

**CAPITAL IMPROVEMENT BOARD OF MANAGERS  
OF MARION COUNTY**  
Minutes of Meeting  
Friday, October 10, 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, October 10, 2025, at 100 South Capitol Avenue in the Visit Indy Boardroom located on the 3<sup>rd</sup> 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, Secretary David Ruhmkorff, Maggie A. Lewis, Jim Dora Jr., Bruce Donaldson, Bob Swintz, and Ex-Officio Board Member Leonard Hoops

Members present virtually: Jaime Bohler Smith.

Members absent: none.

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; Tom Boyle, Director of Operations; Chad Wilke, Director of Event Services, ICCLOS; Monique Wise, Director of Sales and Marketing, ICCLOS; Art Kodroff, Controller, ICCLOS; Caroline Cheng, Senior Accountant, ICCLOS; Heidi Mallin, Special Projects Manager; Earl Goode, Daren Kingi, Visit Indy ("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 9:01 a.m. She began the meeting by informing the Board that this was not going to be a typical meeting as we would be saying farewell to Board members Earl Goode and Sarah Fisher and welcoming two new Board members recently appointed by Governor Braun. Mr. Mallon continued and introduced Bruce Donaldson and Bob Swintz to the Board members and welcomed them to the Capital Improvement Board of Managers. He noted that while Sarah Fisher was not present today as she was traveling on Fall Break with her family, Earl Goode was in attendance, and he read the following resolution of the Capital Improvement Board of Marion County into these minutes:

WHEREAS, Indiana Code 36-10-9 (the "CIB Act") empowers the Capital Improvement Board of Managers of Marion County (the "CIB") to, among other purposes, finance, own, lease, construct, equip, operate, and maintain capital improvements under the CIB Act and to do all other acts that the CIB considers necessary and appropriate to promote and publicize those capital improvements, support the sports, entertainment, convention and visitor industry, and to serve the commercial, industrial, and cultural interests of the State of Indiana and its citizens and to assist, cooperate, and fund governmental, public, and private agencies and groups for these purposes;

WHEREAS, per the CIB Act, the Governor of the State of Indiana shall appoint two members of the Board of Managers (the "Board");

WHEREAS, Governor Eric Holcomb appointed Earl A. Goode as a Board member serving two terms commencing on June 7, 2019 and ending in October 2025;

WHEREAS, Earl A. Goode has served as an invaluable member of the Board;

WHEREAS, during Mr. Goode's tenure, the Board:

- (a) Hosted in its facilities numerous trade shows, events, meetings and concerts, including the College Football Playoffs, Big Ten Football Championships, U.S. Olympic Swim Trials, Big Ten Division I Basketball Championships, the NCAA Division I Men's Basketball tournament, the WNBA All-Star Game and related events, the NBA All-Star Game and related events and the NBA Finals;
- (b) Started and completed major renovations of Victory Field, home of the Indianapolis Indians, including renovation of the ballpark suites, construction of the Home Plate Club and replacement of the playing field;
- (c) Started and completed a full scale renovation of Gainbridge Fieldhouse
- (d) Established a partnership with USA Track and Field and the Indiana State Fairgrounds and
- (e) Commenced the development and construction of the sixth expansion of the Indiana Convention Center including a 50,000 square foot ballroom and accompanying 800 room convention center headquarters luxury hotel;

WHEREAS, members of the Board desire to express their gratitude to Earl A. Goode for his many contributions to the Board and the CIB during his two term tenure.

NOW, THEREFORE, BE IT

RESOLVED, that the Board hereby expresses its sincere gratitude to Earl A. Goode for his excellent service as a member of the Board;

FURTHER, RESOLVED, that the Board wishes Mr. Goode continued success in all his endeavors and expresses our hope for his continued health, happiness, and prosperity; and

FURTHER, RESOLVED, that a copy of this resolution be presented to Mr. Goode as a token of our respect for him and his service.

President Reddick asked the Board if there was a motion to consider the Resolution honoring Earl A. Goode. Board member Dora moved to approve the Resolution as presented. The motion was seconded by Vice-President Corbitt.

**Roll Call Vote:** Marci A. Reddick, Yes; David Corbitt, Yes; Mick Terrell, Yes; David Ruhmkorff, Yes; Bob Swintz, Yes; Bruce Donaldson, Yes; Jim Dora, Yes; Jaime Bohler Smith, Yes; The motion passed 8-0. Note: Board member Lewis had not yet arrived.

Mr. Mallon presented Mr. Goode with a framed photograph of the Indiana Convention Center and Lucas Oil Stadium as a token of appreciation for his years of service. Mr. Goode asked for a moment of privilege to address the group saying that rather than being thanked for his role with the CIB, he wanted to take this moment to thank Mr. Mallon, President Reddick, the staff of the CIB, as well as his fellow associates on the Board. He recognized the important role that the CIB plays in the city, thanked President Reddick for her leadership and welcomed Mr. Donaldson and Mr. Swintz to the Board.

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

**Roll Call Vote:** Marci A. Reddick, Yes; David Corbitt, Yes; Mick Terrell, Yes; David Ruhmkorff, Yes; Bob Swintz, Abstain; Bruce Donaldson, Abstain; Maggie Lewis, Yes; Jim Dora, Yes; Jaime Bohler Smith, Yes; The motion passed 7-0. The minutes are available on the CIB's website.

**CIB Monthly Financial Report.** Mr. Kuehr presented the August 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.

**Visit Indy Report.** **Visit Indy Report.** President Reddick introduced Leonard Hoops to present the Visit Indy Report. Mr. Hoops reported that the September numbers were over 2024, which was a good year. He reported that September revenue was up 2.1% but for thus far this year revenue was down by 3.1%. He noted that the downtown numbers were particularly good with revenue up 5.9% year over year. He reported that VI was at 77% of its sales goal for the year, adding that he anticipated being at 100% of goal sometime in the middle of November this year. He reported that VI's verbal definite sales in the pipeline is currently at 138% of goal. Mr. Hoops informed the Board that American Academy of Otolaryngology will be in Indianapolis later in the week. He noted that VI initially pursued this group in 2012 and after six years of efforts the group came for a site visit in 2018 and now, seven years later, it will be here for their first convention. He remarked this is the first medical convention of this size to come to the Indiana Convention Center adding that it bodes well for future medical bookings. 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 September was 54.8% with overall attendance of 29,173 with both numbers being improved from last year. Ms. Wise reported that Do It Best had a strong event and was in the ICC from Sept 1-13. Following Do It Best there was a solid line up of medium sized events including AREMA, which is the railway convention that has been here many, RALLY Innovations, Juice Plus, and MAC tools. Ms. Wise reported that October kicked off with a long-time repeat customer, Revive Our Hearts Conference. She explained this is a non-denominational religious conference with approximately 5,500 women attendees from all over the world and has been coming to the ICC since 2010. Ms. Wise also reported on the American Academy of Otolaryngology informing the Board that the convention will open the following day with anticipated attendance of over 5,000 head and neck surgeons. She noted this will be followed by EMS World Expo which is another new meeting for the CIB. Ms. Wise informed the Board that this conference will bring approximately 4,000 paramedics, registered nurses, firefighters, physicians, and other emergency management personnel to the city. She noted that directly following this event will be the return of the Future Farmers of America ("FFA"). Annual attendance typically exceeds 70,000. In November the ICC will host several annual events including Monumental Marathon Expo, Percussive Arts Society, and Music For All. In addition to these returning clients the ICC will host the Association of Middle Level Education and the Advanced Textiles & Sun Shading Expo, two brand new shows here for the first time. Ms. Wise concluded noting that the last week of November is extremely light given it is Thanksgiving week but added that the month will close out with move-in for the Big Ten football tournament. 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 since the last Board meeting there have been two Colts home games (Denver and Las Vegas). He informed the Board that the NFL surveys random fans after each game and for the first time LOS was rated the top stadium for game day experience. Mr. Neuburger reported on other recent

noteworthy events at LOS including the Horizon League Media Day for the basketball season and a Colts-sponsored recycling event, and the Circle City Classic. He also reported that Minor League Baseball held their league-wide business meeting at LOS. Mr. Neuburger noted that there will be two Colts home games before the November Board meeting with the Colts hosting the Arizona Cardinals and the Tennessee Titans. He also informed the Board that band season has arrived with the return of Bands of America ("BOA") Regionals, State Marching Band finals and the BOA Grand Nationals. Mr. Neuburger reported that the singer Ed Sheran will be coming to LOS for a concert in October of 2026 and that talks in progress for another noteworthy concert in 2026. He hopes to confirm that announcement at an upcoming Board meeting.

Mr. Neuburger introduced Special Projects Manager for ICCLOS, Heidi Mallin, to update the Board on the progress of LOS' sustainability efforts. Ms. Mallin reported that a Green Team of employees has been established at ICCLOS to work toward these goals and also noted that there is a group of professionals in Indianapolis that work at different venues coming together on a regular basis to share ideas. She explained that this initiative has expanded to a larger group which includes hotels and restaurants becoming more involved in these efforts. She recognized VI for their efforts to bring those groups together. Ms. Mallin updated the Board on some of the recent projects which include planting an herb garden at LOS which has provided peppers and herbs for use in the LOS kitchen. She reported that Coca Cola donated large bins that have been placed in Touchdown Town and are being used to collect aluminum cans and plastic bottles. Ms. Mallin noted that on average two tons of recyclable materials are now collected at each game. Collecting these recyclables has not been done in the past. She explained that these efforts small changes that will hopefully lead to larger wins along the way. She noted that nothing is being done any differently but that the efforts have been tweaked in small ways to reap larger rewards. She emphasized that they are listening to what the guests and customers of the ICC and LOS have asked for regarding sustainability in the past and trying to implement these practices when possible. One of these suggestions was to have water bottle refilling stations which have been added at LOS and will be in the ICC in the future. She also informed the Board of a partnership with Sodexo to begin composting and reported that in the first three months of the program over 5,200 pounds of food waste were composted. Ms. Mallin also reported on the implementation of digital signage in LOS and the ICC which will help to reduce the waste that comes along with single use signage for events. She explained that efforts also are being made to make use of items left behind after events and reported that they have salvaged approximately seven tractor trailer truckloads of food and supplies that were donated to Gleaners and several truckloads of fresh produce that were donated to Second Helpings. She also mentioned efforts to help the Human Society, Salvation Army and Habitat for Humanity by being a resource to help facilitate getting items to people in the community that can make use of them. She informed the Board there is discussion as to what the clients' preferences are for the use of these excess materials and supplies once the event is completed, adding that clients are very interested in these efforts and in making LOS and the ICC more sustainable facilities. Mr. Mallon thanked Ms. Mallin for her report and applauded her for taking on this project, doing such a terrific job, as well as a great team effort.

**Update on current construction projects, 6<sup>th</sup> 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 project is going well and reported on the topping-out ceremony the previous week. The ceremony marked the final concrete pour near the top of the hotel. Mr. Mallon reported that the project is ahead of schedule and that he anticipates the hotel and ICC expansion will be completed by September of 2026. He noted that Hilton's goal is to open the Signia by November 11, 2026. He remarked that autumn of the year is traditionally a good time to open a hotel. He explained that a lot of the timing of things will depend on the completion of the ICC's ballroom as that will play a role in the timeline for the hiring and training of the staff since they will need to have a proper amount of time to become acclimated to the working environment of the hotel. He also noted that VI is booking the hotel for April 2027 and after.

**New Era Agreement for Services.** Mr. Mallon presented the New Era Agreement for Services agenda item explaining this is the phone services technical services contract for the stadium and convention center. He explained because this is a multi-year agreement it needs to come before the Board for approval. This is a five-year professional agreement with New Era with a total cost of \$598,580.25 averaging \$119,715.05 annual payment per year. There were no questions from the Board. Vice-President Corbitt moved to approve the agenda item as presented to the Board. The motion was seconded by Board member Lewis.

**Roll Call Vote:** Marci A. Reddick, Yes; David Corbitt, Yes; Mick Terrell, Yes; David Ruhmkorff, Yes; Bob Swintz, Yes; Bruce Donaldson, Yes; Maggie Lewis, Yes; Jim Dora, Yes; Jaime Bohler Smith, Yes; The motion passed 9-0. The New Era Agreement for Services document is available on the CIB's website as part of these minutes.

**LOS Wi-Fi Renewal.** Mr. Mallon presented the LOS Wi-Fi Renewal agenda item explaining this is the maintenance and service agreement for the Wi-Fi at LOS with the company C1 and does not include any new Wi-Fi construction. The cost of the service agreement with C1 is \$266,288.02. Mr. Mallon stated that staff and counsel recommend the renewal of this agreement. There were no questions from the Board. Vice-President Corbitt moved to approve the agenda item as presented to the Board. The motion was seconded by Secretary Ruhmkorff.

**Roll Call Vote:** Marci A. Reddick, Yes; David Corbitt, Yes; Mick Terrell, Yes; David Ruhmkorff, Yes; Bob Swintz, Yes; Bruce Donaldson, Yes; Maggie Lewis, Yes; Jim Dora, Yes; Jaime Bohler Smith, Yes; The motion passed 9-0. The LOS Wi-Fi Renewal document 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 Member Lewis.

**Roll Call Vote:** Marci A. Reddick, Yes; David Corbitt, Yes; Mick Terrell, Yes; David Ruhmkorff, Yes; Bob Swintz, Yes; Bruce Donaldson, Yes; Maggie Lewis, Yes; Jim Dora, Yes; Jaime Bohler Smith, Yes; The motion passed 9-0. 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 3066G, and Confirming Claims 3050C. There were no questions from the Board. Vice-President Corbitt. Moved to approve claims as presented to the Board. The motion was seconded by Secretary Ruhmkorff.

**Roll Call Vote:** Marci A. Reddick, Yes; David Corbitt, Yes; Mick Terrell, Yes; David Ruhmkorff, Yes; Bob Swintz, Yes; Bruce Donaldson, Yes; Maggie Lewis, Yes; Jim Dora, Yes; Jaime Bohler Smith, Yes; The motion passed 9-0. The vouchers for the claims are available on the CIB's website as part of these minutes.

**Other Business.** Several of the Board members took this opportunity to recognize Mr. Goode's contribution to the CIB and thanked him for his many years of service. Mr. Mallon informed the Board that Sarah Fisher will be invited back for a future Board meeting to be recognized by the Board for her service to the CIB.

**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 9:53 a.m.

The next meeting of the Board will be held at 9:00 am on Friday, November 14, 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