded to The Blakley's Corporation in the amount of \$925,000.00.

Mr. Mallon presented the **Gainbridge Fieldhouse Phase 2/3 Main Concourse Level Art** agenda item which is attached to and made a part of these Minutes. He 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 which included members from the CIB, Pacers, Art Council and Community. Through a detailed selection process established by the Arts Council the committee selected ten artists who will display their work according to the story line established by the architect. Listed below are the ten artist's contracts for approval along with the title of the story line of the commissioned work and the amount of the contract.

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| a. Nekoda Witsken, d/b/a/Hue Murals LLC: <i>Hoosier Hysteria: In 49 Other States, It's Just Basketball...But This is Indiana</i> | \$7,500  |
| b. Tasha Beckwith: <i>Hall of Famers / Retired Numbers</i>   | \$7,500  |
| c. William Denton Ray: <i>Gainbridge Fieldhouse: So Much Bigger than Basketball</i>  | \$7,500  |
| d. Raphael de la Rosa: <i>Hall of Famers / Retired Numbers</i>   | \$9,000  |
| e. Artur da Silva: <i>Gainbridge Fieldhouse: So Much Bigger than Basketball</i>  | \$7,500  |
| f. Pamela Bliss: <i>Iconic Moments</i>   | \$15,000 |
| g. Daniel Thompson d/b/a Invisible Hometown LLC: <i>Hoosier Hysteria: The Fans</i>   | \$7,500  |
| h. Kenneth Ragsdale: <i>Hoosier Hysteria: High School Basketball</i>   | \$7,500  |
| i. John David Bills: <i>Hoosier Hysteria: High School Basketball</i>   | \$7,500  |
| j. Erik Lundorf: <i>Hoosier Hysteria: The Fans</i>   | \$7,500  |

Ms. Kennedy asked if there were any further questions for Mr. Mallon regarding the Gainbridge Fieldhouse Phase 2/3 Main Concourse Level Art and there were no questions at this time. Mr. Goode motioned to approve the Gainbridge Fieldhouse Phase 2/3 Main Concourse Level Art agenda item. Mr. Ruhmkorff seconded said motion. Mr. Mallon read the roll call to poll the Board and document the vote of each Board Member with the following results:

Melina Kennedy: Yes  
David Corbitt: Yes  
Mick Terrell: Yes  
David Ruhmkorff: Yes  
Jim Dora-Yes  
Maggie Lewis: Yes  
Earl Goode: Yes  
Sarah Fisher: Yes  
Jaime Bohler Smith: Yes

The Gainbridge Fieldhouse Phase 2/3 Main Concourse Level Art. agenda item was unanimously approved as presented with a vote of 9-0. Mr. Mallon thanked the Board for their approval and support of the project. Ms. Kennedy again encouraged the Board to take some time to review the artwork information provided regarding the artist's inspiration and the storylines of the various works of art being commissioned for the Main Concourse.

Ms. Kennedy introduced the **Claims** as attached hereto and made a part of these Minutes and presented by Mr. Mallon. Ms. Kennedy recused herself from line item 155-158 on Confirming Voucher 11028C regarding Indiana University Health. There were no questions from the Board. Mr. Dora motioned for approval of the Operating Claims 11042G and Confirming Claims 11028C. Mr. Corbitt seconded said motion. Mr. Mallon read the roll call to poll the Board and document the vote of each Board Member with the following results:

Melina Kennedy: Yes, taking into account the aforementioned recusals  
David Corbitt: Yes  
Mick Terrell: Yes  
David Ruhmkorff: Yes  
Jim Dora-Yes  
Maggie Lewis: Yes  
Earl Goode: Yes  
Sarah Fisher: Yes  
Jaime Bohler Smith: Yes

There were no further comments from the Board. Operating Claims 11042G and Confirming Claims 11028C were approved as presented taking into account the aforementioned recusals

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. Mr. Ruhmkorff motioned for approval of the of the BLF Confirming Construction Claims B225. Mr. Dora seconded said motion. Mr. Mallon read the roll call to poll the Board and document the vote of each Board Member with the following results:

Melina Kennedy: Yes  
David Corbitt: Yes  
Mick Terrell: Yes  
David Ruhmkorff: Yes  
Jim Dora-Yes  
Maggie Lewis: Yes  
Earl Goode: Yes  
Sarah Fisher: Yes

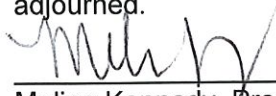
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Jaime Bohler Smith: Yes

There were no further comments from the Board. Bankers Life Fieldhouse Vouchers B225 were unanimously approved as presented.

There being no further **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



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