

CAPITAL IMPROVEMENT BOARD OF MANAGERS
OF MARION COUNTY
Minutes of Meeting
Friday, July 11, 2025
Indiana Convention Center
and via teleconference

A meeting of the Capital Improvement Board of Managers of Marion County (the "CIB" or the "Board", as applicable) was held on Friday, July 11, 2025, at 100 South Capitol Avenue in the Visit Indy Boardroom located on the 3rd floor of the Indiana Convention Center in Indianapolis, Indiana, 46225.

Members present in person: Board President Marci A. Reddick, Secretary David Ruhmkorff, Sarah Fisher, Earl Goode, and Jim Dora Jr. Members present virtually: Vice-President David Corbitt and Maggie A. Lewis. Members absent: Treasurer Mick Terrell and Jaime Bohler Smith, as well as Ex-Officio Board Member Leonard Hoops.

Others in attendance: Andy Mallon, Executive Director, Indiana Convention Center and Lucas Oil Stadium ("ICCLOS"); Mary Solada, General Counsel to the Board, Dentons Bingham Greenebaum LLP ("DBG"); Eric Neuburger, Stadium Director, Lucas Oil Stadium ("LOS"); Kobi Wright, Chief Legal Officer and Business Operations Director, ICCLOS; Tim Kuehr, Chief Financial Officer, ICCLOS; Chad Wilke, Director of Event Services, ICCLOS; Monique Wise, Director of Sales and Marketing, ICCLOS; Art Kodroff, Controller, ICCLOS; Caroline Cheng, Senior Accountant, James Wallis, Visit Indy ("VI"); Daren Kingi, VI; Chris Gahl, VI; David Sease, SGA; Kevin Austin, Synthesis; Curt Fritsch, CK2; and members of the media. (A copy of the list of those in attendance is available on the CIB's website as part of these minutes).

President Reddick called the meeting to order at 9:00 a.m.

Minutes of the June 13, 2025 meeting. The minutes from the June 13, 2025, meeting were submitted to the Board for approval. Board member Dora moved to approve the minutes as presented. The motion was seconded by Secretary Ruhmkorff.

Roll Call Vote: Marci A. Reddick, Yes; David Ruhmkorff, Yes; Sarah Fisher, Yes; Earl Goode, Yes; Jim Dora, Yes; David Corbitt, Yes; The motion passed 6-0. Board Member Lewis had not yet joined the meeting. The minutes are available on the CIB's website.

CIB Monthly Financial Report. Mr. Kuehr presented the May 2025 CIB Monthly Financial Report to the Board. Mr. Kuehr reviewed the financial report for the month and year to date with the Board members, explained variances from budget, and answered questions as necessary. The financial report is available on the CIB's website as part of these minutes.

Visit Indy Report. President Reddick introduced Chris Gahl, Daren Kingi and James Wallis to present the Visit Indy Report on behalf of Leonard Hoops who was attending the Destination International annual meeting representing VI. Mr. Wallis reported that downtown hotels experienced record revenue, record average daily rate, and record demand during May. He noted that although downtown revenue is up year to date, it was not high enough to offset the rest of the county and reported that for Marion County year to date hotel revenue was off by 2.7% and said that this will be challenging over the next several months. Mr. Wallis stated that VI continues to book as many rooms as they can. Mr. Kingi presented the sales and booking report. Mr. Kingi shared that VI has eight customers coming to Indianapolis for the WNBA All Star Game and VI will showcase Indianapolis to these prospective customers. Mr. Gahl reported that Visit Indy has a new website and he encouraged the Board to look at

it and provide feedback. The web address is VisitIndy.com. Mr. Gahl noted that the WNBA All-Star Game and weekend is an opportunity to welcome media from all over the world to Indianapolis and thanked Pacers Sports & Entertainment (PS&E) for engaging VI in their public relations function to provide collateral story ideas and welcoming amenities to visitors. Mr. Gahl shared that Good Morning America broadcast live from Morris Bicentennial Unity Plaza the Friday of All-Star Weekend. Mr. Gahl said that he and Mr. Mallon would be taking the executive team of GenCon on a hard-hat tour of the new Signia Hotel when GenCon's convention is here later in July. Board member Dora expressed concern about the decreasing market share performance of the surrounding areas feeding downtown. He that due to the amount of government funded hotel competition coming to the city, he sees the market as being skewed, and he believes the area is at the tipping point of too much supply that will not be able to be filled. He stated that the CIB as an entity needs to be concerned, looking forward, and being proactive in making sure the CIB's partners are performing at the level they need to be. The VI report is available on the CIB's website as part of these minutes.

Indiana Convention Center ("ICC") Sales Report. Monique Wise presented the ICC Sales Report. The ICC's occupancy for the month of June occupancy was 40.3 %. with overall attendance of 37,416 people. The events that took place in June had good attendance despite the small amount of space utilized. Ms. Wise reported that the month of July is much busier and began with the Christian & Missionary Alliance Conference with an estimated 6,000 attendees. Indiana Black Expo ("IBE") Summer Celebration begins move-in on Sunday and the WNBA Live! Fan Experience begins move-in Monday as an auxiliary event of the WNBA All Star Weekend. Ms. Wise reported that the building will be 100% full the following week with IBE, WNBA All Star Fan Experience and the Independent Jewelers Association. The United Pentecostal North American Youth Congress with arrives the next week with approximately 25,000 to 30,000 expected attendees. The last week of July through August 4th the ICC will be at capacity with the GenCon convention. When the Board meets in August, Sam's Club Holiday Meeting will be in the ICC for the first time. Ms. Wise recognized VI for their efforts in bringing the group to Indy. The ICC Sales Report is available on the CIB's website as part of these minutes.

Lucas Oil Stadium ("LOS") Sales Report. Eric Neuburger presented the LOS Sales Report. Much of the last month was spent focusing on LOS maintenance. He reported that last month has also been a great opportunity to engage in different drills and training with IU Health and the Indianapolis Fire Department to address various medical situations that could occur and enable these organizations to be more prepared in the event of a real crisis, not only at LOS but in other locations around the city. Mr. Neuburger also reported that there has been many public and private tours of LOS and noted that tickets can be purchased through Ticketmaster. He added that private tours are add-ons to other events and contribute to the overall revenues for LOS. Promotional activities have been taking place at LOS in anticipation of the Colts' football season as well as food promotions related to new menu and concession items by Sodexo Live! Upcoming events include a job fair for positions at ICC and LOS, as well as employee training; a corporate event for Coca-Cola; events associated with the Pentecostal convention; GenCon; and Drum Core International. Mr. Neuburger also noted that before the group meets again the Colts will have their first home game against the Green Bay Packers.

Update on current construction projects, 6th expansion of the ICC and construction of the Signia Hotel. Mr. Mallon reported that the construction crew is currently pouring concrete for the 31st and 32nd floors of the Signia Hotel project and that the last pour for the floors is tentatively scheduled for September, which is fifty days earlier than the originally scheduled. He explained that work is being done on the lower floors of the hotel at the same time with lower floors receiving final painting and work on punch list items. He mention that Board members interested in touring the site should contact him and he will coordinate the visit. He reported that the project is on track for at least thirty days early completion of the project and working with Hilton to ensure that they will be ready to open early as well.

Fever Training Facility Agreement. Mr. Mallon presented the Fever Training Facility agenda item. He reported that the City of Indianapolis has decided to allow PS&E to use part of the former Marion County Jail I site to construct a state-of-the-art training facility for the Indiana Fever that is geared toward women professional athletes. He stated this is almost entirely a Pacers construction project. He explained that the CIB will hold the land and that the facility will be used by the Fever pursuant to the terms of this agreement. The CIB's contribution will be the construction of a skywalk between the Virginia Avenue garage, which is the property of the CIB, and the Fever training facility. Mr. Mallon explained that this use agreement is formatted in the same way as other agreements of this type that the CIB has previously engaged in with the Colts and the and the Pacers for their respective training facilities. He explained that the CIB will continue to own the land with the agreement providing that if the Fever leaves the area the CIB will own the training facility. Ms. Solada explained that the Board is being asked to approve the form of the use agreement that is included in the packet. There were no questions from the Board. Secretary Ruhmkorff moved to approve the Fever Training Facility agenda item as presented to the Board. The motion was seconded by Board member Dora.

Roll Call Vote: Marci A. Reddick, Yes; David Ruhmkorff, Yes; Sarah Fisher, Yes; Earl Goode, Yes; Jim Dora, Yes; David Corbitt, Yes; Maggie Lewis, Yes; The motion passed 7-0. The contract so approved is available on the CIB's website as part of these minutes.

Supply Contract for Weapons Detection Equipment. Mr. Mallon presented the Supply Contract for Weapons Detection Equipment agenda item. He explained that this is a contract for the supply, sale, delivery and installation of a Weapons Detection System at LOS. Mr. Mallon explained that the CIB issued a Request for Proposals ("RFP") according to Indiana law with the most advantageous proposal coming from GXC Inc. with the contract price of \$299,902 to supply twelve open gate units to be used at LOS East gates for all events including Colts football games. Staff and Counsel recommend the contract be awarded to GXC Inc. in the amount of \$299,902 for the Supply Contract for Weapons Detection Equipment. There were no questions from the Board. Secretary Ruhmkorff moved to approve the Supply Contract for Weapons Detection Equipment agenda item as presented to the Board. The motion was seconded by Board Member Fisher.

Roll Call Vote: Marci A. Reddick, Yes; David Ruhmkorff, Yes; Sarah Fisher, Yes; Earl Goode, Yes; Jim Dora, Yes; David Corbitt, Yes; Maggie Lewis, Yes; The motion passed 7-0. The contract so approved is available on the CIB's website as part of these minutes.

Disposal of Obsolete Equipment. Mr. Mallon presented the agenda item concerning the Disposal of Obsolete Equipment. There were no questions from the Board. Board Member Dora moved to approve the Disposal of Obsolete Equipment agenda item as presented. The motion was seconded by Secretary Ruhmkorff.

Roll Call Vote: Marci A. Reddick, Yes; David Ruhmkorff, Yes; Sarah Fisher, Yes; Earl Goode, Yes; Jim Dora, Yes; David Corbitt, Yes; Maggie Lewis, Yes; The motion passed 7-0. The list of the obsolete equipment being disposed of is available on the CIB's website as part of these minutes.

Claims. Mr. Mallon presented the agenda items concerning the CIB's financial claims, Operating Claims 2868G, and Confirming Claims 2856C. There were no questions from the Board. Secretary Ruhmkorff moved to approve claims as presented to the Board. The motion was seconded by Board member Dora.

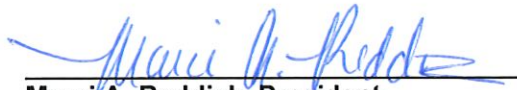
Roll Call Vote: Marci A. Reddick, Yes; David Ruhmkorff, Yes; Sarah Fisher, Yes; Earl Goode, Yes; Jim Dora, Yes; David Corbitt, Yes; Maggie Lewis, Yes; The motion passed 7-0. The vouchers for the claims are available on the CIB's website as part of these minutes.

Other Business. President Reddick reminded the Board that the August meeting will be the annual CIB Budget approval meeting and advised the Board members to plan on spending at least an hour for the meeting that day. She also reminded the Board that it is just a week from the WNBA All-Star game which will be a wonderful event for our city as well as the surrounding areas. She encouraged the Board to experience some aspect of this monumental event.

Public Comment. President Reddick asked if there were any members of the public who wished to speak at the meeting. There were no comments from the public.

Adjourn. President Reddick adjourned the meeting at 9:43 a.m.

The next meeting of the Board will be held at 9:00 am on Friday, August 22, 2025, in the Visit Indy Boardroom, 100 South Capitol Avenue, Indiana Convention Center, third floor, Indianapolis, Indiana, 46225.



Marci A. Reddick, President
The Capital Improvement Board
of Managers of Marion County



David Ruhmkorff, Secretary
the Capital Improvement Board
of Managers of Marion County