

CAPITAL IMPROVEMENT BOARD OF MANAGERS  
OF MARION COUNTY  
Minutes of Meeting  
Friday, March 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 March 11, 2022. Per Indiana law, 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 Operation, Kobi Wright, Chief Legal Officer and Business Operations Director, 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, 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 February 11, 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 February 11, 2022 CIB Meeting were unanimously approved as presented with a vote of 9-0.

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 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 January of 2022 was a record month and he gave the majority of the credit for these great numbers to the College Football Championship. He noted for the first time in 2 years Indy had a record month and beat the 2019 numbers across the

board in all areas except for downtown occupancy, but noted that downtown revenue set a record. Mr. Hoops stated that with all the volleyball events and the JAMFest Cheering event, there was a steady stream of business in the convention center in addition to the CFP. He informed the Board that he believes that after March and April, VI will be at 100% of the pace for their booking for the year which is a very encouraging start to the year. Mr. Hoops stressed that because of Mr. Mallon's leadership and the assistance of Dr. Virginia Caine during the pandemic, Indianapolis has done 99% better with regard to convention business than other convention centers in the country. Mr. Hoops shared with the Board that after the recent Combine event, he felt more confident that the NFL Combine would return to the City and he felt that Indy had a good shot of hosting the NFL Combine for 2023 and 2024. He noted that the NFL Owners would be meeting at the end of May and that they would be making the decision regarding where the Combine would be in those future years. 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 the building finished the month of February strong with the WWETT show as well as some NFL Combine Ancillary events. She noted the NTEA Work Truck Show kicked off the month of March and currently was in full swing with expected attendance close to 13,000. Ms. Wise informed the Board that the following week the Nike MEQ Volleyball tournament was returning to the Convention Center and the Stadium. She noted that the event will utilize every hall and lay around 130 volleyball courts in preparation for the event which will host approximately 20,000 young athletes. Ms. Wise informed the Board that April would be a full and busy month with the American Coatings Show, The US Finals Cheer Event, Prep Hoops AAU Tournament, HT Hackney, Comic Con, MPACT and then finally FDIC. She noted that these were all repeat customers and concluded by saying that April would end up being a very good month for the Facility. 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. Mr. Neuburger informed the Board that since the last CIB meeting the Stadium had hosted the NFL Combine with the fans having the opportunity to attend sessions over the course of the event. He noted that people adjusted to a different way of doing the event and explored possibilities of what the event could be. He was optimistic about the future of the event in Indianapolis and informed that Board that the feedback from the NFL was very positive which was encouraging. He stated that was followed by the Robotics Championships which consisted of approximately 1000 high school students with exhibits set up over 60 stages. He explained that after the Robotics show the Stadium would go right into Supercross and staff would be installing a layer of Visqueen on the field, followed by 2 layers of plywood and then lots and lots of dirt. Mr. Neuburger informed the Board that LOS would be hosting volleyball as well for the Nike tournament and then the Stadium would welcome Motocross back and would be bringing the dirt back to cover the field. He noted that traditionally there is a great crowd for this event bringing approximately 50,000+ fans to the Stadium. Mr. Neuburger took this opportunity to introduce Paul Suiters, Security Manager for both buildings, to the Board, recognizing him for all the effort and work that he put into preparing the next item on the agenda, the Security RFP. He explained that Mr. Suiters had just retired from IMPD as a reserve officer, adding that he had developed great relationships all over the state and was a real asset to the CIB team. There

were no questions from the Board. Ms. Kennedy thanked Mr. Neuburger for his report and moved on to the next agenda item.

Mr. Mallon presented the **Award of ICC and LOS Security Services** agenda item which is attached to and made a part of these Minutes. Mr. Mallon noted that many of the CIB contracts had not been reviewed in over a decade and had been put off even further during the pandemic. He informed the Board that he and the Executive staff intended on taking a good look at many of the long standing contracts this year, not necessary with the intent of changing things but ensuring that the contracts and relationships we are engaged in are what is the best fit for the changing needs of the CIB. Mr. Mallon explained that historically the CIB has engaged two different security firms with CSC in LOS and ESG in the Convention Center. He explained that these two companies merged into one company which resulted in CSC having the entire security market in events in the Indianapolis area. To ensure that the CIB can continue to execute the high level caliber of events as have been held in the past, it was recommended that a 2<sup>nd</sup> national security firm, Best Guarda, who provides security for the Cincinnati Bengals Stadium, be added to partner with CSC to accommodate the security needs of the facility. Mr. Mallon explained the different roles each company would play as they worked together to provide security for the Convention Center and the Stadium and explained how important it was for the CIB to be at market level or higher with regard to the security that is provided to our customers. He stressed that security was an area that could not be compromised as a result of trying to reduce costs and that this proposed combination of Security providers was the best option for the CIB at this time. Mr. Neuburger added that this is a very challenging market and it is very common to utilize more than one security company when dealing with such a large scale events. He noted that in this current environment having two strong national companies in town will not only benefit the CIB but will benefit the City of Indianapolis as well. After some further discussion and questions from the Board answered by Mr. Neuburger and Mr. Mallon, Ms. Kennedy asked the Board if there were any further questions regarding this item and there were none. Mr. Corbitt motioned to approve the Award of ICC and LOS Security Services 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 Award of ICC and LOS Security Services agenda item was unanimously approved as presented with a vote of 9-0.

Mr. Mallon next presented the **Virginia Avenue Garage 2022-2023 Facility Repairs** agenda item which is attached to and made a part of these Minutes. Mr. Mallon explained that in 2019 CIB engaged Arsee Engineering, Inc. to perform an overall assessment to identify current repair needs for the garage structure. The assessment structured the repairs in both priority and phases, spreading the five phases over a ten-year repair schedule. Phases One and Two are now complete. He explained that Phase Three will consist of repair work on levels two and four,

Vehicle Ramp and Stair Towers A and C. He also noted that consistent with the assessment report CIB will be replacing the expansion joints and sealant joints as well as repairing any cracking and spalling of concrete along with post tension cable repair, seal and re-strip levels two and four and the stair towers will have stair and landing pans replaced and structural steel cleaned and painted. The project was publicly bid with one alternate and was estimated at \$1,800,000. Mr. Mallon informed the Board that the Low responsive and responsible bid was submitted by Lacy Construction Group, Inc. d/b/a The NEW Group. He explained that the base bid was \$1,790,000 and Alternate #1 was \$82,000 for a total bid of \$1,872,000. Mr. Mallon also reported Lacy Construction will utilize XBE sub contractors, 20% MBE, 6% WBE and 3% VBE. Staff and counsel have reviewed all documents and recommend awarding the contract to Lacy Construction Group, Inc. d/b/a The NEW Group in the amount of \$1,872,000. There were no questions from the Board. Mr. Corbitt motioned to approve the Virginia Avenue Garage 2022-2023 Facility Repairs 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 Virginia Avenue Garage 2022-2023 Facility Repairs agenda item was unanimously approved as presented with a vote of 9-0 and the contract awarded to Lacy Construction Group, Inc. d/b/a The NEW Group in the amount of \$1,872,000.

Mrs. Kennedy introduced the next agenda item **Disposal of Obsolete Equipment** as attached hereto and made a part of these Minutes and presented by Mr. Mallon. Mr. Mallon noted this list of old computer equipment had been stored in the Turner Warehouse has been reviewed by Staff and found to have no book value. Mr. Ruhmkorff motioned to approve the Disposal of Obsolete Equipment and 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  
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 Disposal of Obsolete Equipment agenda item was unanimously approved as presented with a vote of 9-0.

Ms. Kennedy introduced the **Claims** as attached hereto and made a part of these Minutes and presented by Mr. Mallon. He began by presenting the Operating Claims 11172G. There were no questions from the Board. Mr. Corbitt motioned for approval of the Operating Claims 11172G. 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 and Operating Claims 11172G were approved as presented.

Mr. Mallon next presented the Confirming Voucher Claims 11147C. Ms. Kennedy recused herself from line item 160 and 161 on Confirming Voucher 11147C regarding Indiana University Health. There were no questions from the Board. Mr. Corbitt motioned for approval of the Confirming Claims 11147C. 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, 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 and Confirming Claims 11147C 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. Corbitt motioned for approval of the of the BLF Confirming Construction Claims B226. 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:

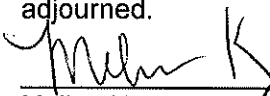
Melina Kennedy: Yes  
David Corbitt: Yes  
Mick Terrell: Yes  
David Ruhmkorff: Yes  
Jim Dora-Yes  
Maggie Lewis: Yes


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

There were no further comments from the Board. Bankers Life Fieldhouse Vouchers B226 were unanimously approved as presented. Mr. Mallon informed the Board that there was an announcement of a generous gift from the Lilly Endowment which will be used to fund the next phase of the Fieldhouse plaza project development. He explained that the Pacers Organization has agreed to operate the plaza and continue that partnership adding that 80% of all the programming taking place at the plaza will be community based. He stated that he was excited about this next evolution focusing on the Central Indiana Community adding that the Bicentennial Community Plaza will be a celebration of diversity and the City of Indianapolis and will be featuring one of a kind beautiful artwork for everyone to enjoy.

In **Other Business**, Mr. Mallon took this opportunity to mention a recent article in the IBJ pertaining to the Pan Am Plaza informed the Board that this long anticipated project of the construction of the expansion on Pan Am Plaza and the hotel development was moving forward. Mr. Mallon explained that the Metropolitan Development Commission will be funding the construction of the ballroom and the management of that construction project has been delegated to the CIB on behalf of the Metropolitan Development Commission. Mr. Mallon noted that this was the beginning of the procedural process that will be culminated this fall with the anticipated date for preliminary demolition and construction activity beginning at the end of August or early September. He wanted to be sure to update the Board and assure them that progress was being made on this long anticipated project

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  
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