

VIGO COUNTY CAPITAL IMPROVEMENT BOARD OF MANAGERS
MEETING MINUTES OF APRIL 10, 2019 AT 10:30 A.M.

A special meeting of the Vigo County Capital Improvement Board of Managers was held on the above date and time. Pursuant to State of Indiana Executive Order 20-09 (the "Order") all members of the Board and staff participated in the meeting by telephonic or electronic means. In accordance with the Order, members of the public and media were invited to participate electronically by electronic notice posted on the Vigo County website and by forwarding the notice electronically to members of the media.

Roll Call:

Members Present: Jon Marvel-President, Mayor Duke Bennett-Secretary, Steve Witt, Treasurer, David Patterson-Member, Brad Anderson-Member, Judy Anderson-Member, Barbara Boo Lloyd-Member,

Others Present: James Bramble-Controller for the CIB, Brian Bosma, Steve Bauer, Chris Nations, Jason Semler, Michael Wright, Hannah Pruitt, Tammy York-Allen, Cheryl Loudermilk, additional representatives of Kroger Gardis & Regas, LLP, numerous members of the public and representatives of the media

Additions or Revisions to the Agenda. There were none.

Approval of Minutes. Minutes for the last meeting were not yet available

Old Business.

Update on Property Acquisition – Kroger Gardis & Regas LLP. Brian Bosma of Kroger Gardis & Regas, LLP reported that the real estate closing with Terre Haute Realty occurred in January. He provided a brief explanation of the proposed transaction with the Terre Haute School Corporation for the property located at 686 Wabash Avenue, which includes a Purchase Agreement, Lease Agreement, License Agreement (allowing pre-closing parking) and Access Agreement to facilitate the development of the Terre Haute Convention Center Project, specifically providing for alternate parking for the Hilton Garden Inn. Mr. Bosma added that the proposed transaction with the School Corporation will remedy the parking issues that have been an ongoing hold up with Terre Haute Hotel Partners transaction. Mr. Bosma additionally discussed the need for an Access Agreement with Terre Haute Hotel Partners, LLC to begin the construction of underground improvements on the Hilton Garden Inn north parking lot which are required for the construction of the Convention Center. The Access Agreement with Terre Haute Hotel Partners, LLC requires the restoration of the north parking lot to "like new" condition.

Update on Design, Site Preparation and Notice to Proceed – Nations Group. Steve Bauer of Nations Group reported that upon approval of the Resolutions contemplated by the Board at this meeting, Nations Group will be in a position to issue a Notice to Proceed to Garmong Construction as early as next week. He estimated that the first phase, which includes underground improvements and parking lot surface reconstruction would take approximately 2 1/2 -3 months.

Update on RFP for Convention Center Management – Nations Group. Steve Bauer of Nations Group stated that the Operator RFP was issued last year and after an extensive review, three qualified submittals were identified. Interviews of all three respondents were conducted by the Section Advisory Committee, consisting of Jon Marvel, David Patterson and Mayor Duke Bennett.

Their final recommendation of the Committee is Global Spectrum L.P d/b/a Spectra Venue Management out of the Philadelphia area.

President Marvel expressed concern about the hiring of the Operator during the current Covid-19 Pandemic and resulting economic situation. Steve Bauer responded that it will likely be June before a contract is negotiated. He emphasized that construction of the Convention Center will be a 2 year process, in which it will be important to have the Operator in place to provide input during construction, marketing and the advance booking of future events for the 2022 opening.

Judy Anderson expressed some hesitation about timing as well. Mr. Bosma discussed the proposed \$5,000 per month pre-opening fee and also clarified that the proposed Resolution will simply allow discussions to begin with Spectra Venue Management and that a final contract will not be signed without further Board input.

Jason Semler of Umbaugh provided input on the financial forecast and indicated that there remains a “healthy balance” and that his monthly projections already include the \$5,000 pre-opening fees. Mr. Bosma followed up with a brief explanation of the Tax Anticipation Warrant program that is available to local units through the Indiana Bond Bank.

New Business

Adoption of Resolution 2020-01 Designating Claim Approval Procedures

Motion to approve: Action: Approved. **Moved by:** Judy Anderson. **Seconded by:** David Patterson. **Passed:** all ayes.

Adoption of Resolution 2020-02 Approving License Agreement (School Corporation Property)

Motion to approve: Action: Approved. **Moved by:** Duke Bennett. **Seconded by:** Barbara Lloyd. **Passed:** all ayes.

Adoption of Resolution 2020-03 Approving Purchase of 686 Wabash Avenue (School Corporation Property)

Motion to approve: Action: Approved. **Moved by:** David Patterson. **Seconded by:** Barbara Lloyd. **Passed:** all ayes.

Adoption of Resolution 2020-04 Preliminary Selection of Convention Center Operator

Motion to approve: Action: Approved. **Moved by:** David Patterson. **Seconded by:** Duke Bennett. **Passed:** all ayes.

Next Board Meeting - May 20, 2020.

Other Business - There was none.

Adjournment. **Motion:** to adjourn. **Action:** Adjourned. **Moved by:** Brad Anderson. **Seconded by:** Duke Bennett. **Passed:** all ayes.

Executive Session. Following the meeting an executive session was convened electronically under the provisions of Ind. Code 5-14-1.5-6.1(b)(2)(D) regarding the purchase or lease of real property. No final action was taken or other matters discussed at the executive session.

I certify under the penalties of perjury that the foregoing members of the Vigo County Capital Improvement Board of Managers were in attendance at the special meeting by electronic or telephonic means at the above described meeting and that all votes were taken by roll call observable by the public. I further certify that no final action was taken or other matters discussed at the Executive Session.

Jon Marvel, President

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