

VIGO COUNTY CAPITAL IMPROVEMENT BOARD OF MANAGERS
MEETING MINUTES OF SEPTEMBER 27, 2023 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 the Board's Remote Meeting Policy, members of the Board and staff participated in the meeting in person at the Terre Haute Convention Center or by telephonic or electronic means.

1. Call to Order. President Duke Bennett called the meeting to order at 9:00.

2. Call of the Roll: Duke Bennett – President, Present; Chris Switzer – Vice President, Present; Emily Crapo – Secretary, Present; Terri Conley – Treasurer - Present; Jon Marvel – Member – Present; Dave Patterson – Member - Present; Bernice Helman – Member, absent.

Others Present: Brian Bosma, Pam Chamberlain, Martell Wilson, Shelly Keen, Brian Kooistra, Vittoria Meyer, and several members of the public.

3. Additions or Revisions to the Agenda. None.

4. Special Order of Business – Feasibility Study Presentation by Pros Consulting, Inc. Mayor Bennett talked briefly about how this potential project came about. There was a lot of positive public feedback and survey participation. Pros Consulting had been chosen to put this study together for a sports and water park facility and gave a detailed presentation of their findings. They have been working on this feasibility study for the last nine months and will be presenting 3 feasibility studies. After all the data collection and performance of various analysis to determine priorities of the public, it was determined that the first priority was an aquatic center. Local government should invest in improved access to recreational aquatics at a reasonable cost for the community. While doing that, it is important to research and secure future public/private partnerships. Priority #2 is a community recreation fieldhouse. The CIB should secure partnerships and invest in developing a community recreation fieldhouse that is multi-functional and provides increased multi-generational recreation to the community as well as visitors. Priority #3 is an outdoor sports complex. When taking a look at what was most important, the most important facilities mirror the needs for facilities with aquatic center the first choice at 72%, the community recreation fieldhouse at 64% as second choice, and the outdoor sports complex at 53% for the third choice. They looked at 1-hour, 2-hour, and 3-hour drive times when estimating use of the facilities. These are long term facilities. Funding sources were discussed. It was suggested that the aquatic park be built using the existing Deming Park pool and updating and expanding it by adding additional amenities such as an additional pool, water park area, lazy river, and concessions. The construction costs would be in the range of \$6.1 million up to \$7.6 million to renovate and remodel. Next, the community recreation fieldhouse was reviewed along with the possible uses, including pickle ball, softball, baseball, group exercise classes, indoor track, and indoor playground. Project costs range from \$70,965,000 as a low, \$74,701,000 as a mid-point; and \$78,436,000 for a high. It will take about 100 contiguous acres of developable land to make this work and having room to expand is extremely important. Finally, the outdoor sports complex was presented with some possible uses including farmers' markets, festivals, and ball diamonds. Parking is really important. The plan they presented included 1,100 parking spaces and he said every one of them would be needed. The total project range would be between \$71,965,500 and \$79,537,500. A site analysis would be one of the next steps to be taken. All areas of funding will be needed to accomplish this multi-phase approach. It will be crucial to its success. Collaborators such as higher education, non-profits, sports organizations, health and wellness and everything in between need to be a part of the implementation strategy in order to accomplish all of the outcomes desired. There was a short question and answer period and closing comments.

5. Approval of Minutes. Minutes for the August 30, 2023 meeting had been circulated via email to all members. Chris Switzer made a motion to accept the minutes as presented. Terri Conley seconded the motion. Upon a voice vote of 6-0, the motion was unanimously approved.

6. Old Business.

6.1. Update on Convention Center Management – Spectra Venue Management. Pam Chamberlain provided a summary for the month of August. A total of 13 events took place generating approximately \$71,953 in gross revenue and parking. Parking garage revenue was \$2,642. She briefly reviewed the events and August statistics. \$48,000 of the total gross revenue for the month was for food and beverage. Their director of Food & Beverage, Bill Hawkins, was featured on the cover of Terre Haute Living magazine for September. An update on operations and landscaping was also provided, along with sales, marketing and community involvement. The reserved parking signs were installed in the parking garage per agreement. They had a small theft incident of a cigarette butt pole being taken that was caught on their cameras which resulted in the pole being returned. The cameras are working well and doing what they are supposed to do. Future bookings were updated. A booking they had in August has renewed their booking for 2024 and 2025 which is very rare. The particular group usually tours the State but their experience here went so well that they want to come back the next two years. The Convention Center now has a billboard located on I-70 eastbound in Plainfield. Dave Patterson explained the events leading up to this. They are currently starting to promote holiday bookings. Tickets are already on sale for the New Year's Eve event, which will have a Roaring 20's theme this year.

6.2. Update on Operating Budget and Cash Flow – Baker Tilly. Jason Semlar was unable to attend today but had sent updated cash flow information to Board members. Terri Conley said Jason's only comment had been that revenue is running just over 7% higher than last year.

6.3. Update on Larry Bird Museum – Jon Marvel & Museum Committee. Jon Marvel invited the Board to stop by sometime during the month of October because that's when installation of all that has been worked on these past months will begin. Shelly Keen continues to work hard on getting the artifacts ready for display.

6.4. Update on Indiana Theatre – Executive Committee. Chris Switzer said not much has really taken place yet. All utilities, except Centerpoint, have been switched over to the CIB. Mayor Bennett commented that the CIB now has 2 major projects ahead besides the Larry Bird Museum so it is going to be necessary to split into committees to be able to handle the projects. He asked that anyone who might have a preference of which committee they would like to be on to please let him know.

6.4. Update on Legal Matters – Kroger Gardis & Regas, LLP. Brian Bosma said he has updated the contract with Hilferty, who pointed out that the construction costs for the museum had gone up by about \$500,000 and that was not reflected in their current contract. He has also been helping to coordinate change orders. He has finalized the electric/camera contracts with Tennille that were approved at the last board meeting. He is working with Shelly Keen to find someone to value the artifacts given to the CIB and also working with the County's insurance agent to finalize the endorsement to the CIB's contract for the artifacts. An appraisal is needed to do that. US Customs has approved transmittal of the \$46,850 that they seized. This is a slow process. The money will have to come in to the Kroger Gardis & Regas trust account but, again, this may take a while. A benchmark still needs to be decided regarding the OVG 360 performance/incentive bonus. He will work with Terri and Tenille to put something together to bring before the Board. This is payable next year. It was also noted that when the settlement is received from US Customs, that will end that issue for all parties. The State Board of Accounts has given their approval of this.

7. New Business.

7.1. None.

8. Other Business.

8.1. Questions and Comments from CIB Members. Chris Switzer thanked OVG for allowing the Ballroom to be used for today's meeting.

8.2 The next regular Board meeting is scheduled for October 25, 2023 in the Terre Haute Convention Center.

9. **Adjournment.** Dave Patterson made a motion to adjourn the meeting. Chris Switzer seconded the motion. Upon a voice vote of 6-0, the meeting was adjourned at 10:47 a.m.

Adopted and approved by the Vigo County Capital Improvement Board of Managers this 25th day of October, 2023, by roll call vote with the member votes indicated below.

VIGO COUNTY CAPITAL IMPROVEMENT BOARD OF MANAGERS

Mayor Duke Bennett, President	<input checked="" type="checkbox"/> <u> </u> Aye Nay	Emily Crapo, Secretary	<input checked="" type="checkbox"/> <u> </u> Aye Nay
Chris Switzer, Vice President	<u> </u> <u> </u> Aye Nay	Terri Conley, Treasurer	<input checked="" type="checkbox"/> <u> </u> Aye Nay
David Patterson, Member	<input checked="" type="checkbox"/> <u> </u> Aye Nay	Jon Marvel, Member	<input checked="" type="checkbox"/> <u> </u> Aye Nay
Bernice Helman, Member	<u> </u> <u> </u> Aye Nay		

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 either in person, by electronic or telephonic means 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 any Executive Session.



Duke Bennett, President