CAPITAL IMPROVEMENT BOARD OF MANAGERS
OF MARION COUNTY
Minutes of Meeting
Friday, July 10, 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, July 10, 2026, 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, Secretary David Ruhmkorff, Bob Swintz, Jim Dora Jr., Bruce Donaldson and Jaime Bohler Smith. Members present virtually: Maggie A. Lewis. Members absent: None. Ex-Officio Board Member Leonard Hoops was not in attendance.

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; Eric Neuburger, Stadium Manager, Lucas Oil Stadium ("LOS"); 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; Caroline Cheng, Controller; ICCLOS; Heidi Mallin, Special Projects Manager, ICCLOS; Chris Gahl, Visit Indy ("VI"); Alysa Larson, Sign Works; 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 12, 2026, meeting. The minutes from the June 12, 2026, meeting were submitted to the Board for approval. Vice President Corbitt moved to approve the minutes as presented. Member Dora seconded the motion.

Roll Call Vote: Marci A. Reddick, Yes; David Corbitt, Yes; Mick Terrell, Yes; Bob Swintz, Abstain; Jaime Bohler Smith, Yes; Bruce Donaldson, Abstain; Jim Dora, Yes; Maggie Lewis, Yes; Secretary Ruhmkorff had not yet arrived. The motion passed 6-0. The minutes are available on the CIB's website.

CIB Monthly Financial Report. Mr. Kuehr presented the May 2026 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. President Reddick introduced Chris Gahl to present the Visit Indy Report. Mr. Gahl informed the Board this was his 21st year at Visit Indy and his sixth month overseeing the sales and marketing functions. He shared that since the last CIB meeting Vi promoted two veteran sales staff members. Joyce Russell who has been with VI for 14 years was promoted from Vice President to Senior Vice President and Diane Whittsett, who has been with VI for 35 years was promoted from Associate Vice President to Vice President. Mr. Gahl also reported VI would be hiring two additional people to focus on the Indianapolis and Chicago area. He reported that in the last month VI has hosted ten prospective clients considering holding their conventions in Indianapolis with events extending out to 2033 as well as traveling to Chicago to meet twenty-five prospective clients. Mr. Gahl highlighted the five goals of the VI Board listed below along with VI's percentage of their goal as of June.

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- Convention Booked Room Nights - 95% of goal
- Tentative Room Nights VI - 127% of goal
- Friday / Saturday Leisure Room Nights - 98% of goal
- VisitIndy.com Web User Goals - 108% of goal
- Non-CIB Private Revenue - 104% of goal

Mr. Gahl informed the Board that the American Society of Association Executives ("ASAE") will be coming August 15th through August 18th to Indianapolis bringing 5,000 C Suite executives and leading decision makers. He compared this event to the Super Bowl of meetings. Mr. Gahl reported that VI believes 60% of these attendees have never been to Indianapolis before and emphasized what an incredible opportunity it is to show why we have the best city in which to hold their events. He added that many of these attendees are high level executives and will have the authority to finalize decisions about future events in real time. He shared that VI is curating events to showcase Indianapolis and highlight venues to include Monument Circle, Indianapolis Motor Speedway, White River State Park and Lucas Oil Stadium. Mr. Gahl shared that VI estimates hosting this event has the potential to generate 800 million dollars in revenue over the next ten years because of meetings booked during ASAE. Mr. Gahl concluded his presentation by sharing the current issue of Indianapolis Monthly magazine highlighting Indy as the "Convention City" on the cover. 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. She noted that there were three events that took place since the last CIIB meeting, with the main one being USA Volleyball in the building for 14 days. This event exceeded an estimated attendance of 45,000 to 50,000 with a final total of 59,417. Ms. Wise reported that the ICC's total occupancy rate for June was 57.6% with attendance of 56,317, explaining that the USA Volleyball attendance was not included in these numbers because the event began in June and ended in July. Ms. Wise highlighted upcoming events including Herbalife, National Youth Activities Association, the Indiana Black Expo Summer Celebration and the Pentecostal Assemblies of the World. Gen Con will return on the 25th of July to load-in for the "Four Best Days of Gaming" later that week. She reported that by the time the Board meets again in August we will have hosted both the IAVM and ASAE events. She explained the IAVM is not as widely known but is an industry show for those that work at convention centers, stadiums and other venues of this sort with attendees coming from all over the world. Ms. Wise shared that the ICC has hosted 85 events so far this year with only three dark days. 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 the Post Malone and Jelly Roll concert at LOS in June was a success. Mr. Neuburger highlighted some notable recent events including HOSA – Future Health Professionals, (formerly known as Health Occupations Students of America), explaining it is an is an international career and technical student organization endorsed by the U.S. Department of Education and composed of middle school, secondary, and post-secondary/collegiate students, along with professionals, alumni, and honorary members. He informed the Board that LOS was also heavily involved with USA Volleyball with a total of 22 courts set up in LOS. Mr. Neuburger reported that currently LOS was hosting the 2026 Herbalife USA Extravaganza with the field at LOS transformed into a stage for the event. He reported that LOS has been busy with several private events as well as public and private tours. Mr. Neuburger informed the Board of some upcoming annual activities with the Colts and NFL related to technology and calibrating instruments for upcoming broadcasts at LOS as well as the annual tabletop security exercises. He added that Tom Boyle and his team have also been involved with repairs and improvements at LOS in preparation for the upcoming Colts season. Other notable events coming up at LOS include the return of Gen Con followed by Drum Core International World Championship and then the return of Colts football. Mr. Neuburger concluded his presentation by thanking the Board for their constant support of LOS and the staff.

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 the new convention center ballroom podium. He informed the Board that as the construction team is finishing the upper floors and public spaces, as well as loading furniture in guests' rooms on the lower floor and buttoning up last-minute details. He noted there is a good rhythm of finishing out rooms and public areas and currently things are going as anticipated with no real changes. He remarked that it was interesting to see the changes taking place on Georgia Street as the renovation of that Promenade space continues and he noted that the area will look a lot different by the time the Board meets next in August. President Reddick thanked him for his continued good work in managing all aspects of this important project.

Victory Field Concrete Repair. Mr. Mallon explained to the Board that in accordance with the operating agreement between the CIB and Indianapolis Indians, the CIB is responsible for costs related to structural repairs or replacements at Victory Field. The current project consists of repairing damaged concrete, replacing caulk joints, and installing traffic coatings and striping. Mr. Mallon explained that this project will take place in conjunction with replacing seating in the stands. The CIB issued a public bid under Indiana Code 36-1-12, with two bids submitted. There was no XBE participation due to limited scope. Mr. Mallon informed the Board that the lowest responsive and responsible bid was submitted by Bulley Andrews, in the amount of $631,013.00. Staff and Counsel recommended awarding the contract to Bulley Andrews in the amount of $631,013.00. There were no questions from the Board. Vice President Corbitt moved to approve the Victory Field Concrete Repair agenda item as presented. Secretary Ruhmkorff seconded the motion.

Roll Call Vote: Marci A. Reddick, Yes; David Corbitt, Yes; Mick Terrell, Yes; David Ruhmkorff, Yes; Bob Swintz, Yes; Jaime Bohler Smith, Yes; Bruce Donaldson, Yes; Jim Dora, Yes. Maggie Lewis, Yes; The motion passed 9-0. The Victory Field Concrete Repair document is available on the CIB's website.

Victory Field Seat Replacement Project. Mr. Mallon explained that the CIB and Indianapolis Indians entered into an agreement on January 15, 2026, to initiate a cost share program for the replacement of both upper and lower deck bowl seating at Victory Field. He noted that these are the original stadium seats and are 30 years old. The CIB issued an RFP for the project and received two proposals. In partnership with the Indians, the proposals were reviewed consistent with the criteria requirements within the RFP. Mr. Mallon informed the Board it was determined that Irwin Seating Inc. presented the lowest responsive and responsible bid. Staff recommended awarding the contract to Irwin Seating Inc. in the amount of $2,333,500.26. There were no questions from the Board. Vice President Corbitt moved to approve the Victory Field Seat Replacement Project agenda item as presented. Secretary Ruhmkorff seconded the motion.

Roll Call Vote: Marci A. Reddick, Yes; David Corbitt, Yes; Mick Terrell, Yes; David Ruhmkorff, Yes; Bob Swintz, Yes; Jaime Bohler Smith, Yes; Bruce Donaldson, Yes; Jim Dora, Yes. Maggie Lewis, Yes; The motion passed 9-0. The Victory Field Seat Replacement Project 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. Member Dora moved to approve the Disposal of Obsolete Equipment agenda item as presented. Secretary Ruhmkorff seconded the motion.

Roll Call Vote: Roll Call Vote: Marci A. Reddick, Yes; David Corbitt, Yes; Mick Terrell, Yes; David Ruhmkorff, Yes; Bob Swintz, Yes; Jaime Bohler Smith, Yes; Bruce Donaldson, Yes; Jim Dora, Yes. Maggie Lewis, Yes; The motion passed 9-0. The documents relating to the Disposal of Obsolete Equipment so approved are 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 3759G, and Confirming Claims 3750C. There were no questions from the Board. Vice President Corbitt moved to approve claims as presented to the Board. Secretary Ruhmkorff seconded the motion.

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

Other Business. President Reddick commented on Victory Field's 30-year anniversary and congratulated the teams at the Indians Organization and the CIB on the great run. Mr. Mallon reminded the Board that the 2027 CIB Budget would be presented at the August meeting. There was no further business to discuss.

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 9:26 a.m.

The next meeting of the Board will be held at 9:00 am on Friday, August 21, 2026, in the Visit Indy Boardroom,100 South Capitol Avenue, Indiana Convention Center, third floor, Indianapolis, Indiana, 46225.

Marci A. Reddick

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

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