

CAPITAL IMPROVEMENT BOARD OF MANAGERS  
OF MARION COUNTY  
Minutes of Meeting  
Friday, January 9, 2026  
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, January 9, 2026, 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, Secretary David Ruhmkorff, Jaime Bohler Smith, Jim Dora Jr., and Maggie A. Lewis as well as Ex-Officio Board Member Leonard Hoops. Members present virtually: Vice-President David Corbitt, Treasurer Mick Terrell, and Bruce Donaldson. Members absent: Bob Swintz.

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"); Kobi Wright, Chief Legal Officer and Business Operations Director, ICCLOS; Tim Kuehr, Chief Financial Officer, ICCLOS; Tom Boyle, Director of Operations, ICCLOS; Chad Wilke, Event Services Director, ICCLOS; Monique Wise, Director of Sales and Marketing, ICCLOS; Monica Brase, Public Information and Marketing Manager, ICCLOS; Kristin Fernandez, Senior Business Operations Manager, ICCLOS; Taylor Rathke, Assistant GM of External Operations, Lucas Oil Stadium ("LOS"); Caroline Cheng, Controller, ICCLOS; Taylor Schaffer, President and CEO, Downtown Indy Alliance; Daren Kingi, Visit Indy ("VI"); 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 9:03 a.m.

**Visit Indy Report.** President Reddick introduced Leonard Hoops to present the Visit Indy Report. She informed the Board that Mr. Hoops would be presenting a report pertaining to VI's goal setting process at the Board's March meeting. Mr. Hoops reported that 2025 was the best November for downtown and Marion County hotel bookings. He reported that the year-to-date numbers were quite good with downtown selling 1.4% more rooms in 2025 than in 2024. Mr. Hoops predicted that hotel revenue would be comparable at the end of 2025 to those of 2024. He reported that VI booked 108% of its goal for 2024. Mr. Hoops noted that on the lead side of hotel bookings, VI generated nearly 4 million room nights, which was 130% of its goal for booking room nights, explaining that this indicates the pipeline is very robust. Mr. Hoops mentioned that the annual meeting for the American Society of Association of Executives will in Indianapolis for the first time, August 15 through 18. He described it as the "Superbowl" of associations' annual meetings, explaining that there will be over 6,000 attendees with the majority of them being the main decision-makers for their organizations. He thanked the CIB for supporting VI's efforts to bring this event to Indianapolis. Mr. Hoops also reported that the announcement of the opening of the Ritz Carlton Hotel later this year and the promise of increased hotel capacity has resulted in several groups reaching out to VI to re-open talks to come to Indy. The VI report is available on the CIB's website as part of these minutes.

**Minutes of the December 12, 2025, meeting.** The minutes from the December 12, 2025, meeting were submitted to the Board for approval. Secretary Ruhmkorff moved to approve the minutes as presented. The motion was seconded by Board member Lewis.

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

**Downtown Indy Alliance Update.** President Reddick introduced Taylor Schaffer, President and CEO of the Downtown Indy Alliance ("DIA"), to update the Board on DIA's activities in 2025. Ms. Schaffer noted that the DIA's focus area encompasses a 50-mile radius from the Circle in downtown Indianapolis and reported on the 2025 rollout of the city's Economic Enhancement District noting significant actions executed each month, which included creating a new logo for DIA as well as the "SEESAY" App which is a tool for the public and other stakeholders to use to report conditions that need attention to DIA. Ms. Schaffer highlighted the three main annual events DIA leads including the Fourth Fest presented by UA440, Circle of Lights presented by IBEW 481, and SPARK on the Circle. She also shared highlights from a recent survey which found that the overall perception of safety and cleanliness in the Indy downtown area has improved, there has been an 8% rise of emotional connection to the downtown area by residents, and there has been an increase in the comparative quality perception of Indy's downtown area as compared to downtowns in other cities.

**CIB Monthly Financial Report.** Mr. Kuehr presented the November 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 rate for 2025 was 51.5% and when compared to 2024's unusually high occupancy rate of 52.5%, there was only a 1% decrease. There were 27 dark days in 2025 as compared to 22 dark days in 2024. She added that 2019 remains the highest year on record with the ICC's occupancy at 55.8%. Ms. Wise reported that January began with the Archery Trade Association, a long-time annual show with an estimated attendance of 4,000. Ms. Wise informed the Board that following Archery Trade Association JAMfest, a building wide event with an anticipated attendance of approximately 40,000 cheerleaders and guests returns. After JAMfest the ICC hosts the Central Zone invitational volleyball tournament with 25,000 to 30,000 athletes attending. January ends with the Circle of Stars Gymnastics, as well as a new meeting, Fencetech. She explained that this is a convention and trade show for the manufacturers and suppliers of fence, gate, and security equipment and it is expected to bring approximately 5,000 attendees. Ms. Wise noted that there are no dark days in the ICC during January or February. The ICC Sales Report is available on the CIB's website as part of these minutes.

**Lucas Oil Stadium ("LOS") Sales Report.** President Reddick introduced Taylor Rathke, Assistant GM of External Operations at LOS, to present the LOS Sales Report on behalf of Stadium Director Eric Neuburger. Ms. Rathke reported that since the CIB's December meeting LOS hosted Performance Racing International as well as two NFL football games, including the return of Monday Night Football to Indianapolis. She informed the Board that one of the key metrics in the NFL is the fan reports and surveys measuring overall game satisfaction and that LOS continues to perform very well in these rankings. Ms. Rathke informed the Board of notable future events at LOS including Mid America Pool and Spa as well as two nights of the Monster Jam motorsports and racing event. She reported that staff has been engaged in planning meetings for the upcoming NCAA Final Four Men's Basketball Tournament (the "Final Four") in LOS in April. She reported that Bruno Mars' LOS concert in September is the fourth concert scheduled at LOS in 2026. Mr. Mallon remarked that the overall game satisfaction survey results for the stadium staff are a super important metric for the Colts organization and recognized Eric and Taylor's staff for competing on the highest level on behalf of the NFL and thanked them, on behalf of the Board, for doing a great job.

**Update on current construction projects, Signia Hotel and Podium.** Mr. Mallon provided an update for the Board on the construction taking place at the Signia Hotel and Podium. Mr. Mallon reported that the final pieces of glass are being placed on the exterior of the building, making it entirely enclosed. Mr. Mallon explained that as the project progressed the construction crew have built temporary roofs at different levels going up the tower, enabling the workers to complete painting and finishing of lower floors while continuing construction of the higher floors. Mr. Mallon shared that this has contributed to the project's progress noting that carpet, tile, and interior painting are complete up to level 25. Mr. Mallon stated that he is very impressed with the construction team on the project. He said that there are a large number of unground utilities present on Georgia Street which can make some of the aspects of the overall project challenging; however, the Georgia Street "promenade" area currently under construction will be activated for the upcoming Final Four festivities.

**Stadium Wi-Fi Upgrade.** Mr. Mallon presented the Stadium Wi-Fi Upgrade agenda item to the Board. He explained that this is a sole source supply contract with Extreme, our vendor for Wi-Fi at LOS since original installation in 2019. He added that the existing equipment has worked well and is approaching "end of life" and it must be upgraded. Mr. Mallon explained that this upgrade provides for a refresh of new equipment including new wireless access points, wireless controllers, and network switches. He noted that when the original equipment was purchased, there was a clear vision for this eventual upgrade as Extreme provided 'future-proof' equipment, which has compatibility with the newest models of their product. Mr. Mallon informed the Board that repurposing this equipment will reduce costs and reduce downtime enabling LOS to continue to host events. Staff and counsel recommend approving the agreement with Extreme in the amount of \$5,204,783.10. Secretary Ruhmkorff moved to approve the Stadium Wi-Fi Upgrade agenda item as presented to the Board. The motion was seconded by Member Lewis.

**Roll Call Vote:** Marci A. Reddick, Yes; David Ruhmkorff, Yes; Jaime Bohler Smith, Yes; Maggie Lewis, Yes; Jim Dora, Yes; David Corbitt, Yes; Mick Terrell, Yes; Bruce Donaldson, Yes; The motion passed 8-0. The motion passed 8-0. The Stadium Wi-Fi Upgrade document is available on the CIB's website.

**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 Ruhmkorff, Yes; Jaime Bohler Smith, Yes; Maggie Lewis, Yes; Jim Dora, Yes; David Corbitt, Yes; Mick Terrell, Yes; Bruce Donaldson, Yes; The motion passed 8-0. The motion passed 8-0. 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 3321G, and Confirming Claims 3315C. 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; Jaime Bohler Smith, Yes; Maggie Lewis, Yes; Jim Dora, Yes; David Corbitt, Yes; Mick Terrell, Yes; Bruce Donaldson, Yes; The motion passed 8-0. The motion passed 8-0. The claims are available on the CIB's website.


**Other Business.** President Reddick informed the Board that Mary Solada, DBG, would be obtaining signatures from Board members on a written consent in lieu of an annual meeting of the Board of Directors of the CIB Building Facilities Corporation (the "BFC"). She reminded Board members that

a written consent in lieu of an annual meeting ratifying and affirming actions of officers and directors of a corporation during the prior year is permitted under Indiana law and that, as members of the Board of Directors of the BFC, they have executed written consents in lieu of meetings in previous years. The written consent ratifies and approves acts of the BFC's Board of Directors and officers related to the Pan Am Tower and the Pam Am Plaza Project (collectively, the "Pan Am Project"). Mr. Mallon informed the Board that he plans to have Rich Forslund, a commercial real estate broker at Colliers International, the brokerage firm representing the BFC concerning leasing and updating the Pan Am Tower, to attend an upcoming CIB meeting to share some of the success stories and future plans for the Pan Am Project as well as answer any questions that the Board may have concerning the project.

**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 9:57 a.m.

The next meeting of the Board will be held at 9:00 am on Friday, February 13, 2026, in the Visit Indy Boardroom, 100 South Capitol Avenue, Indiana Convention Center, third floor, Indianapolis, Indiana, 46225.

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

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