

CAPITAL IMPROVEMENT BOARD OF MANAGERS
OF MARION COUNTY
Minutes of Meeting
Friday, June 13, 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, June 13, 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, Vice-President David Corbitt, Treasurer Mick Terrell, Jaime Bohler Smith, Earl Goode, Maggie A. Lewis and Jim Dora Jr., as well as Ex-Officio Board Member Leonard Hoops. Members present virtually: Sarah Fisher. Members absent: Secretary David Ruhmkorff.

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, Bryan Moore, Security Manager, ICCLOS; James Wallis, Visit Indy ("VI"); Daren Kingi, VI; Commissioner William J. Bratton, Executive Chairman, Teneo Risk Advisory ("Teneo"); Courtney Adante, Teneo; Patrick Talty, Indiana Sports Corp. ("ISC"); Sarah Myer, ISC; Justin Hayes, Katz, Sapper & Miller ("KSM"); Trent Parkinson, KSM; 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 9:01 a.m. She explained that with the length of the agenda and the number of guests speakers presenting for this session she would be addressing some of the items in a different order than listed on the meeting agenda to accommodate schedules.

Minutes of the May 9, 2025 meeting. The minutes from the May 9, 2025, meeting were submitted to the Board for approval. Board member Goode moved to approve the minutes as presented. The motion was seconded by Vice-President Corbitt.

Roll Call Vote: Sarah Fisher, Yes; David Corbitt, Yes; Mick Terrell, Yes; Jaime Bohler Smith, Yes; Earl Goode, Yes; Maggie Lewis, Yes; Jim Dora, Yes; Marci A. Reddick, Yes; The motion passed 8-0. The minutes are available on the CIB's website.

Teneo Security Assessment Report. Mr. Mallon reminded the Board that following the tragedy that took place in ICC in September of 2024 which resulted in the death of one of the CIB employees, the CIB began working on a full security review of the Indiana Convention Center (the ICC") to ensure that everything possible was being done to make the facility safe and secure for all employees and guests. He informed the Board that from October 21, 2024, to January 21, 2025, the CIB engaged Teneo to conduct a security assessment of the ICC. He introduced one of the principals of Teneo, Bill Bratton. Mr. Bratton introduced Courtney Adante of Teneo who joined the meeting virtually to present the findings of the Security review in a brief summary to the Board. The main points of Teneo's Physical Security Recommendations for the ICC are listed below:

Program Structure and Event Security

- Expand the security program management team and create dedicated ICC security roles.
- Increase security personnel headcount and improve performance standards.
- Create and event risk rating system with tailored security measures.
- Standardize client engagement and enhance law enforcement partnership.

Infrastructure and Technology Enhancements for the ICC

- Implement a layered physical security framework.
- Institute enhanced access control procedures.
- Revamp centralized security functions.
- Acquire video surveillance-related technology improvements.

Ms. Adante provided a detailed presentation of Teneo's Security review highlighting the findings and suggested areas of improvement. There was discussion amongst the Board members with questions concerning the scope of the security review and if it was meant to review a third party or the in-house staff and environment. Mr. Mallon explained that this review took both third-party entities and in-house staff and situations into consideration and the recommendations received applied to both as well.

Mr. Mallon noted that the focus of the security review was on the ICC and not the other properties managed by the CIB. He explained that in the past the focus on safety has been concentrated on Lucas Oil Stadium and the Colts games as the NFL has strict security measures which have been integrated into the policies at LOS over time. He said that outside the walls of the ICC the CIB relies on the Indianapolis Metropolitan Police Department and its Special Operations Group to provide security coverage and reiterated that this security review was specifically for the ICC in direct response to the tragedy that occurred in September of 2024. He informed the Board that several of the recommendations have already been implemented, including hiring another security manager, Brian Moore, to work with the CIB's existing security manager, Paul Suiters. He explained that Mr. Suiters is leading the security team at LOS and Mr. Moore is leading the security team at ICC. Mr. Mallon thanked Mr. Bratton and Ms. Adante for their commitment, saying that working with Teneo was the best consulting experience that he has ever had professionally. The summary of recommendations is available on the CIB's website as part of these minutes.

Indiana Sports Corporation Presentation. President Reddick introduced Patrick Talty, President of the Indiana Sports Corporation ("ISC") and Sarah Myer, Chief of Staff and Strategy, to provide insight into what ISC does as one of the CIB's main partnerships. Their presentation described the impact of the ISC's sports strategy on the City of Indianapolis and the State of Indiana from when the ISC was established in 1979 and held its first event in 1980 (the NCAA Final Four) through last summer's USA Olympic Swim Trials. Since 1979, Indianapolis has hosted more than 500 national and international sporting events and much of this activity is due to the efforts of ISC and their partners and sponsors. The presentation highlighted the many accomplishments of the ISC and the monumental sports events held over the years including the Pan Am Games in 1987, Superbowl XLVI in 2012, Big Ten Men's and Women's Basketball Tournaments, and numerous NCAA Basketball Tournament games and finals. They also stressed the importance of constantly staying competitive in this sports and tourism market and listed examples of the cities and venues that will be bidding against Indianapolis for future events. They emphasized the importance the support of the CIB is to the future success of ISC and attaining its goal of Indiana becoming the global epicenter of sports by the year 2050. President Reddick and Mr. Mallon thanked Mr. Talty and Ms. Myer for their report. A link to the ISC report on The Impact of the Sports Strategy is available on the CIB's website as part of these minutes.

Visit Indy Report. Leonard Hoops presented the Visit Indy Report. Mr. Hoops reported that April was a good month but not as good as last year due to the total eclipse of the sun which took place on April 8, 2024, resulting in a record number of visitors to Indianapolis. Year to date hotel revenue for Marion County is slightly down at 3.6% but the numbers are still the second best in history after 2024. Mr. Hoops reported that VI's booking pace is at 63% of goal with numbers very close to what they

were at the end of May in 2024, which turned out to be a record setting year. He informed the Board that he remains very confident due to the strong lead pipeline which is currently at 160%. The VI report is available on the CIB's website as part of these minutes.

CIB Monthly Financial Report. Mr. Kuehr presented the April 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 and explained variances from budget and answered questions as necessary. The financial 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. She reported that the ICC's occupancy for the month of May was 55.9% with overall attendance of 49,578 people. Ms. Wise reported that the Sweets & Snacks Expo was the highlight in May, adding it was very successful. She reported that the ICC received high marks for our services and the Sweets & Snacks organizers were extremely pleased. She noted that the event is taking place in Las Vegas in 2026 but will be returning to Indy in 2027 and 2028. Ms. Wise reported that June began with several small to medium sized events including The Consortium for Graduate Study in Management, IEDC's Global Entrepreneurship Summit, and Nation's Best Sports Spring Market, which is an industry show for sporting goods retailers and a new event for the center. She reported that today marks the last show day for the American Bankers Association Risk and Compliance Conference. She noted that the Indiana Bankers Association holds its event here each year. Currently, a show for the hospitality industry called HITEC is moving into the ICC and will be here next week with an estimated attendance of 6,500. She noted that the long-time annual Graphics Pro show is returning in June along with PopCon. Other scheduled events include a taekwondo competition, the Urban League's Equal Opportunity Career Day, and the American Society for Non-Destructive Testing, which she explained is a conference focused on materials used for the safety for infrastructure, airplanes, bridges, and other items. Ms. Wise shared some notable events going into July including the IBE Summer Celebration, the WNBA All Star Fan Experience, and the return of Gen Con closing out the month of July. 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. He reported that most of the last month was spent focusing on the building. He explained that he has been working with Mr. Boyle and his staff on various projects such as maintaining the turf to keep it in optimum condition, installing 5G throughout LOS, including areas that required rigging and suspension above the field as well as carpet installation throughout the building as part of the lease required schedule of replacements. Mr. Neuburger also reported that there has been a great deal of public and private tours of the stadium as well as a few smaller Colts events. Other notable events included a large site visit from the NCAA as well as an Indy Chamber event and ancillary events for various groups such as the American Bankers Association. He reported that the next month would be much of the same with more ancillary events planned as well as the annual exercises with the Indianapolis Fire Department conducting ropes rescue training for firefighters. He commented that an added benefit to the CIB, other than being supportive of public safety training, is that the firefighters become very familiar with the building should there ever be an emergency at LOS.

Review & Accept 2024 Annual Comprehensive Financial Report (ACFR). Ms. Reddick introduced Mr. Kuehr to present the 2024 Annual Comprehensive Financial Report (ACFR) agenda item to the Board with Justin Hayes and Trent Parkinson of Katz, Sapper & Miller ("KSM"). Mr. Hayes leads the government practice at KSM and he thanked Mr. Kuehr and Mr. Kodroff for their work, adding that the CIB's annual financial audit is always a smooth process for them as the CIB's team is very prepared and responds quickly to their requests. Mr. Hayes stated that he was proud to inform the Board that KSM issued an unmodified opinion on the CIB's financial statements, which is sometimes referred to as a "clean opinion." He explained that it is the highest level of assurance that KSM can provide on the financial statements in saying that they are in conformity with generally accepted accounting principles. He noted there were no weaknesses or deficiencies in the controls and reported that the

CIB is abiding by best practices. Mr. Hayes noted that the financial statements look a little different this year. He explained that the Building Facilities Corporation (the "BFC") it was determined to be a component unit of the CIB and the BFC's financial activity will be included in the CIB's financial statements. He explained that for this reason it was decided to present the 2024 audit report in a single year format adding that it would return to a comparative format presentation next year. President Reddick thanked Mr. Kuehr and Mr. Kodroff and their team for their excellent work year after year to ensure all the numbers are correct for the CIB and expressed her appreciation on behalf of the Board. Ms. Reddick asked the Board if there were any questions pertaining to the ACFR and there were none. President Reddick noted for the record that the CIB accepts these findings in the Audit as presented and Ms. Solada clarified that there was no need for the Board to vote on this agenda item as it was considered a report. The 2024 Annual Comprehensive Financial Report (ACFR) is available on the CIB's website as part of these minutes.

Update on current construction projects, 6th expansion of the ICC and construction of the Signia Hotel. Mr. Mallon provided an update for the Board on the construction taking place on the Signia Hotel and ICC expansion. Mr. Mallon reported that the construction crew is currently pouring concrete for the 28th floor of the Signia hotel project. He reported that one of the largest cranes ever used in a construction project downtown is currently sitting in the middle of Capitol Avenue as preparations are being made to set the fourth of the gigantic steel trusses that will support the 50,000 square foot ballroom. He acknowledged that the traffic situation on Capitol Avenue has been challenging and thanked everyone for their patience with that aspect of the project. He recognized the construction management team from Hunt Construction saying he appreciated their ability to manage all of these moving pieces of the project while still continuing to progress ahead of schedule.

LOS East and West Club Furnishings. Mr. Mallon presented the LOS East and West Club Furnishings agenda item to the Board. He explained that in 2025 the CIB engaged with the Synthesis design team to update the furniture in the LOS East and West Club area of the Stadium. This project planned to accommodate the replacement of chairs and tables that have reached the end of life, and to create a more efficient flow for the gathering of patrons. The project was publicly bid under the Ind code 5-22-7 with an estimated budget of \$250,000.00. The low responsive and responsible bid was submitted by Commercial Office Environments Inc. in the amount of \$176,702.00. Mr. Mallon noted that Commercial Office Environments Inc. is a 100% WBE firm and added that it will also contribute an additional 3% WBE from their subcontractor. Staff and counsel recommend the award to Commercial Office Environments Inc. in the amount of \$176,702.00. There were no questions from the Board. Vice-President Corbitt moved to approve the LOS East and West Club Furnishings agenda item as presented to the Board and award the contract to Commercial Office Environments Inc. in the amount of \$176,702.00. The motion was seconded by Board member Lewis.

Roll Call Vote: Sarah Fisher, Yes; David Corbitt, Yes; Mick Terrell, Yes; Jaime Bohler Smith, Yes; Earl Goode, Yes; Maggie Lewis, Yes; Jim Dora, Yes; Marci A. Reddick, Yes; The motion passed 8-0. The contract so approved is available on the CIB's website as part of these minutes.

Alsco Multi-Year Agreement for Linen Services. Mr. Mallon presented the Alsco Multi-Year Agreement for Linen Services agenda item and informed the Board that Alsco has been the table linens provider for the CIB for all of the events at ICC and LOS for over a decade. He reported that the CIB negotiated a significantly better rate and an average saving of 23% overall for the services that Alsco provides by entering a multi-year contract. He also added that while researching other providers, it was concluded that Alsco provides the best quality product and service in comparison to their competitors. There were no questions from the Board. Board member Dora moved to approve the Alsco Multi-Year Agreement for Linen Services agenda item as presented to the Board. The motion was seconded by Vice-President Corbitt.

Roll Call Vote: Sarah Fisher, Yes; David Corbitt, Yes; Mick Terrell, Yes; Jaime Bohler Smith, Yes; Earl Goode, Yes; Maggie Lewis, Yes; Jim Dora, Yes; Marci A. Reddick, Yes; The motion passed 8-0. The contract so approved is available on the CIB's website as part of these minutes.

Irwin Seating Company agreement for telescopic services at Lucas Oil Stadium. Mr. Mallon presented the Irwin Seating Company agreement for telescopic services at LOS agenda item. He explained that Irwin Seating is the manufacturer of the telescopic and modular seating system in the bowl of LOS and that each year they perform an inspection, provide preventive maintenance and report and repair any issues that need to be addressed. The seating system requires this service on an annual basis. Mr. Mallon noted that this contract is for multiple years and will result in significant savings rather than having a single-year agreement. There were no questions from the Board. Vice-President Corbitt moved to approve the Irwin Seating Company agreement for telescopic services at Lucas Oil Stadium agenda item as presented to the Board. The motion was seconded by Treasurer Terrell.

Roll Call Vote: Sarah Fisher, Yes; David Corbitt, Yes; Mick Terrell, Yes; Jaime Bohler Smith, Yes; Earl Goode, Yes; Maggie Lewis, Yes; Jim Dora, Yes; Marci A. Reddick, Yes; The motion passed 8-0. The contract so approved 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 2793G, and Confirming Claims 2777C. There were no questions from the Board. Board member Dora moved to approve claims as presented to the Board. The motion was seconded by Vice-President Corbitt.

Roll Call Vote: Sarah Fisher, Yes; David Corbitt, Yes; Mick Terrell, Yes; Jaime Bohler Smith, Yes; Earl Goode, Yes; Maggie Lewis, Yes; Jim Dora, Yes; Marci A. Reddick, Yes; The motion passed 8-0. The vouchers for the claims are available on the CIB's website as part of these minutes.

Other Business. President Reddick informed the Board that the CIB had purchased a table for the July Economic Club Luncheon featuring the WNBA Commissioner, Cathy Engelbert. She extended an invitation to the Board Members and informed them the event was taking place on July 17th at the Crane Bay Event Center.

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 10:12 a.m.

The next meeting of the Board will be held at 9:00 am on Friday, July 11, 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