

VIGO COUNTY CAPITAL IMPROVEMENT BOARD OF MANAGERS
MEETING MINUTES OF MAY 27, 2020 AT 9:00 A.M.

A 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-Vice President, Judy Anderson-Secretary, Steve Witt, Treasurer, Dave Patterson-Member, Brad 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 January 15, 2020 meeting had been circulated via email to all members. Judy Anderson moved to approve the minutes. Dave Patterson seconded the motion. Upon a roll call vote of 7-0, the minutes were unanimously approved.

Minutes for the April 10, 2020 meeting had been circulated via email to all members. Dave Patterson moved to approve the minutes. Duke Bennett seconded the motion. Upon a roll call vote of 7-0, the minutes were unanimously approved.

Old Business.

Update on Property Acquisition – Kroger Gardis & Regas LLP. Brian Bosma of Kroger Gardis & Regas, LLP reported that due diligence has commenced on the purchase of the property located at 686 Wabash from the Vigo County School Corporation. We have received a preliminary environmental investigation which showed no real concerns. We have a survey crew. If they are not out there now, they are about to be out there. We have access agreements with the School Corporation and requirements for insurance which have all been met. Title work is underway. Due diligence is on track and should be completed within the 60-day allotted period. You have already authorized the President to make all these decisions and to move forward but he will probably want to report it to the group before making all these decisions. It is anticipated that the President should be able to give an updated report at the June meeting. There were no questions by the board members.

Update on Design, Site Preparation and Notice to Proceed – Nations Group. Steve Bauer of Nations Group reported that site preparation is underway via a notice to proceed issued on April 17 to Garmong Construction which provided for Phase I activities only, which is limited to underground storm water chamber work on the Hilton Garden Inn parking lot and utility construction work on the Hilton Garden Inn parking lot. Those activities are ongoing and on schedule. Utility relocation contracts with various entities are either ongoing or completed. All of the utility work construction that is needed for the project as a whole should be completed within the calendar month of June and the property will be available for full construction at any time after Phase I construction work is

completed. Once that parking lot construction is completed and the parking lot is returned to a condition that is acceptable to the Hilton Garden Inn ownership, property transfers are scheduled to occur on the Hilton Garden Inn portion and we will be able to issue a notice to proceed to Garmong for Phase II work which will be the parking garage and the Terre Haute Convention Center. There were no questions by the board members.

Update on Convention Center Management – KGR/Nations Group. Brian Bosma reported that he has been working with the preliminarily selected management group on reaching a contractual agreement. The proposed agreement submitted by the attorneys for the management group (Global Spectrum, LLP) is voluminous and fairly complicated. Negotiations are continuing and an update will be shared with the group at a future meeting. It was suggested that Mayor Duke Bennett and Dave Patterson, who were both on the selection committee, be added to the group in negotiations. Both were willing to do so. We do have the opportunity to request additional financial concessions from them in addition to their original proposal and we are analyzing the other offers. We will put together a chart for you as to what the others offered. We will also have an outline of the agreement suggested for review by the members.. There were no additional questions raised by the board members.

New Business

Adoption of Resolution 2020-05 Confirming Officers and Ratifying Actions Kroger Gardis & Regas – Brian Bosma of Kroger Gardis & Regas announced that this is a resolution confirming officers and ratifying actions of the Board. This would normally have been acted upon earlier in the year but with only one meeting since the January 15, 2020 meeting, the Board did not select new officers but continued to operate with the officers previously elected. This should have been a part of the April Zoom meeting but was overlooked. Dave Patterson moved to adopt Resolution 2020-05. Judy Anderson seconded the motion. Upon a roll call vote of 7-0, the motion was unanimously approved.

Next Board Meeting – President Marvel stated that with all the uncertainties of the pandemic, it is hard to keep to a rigid schedule but it is hoped that we can stay on track. We will schedule the next meeting for **June 17, 2020** unless change is required.

Other Business – Brian Bosma announced that an executive session had been scheduled to take place following the conclusion of this meeting. However, there was no other business that needed to be discussed today and the executive session meeting was cancelled.

Judy Anderson moved that the meeting be adjourned. Dave Patterson seconded the motion. Upon a roll call vote of 7-0, the motion was unanimously approved and the meeting was adjourned at 9:30 a.m.

CERTIFICATION

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 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