

CAPITAL IMPROVEMENT BOARD OF MANAGERS
OF MARION COUNTY
Minutes of Meeting
Friday, July 25, 2022-8:30 am
Indiana Convention Center Meeting Room 130
and Via Teleconference

A Meeting of the Capital Improvement Board of Managers of Marion County, ("Board") was held on July 25, 2022. Per Indiana law, this meeting took place in person as well as via teleconference. Board members Melina Kennedy, Mick Terrell, David Ruhmkorff, Earl Goode and Sarah Fisher attended in person. Board members David E. Corbitt and Jim Dora Jr. attended the meeting virtually. Board members Maggie A. Lewis and Jaime Bohler Smith were absent as was Ex-Officio Leonard Hoops. 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, Tim Kuehr, Chief Financial Officer, Monique Wise, Director of Sales and Marketing, Chad Wilke, Director of Event Services, Art Kodroff, Controller, Monica Brase, Public Information Marketing Manager, John Dillon, NFP Insurance ("NFP"), Derrick Warner, NFP, Ty Gerig, SGA, and members of the media. (A copy of the list of those who were in attendance is attached hereto.)

Ms. Kennedy noted that there were some technical issues regarding the audio of those attending the meeting virtually, but due to the fact that there were several items on the agenda and since there was a quorum present in the room she moved forward with beginning the meeting.

Ms. Kennedy introduced the **Approval of Minutes** for the June 17, 2022, CIB Meeting which are attached to and made a part of these Minutes. Mr. Goode motioned to approve the Minutes. Mr. Ruhmkorff seconded said motion. Ms. Kennedy read the roll call to poll the Board and document the vote of each Board Member with the following results:

Melina Kennedy: Yes
Mick Terrell: Yes
David Ruhmkorff: Yes
Earl Goode: Yes
Sarah Fisher: Yes
Jim Dora Jr.: n/a due to technical issues
David Corbitt: n/a due to technical issues
Maggie Lewis: Not present
Jaime Bohler Smith: Not present

There were no further comments from the Board. The Minutes from the June 17, 2022 CIB Meeting were approved as presented.

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. Mr. Hoops was not able to attend as he was attending a Board meeting for the Professional Convention and James Wallis and Daren Kingi presented the VI Updates on his behalf. Mr. Wallis reported on the Hotel performance in Marion County noting it exceeded the 2019 numbers and were at 102% of where they were in May of that year. He noted that Visit Indy was catching up to where they previously were prior to the pandemic and everyone was glad to see that happening. He informed the Board that while the downtown area had previously been slow to show signs of recovery, currently downtown was at 99% YTD and coming back strong. He also noted that non-downtown was also making a strong showing up 107% YTD. Mr. Wallis introduced Daren Kingi to present an update on VI's current pipeline. Mr. Kingi reminded the Board that last month VI was at the 90% mark for future booking and was happy to report that this month they are at 104% of their goal for future booking bringing in 371,000 room nights as compared to their goal of 350,000. He added that he and his staff had been on the road and have recently been to five separate trade and sales shows with the focus being on increasing booking in the Chicago and Washington D.C. areas. Mr. Kingi ended the presentation by saying that things are looking solid going into the remainder of this year. Ms. Kennedy asked the Board if there were any further questions for Mr. Wallis and Mr. Kingi and there were none at this time. She thanked them for their 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 June exhibit hall occupancy was highest so far this year at almost 84%. She explained USA Volleyball was included in those occupancy figures having been in the facility a total of 17 days and bringing approximately 50,000 guests through the doors over the course of those three weeks. She added that the tournament was a huge success. Ms. Wise highlighted several significant events held at the Convention Center since the CIB meeting including Sigma Gamma Rho's Centennial Celebration in the north campus and Indiana Black Expo's Summer Celebration in the south campus with over 30,000 attendees collectively. Other recent notable events included Tech Hub Live, Cybertech USA, JBS Foods, LG Seed and Knanaya Catholic Congress of North America. Ms. Wise concluded her presentation by noting that Gen Con would be returning to the building and would begin moving in that Saturday. She noted this was the first normal rotation for the gaming event since 2019 as they were not able to come in 2020 and they held a scaled down version of their event in September of 2021. 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 meeting there has been a lot of construction being done at the Stadium. He informed the Board that the new video and audio boards have been installed and fired up and look beautiful. He reported that the carpet installation and painting in the suites were in the final stages of completion as was the construction renovations in the NFL locker rooms. Mr. Neuburger explained that the dark phase for LOS was soon ending with the Big Ten Football Media Day starting the next day. He noted that this event is set up just like a championship game with the field painted adding there would be a lot of media and eyes focused on Indianapolis. This will be followed with the return of Gen Con to their normal rotation and Drum Corps International. Mr. Neuburger shared that LOS would host four legendary rock and roll bands on August 16th with a concert featuring Motley Crew, Poison, Def Leppard and Joan Jett scheduled to begin at 3:30 pm and continue well into the evening. The annual Horseshoe Classic put on by the Colts and featuring high school football teams is scheduled for a Friday night kickoff on August 19th which will be followed by the first Colts game of the season Sunday, August 20th with the Colts hosting the Detroit Lions in a preseason game. Mr.

Neuburger ended his presentation by sharing that the Stadium was hosting a job fair this upcoming weekend as he and his staff continue to work to fill all of the open positions going into the upcoming Colts season. Ms. Kennedy asked the Board if there were any questions for Mr. Neuburger and there were none at this time. Ms. Kennedy thanked Mr. Neuburger for his report and moved on to the next agenda item.

Ms. Kennedy introduced Mr. Mallon to present the **CIB Insurance Renewal** agenda item to the Board and also acknowledged that John Dillon and Derick Warner from NFP were in attendance to assist with any questions regarding the agenda item. Mr. Mallon informed the Board that Mr. Dillon and his staff have been very busy these last several weeks putting together the CIB's annual insurance package for 2022-2023 which begins August 1st each year. Mr. Mallon informed the Board that the insurance premium did increase overall 17% from the previous year and explained this was due to several factors. He explained that the property coverage was increased by 5% to better protect the CIB's total assets estimated at just over \$2 billion dollars. Mr. Mallon explained that another factor for the increase in the premium was a result of working with the various carriers on the CIB's exposure on general liability which is based on how many people come in and about of the building. He explained that during the pandemic traffic through the building was a reduced amount of 2 million with the last premium based on that reduced occupancy. Mr. Mallon noted that with the CIB's strong recovery after the pandemic the occupancy number has doubled from 2 million to 4 million and this increase in guests also impacted the cost of the necessary insurance coverage. A final factor which contributed to the increased premium this year as compared to last year as noted by Mr. Mallon was that this year's annual package increased the CIB's cyber security coverage. Mr. Mallon introduced John Dillon of NFP who offered to answer any questions.

Mr. Dillon commented that the insurance market has changed drastically from what it was pre-pandemic. He noted that the majority of companies are not willing to take on all of the liability needed to properly insure an organization as large and multifaceted as the CIB making it necessary to break up the coverage between several carriers and incorporating layers of coverage. Mr. Dillon answered questions pertaining to the number of carriers needed for the various types of insurance coverage and explained in detail the reasons behind the choices NFP made with regard to the CIB's coverage. He noted there are very few facilities like the CIB in the United States and explained how the property blanket favors the CIB as it enables insurance coverage to be shared between the facilities if need be. Mr. Dillon stressed to the Board that cyber coverage is the hardest coverage to obtain and emphasized that the costs for this coverage have increased dramatically in recent years. He noted that increasing the excess coverage limits was also a factor in enabling the CIB to be awarded its SAFETY Act designation by the U.S. Department of Homeland Security for Lucas Oil Stadium. Mr. Dillon noted that this insurance package contains all of the necessary components that the CIB's consultants have recommended.

Ms. Kennedy thanked Mr. Dillon for his presentation and asked if there were any further questions from the Board and there were none. Ms. Kennedy then asked Mary Solada to clarify whether or not there needed to be any further action with regard to this agenda item from the Board. Ms. Solada confirmed that the insurance premium will be paid when the claim voucher is presented for approval and confirmed that no vote from the Board was necessary for the CIB Insurance Renewal at this time.

Mr. Mallon presented the **LOS Omnideck Floor Cover Rental Purchase order** agenda item which is attached to and made a part of these Minutes. Mr. Mallon explained that the existing

floor cover which was purchased in 2020 recently experienced warping as a result of heat exposure. He explained that the LOS staff is working with the manufacturer to determine the path for a replacement floor through the warranty process. The staff has determined in the interim there is a need for a rental floor for two events in the month of August. Mr. Mallon noted that this rental purchase follows Ind. Code 5-22 for supplies. The CIB received three quotes for the rental with Klance Unlimited submitting the lowest quote in the amount of \$135,040.00. Staff recommends the approval to Klance Unlimited in the amount of \$135,040.00. Ms. Kennedy asked the Board if there were any questions and there were none at this time. Ms. Fisher motioned to approve the LOS Omnideck Floor Cover Rental Purchase order agenda item and 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
Mick Terrell: Yes
David Ruhmkorff: Yes
Earl Goode: Yes
Sarah Fisher: Yes
David Corbitt: Yes
Jim Dora Jr.: Yes
Maggie Lewis: Not present
Jaime Bohler Smith: Not present

The LOS Omnideck Floor Cover Rental Purchase order agenda item was unanimously approved as presented and the purchase order awarded to Klance Unlimited in the amount of \$135,040.00.

Mr. Mallon presented the **Gainbridge Fieldhouse Cap-X Masonry Facade repairs** 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 Pacers the CIB is responsible to complete pre-determined Cap-X projects. He explained this project will consist of repairs to the exterior brick and lime stone façade including the tuck point of mortar joints and replacement of sealant joints. Mr. Mallon noted that the project was publicly bid under Ind. Code 36-1-12 and was estimated at \$350,000. The low responsive and responsible bid was submitted by Berglund Construction Company in the amount of \$395,000 with XBE participation WBE 3%. Staff and Council recommend the award to Berglund Construction Company in the amount of \$395,000.00. Ms. Kennedy asked the Board if there were any questions and there were none at this time. Ms. Fisher motioned to approve the Gainbridge Fieldhouse Cap-X Masonry Facade repairs agenda item and 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
Mick Terrell: Yes
David Ruhmkorff: Yes
Earl Goode: Yes
Sarah Fisher: Yes
David Corbitt: Yes
Jim Dora Jr.: Yes
Maggie Lewis: Not present
Jaime Bohler Smith: Not present

The Gainbridge Fieldhouse Cap-X Masonry Facade repairs agenda item was unanimously approved as presented and the contract awarded to Berglund Construction Company in the amount of \$395,000.00.

Mr. Mallon presented the **Gainbridge Fieldhouse GSA Ice Rink and Chiller Purchase order** agenda item which is attached to and made a part of these Minutes. Mr. Mallon explained that this purchase consists of both a chiller which will be permanently installed along with all of the necessary components to install a portable ice rink for the winter months on the land just north of the fieldhouse as part of the Fieldhouse of the Future Renovation project and development of the Bicentennial Unity Plaza. Mr. Mallon informed the Board that Trane U.S. Inc. has submitted GSA pricing in the amount of \$1,053,321.60. Mr. Mallon noted that Staff and Counsel have reviewed all documents and recommend the approval of GSA pricing in the amount of \$1,053,321.60. Ms. Kennedy asked the Board if there were any questions and there were none at this time. Mr. Goode motioned to approve the Gainbridge Fieldhouse GSA Ice Rink and Chiller Purchase order agenda item and Ms. Fisher 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
Mick Terrell: Yes
David Ruhmkorff: Yes
Earl Goode: Yes
Sarah Fisher: Yes
David Corbitt: Yes
Jim Dora Jr.: Yes
Maggie Lewis: Not present
Jaime Bohler Smith: Not present

The Gainbridge Fieldhouse GSA Ice Rink and Chiller Purchase order agenda item was unanimously approved as presented and the contract awarded to Trane U.S. Inc. in the amount of \$1,053,321.60.

Mr. Mallon presented the **Ricoh QPA Agreement Office Printers and Copiers** agenda item which is attached to and made a part of these Minutes. Mr. Mallon explained that this is a Five-year term for equipment lease and maintenance of office printers and copiers with monthly payments of \$1,179.79 for 60 months. Mr. Mallon noted that after review of all the materials staff recommends approval for this lease agreement. Ms. Kennedy asked the Board if there were any questions and there were none at this time. Mr. Terrell motioned to approve the Ricoh QPA Agreement Office Printers and Copiers agenda item and 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
Mick Terrell: Yes
David Ruhmkorff: Yes
Earl Goode: Yes
Sarah Fisher: Yes
David Corbitt: Yes
Jim Dora Jr.: Yes
Maggie Lewis: Not present
Jaime Bohler Smith: Not present

The Ricoh QPA Agreement Office Printers and Copiers agenda item was unanimously approved as presented.

Ms. Kennedy introduced the next agenda item **Disposal of Obsolete Equipment** as attached hereto and made a part of these Minutes and presented by Andy Mallon. Mr. Mallon noted the list of equipment has been reviewed by Staff and found to have no book value. Ms. Kennedy asked if there were any questions from the Board and there were none at this time. Mr. Goode motioned to approve the Disposal of Obsolete Equipment agenda item and 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
Mick Terrell: Yes
David Ruhmkorff: Yes
Earl Goode: Yes
Sarah Fisher: Yes
David Corbitt: Yes
Jim Dora Jr.: Yes
Maggie Lewis: Not present
Jaime Bohler Smith: Not present

The Disposal of Obsolete Equipment agenda item was unanimously approved as presented.

Ms. Kennedy introduced the **Claims** as attached hereto and made a part of these Minutes. Mr. Mallon presented Operating Claims 11872G. There were no questions from the Board at this time. Mr. Dora motioned to approve the Operating Claims and 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
Mick Terrell: Yes
David Ruhmkorff: Yes
Earl Goode: Yes
Sarah Fisher: Yes
David Corbitt: Yes
Jim Dora Jr.: Yes
Maggie Lewis: Not present
Jaime Bohler Smith: Not present

The Operating Claims 11872G were approved as presented by the Board.

Mr. Mallon presented the Confirming Claims 11847C. There were no questions from the Board at this time. Ms. Kennedy recused herself from line item 221. Mr. Ruhmkorff motioned to approve the Confirming Claims and Mr. Terrell 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, with exception of recusal of line item 221
Mick Terrell: Yes
David Ruhmkorff: Yes
Earl Goode: Yes
Sarah Fisher: Yes
David Corbitt: Yes
Jim Dora Jr.: Yes
Maggie Lewis: Not present
Jaime Bohler Smith: Not present

The Confirming Claims 11847C were unanimously approved as presented by the Board taking into consideration the aforementioned recusal.

Mr. Mallon next presented the BLF Construction Claims B230 as attached hereto and made a part of these Minutes. There were no questions from the Board at this time. Mr. Goode motioned to approve the BLF Construction Claims and 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:

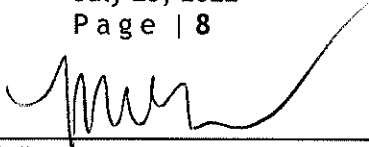
Melina Kennedy: Yes
Mick Terrell: Yes
David Ruhmkorff: Yes
Earl Goode: Yes
Sarah Fisher: Yes
David Corbitt: Yes
Jim Dora Jr.: Yes
Maggie Lewis: Not present
Jaime Bohler Smith: Not present

There were no further comments from the Board. Bankers Life Fieldhouse Vouchers B230 were unanimously approved as presented.

In **Other Business**, Mr. Mallon reminded the Board that the August CIB meeting would be later in the month on Friday the 26th of August and that this would be the annual CIB Budget meeting and reiterated to the Board that for this meeting there was no option to participate electronically as the Board would be voting on the approval of the Budget and that everyone would need to attend the meeting in person.

Ms. Kennedy took this opportunity to inform the Board that fellow Board Member David Ruhmkorff had recently retired from his post at the IBEW and she congratulated him on behalf of the Board. Mr. Ruhmkorff thanked Ms. Kennedy and all of the Board members for the well wishes. He shared with the Board that he had been with the IBEW for 40 years and that he was a journeyman and his father before him was a journeyman as were many of the members of his family. He stated he had enjoyed his time working for the IBEW and that he planned on enjoying his retirement as well adding that he was very blessed.

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



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



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