

VIGO COUNTY CAPITAL IMPROVEMENT BOARD OF MANAGERS

MEETING MINUTES OF AUGUST 21, 2019 AT 9:00 AM

Location:

Council Room

Vigo County Annex

Terre Haute, Indiana

Roll Call:

Present: Jon Marvel- President, Mayor Duke Bennett- Vice President, Judy Anderson- Secretary, Steve Witt- Treasurer, David Patterson- Member, Brad Anderson- Member, Barbara Boo Lloyd- Member, James Bramble- Controller for the CIB

Others Present: County Attorney Mike Wright, Andy Mouser, Howard Greninger, Brian Bosma, Steve Bauer, Tammy Allen, Bob Murray, Chris Nation, Vicki Weger, Mike Morris, Brian Koostra, Stephanie Pence, Channel 10 News, Channel 2 News

Minutes. President Jon Marvel presented the minutes dated 06/26/2019. **Motion: Action:** Approved, **Moved by:** Duke Bennett, **Seconded by:** Brad Anderson, **Passed:** all ayes.

Old Business.

Update on Design of Convention Center and Site Preparation- Nations Group. Steve Bauer with Nations Group stated the property acquisitions were requested by the hotel operators to be modified to the Convention Center plans and the hotel garage plans. The modifications were completed by CSO Architects and was submitted to Garmon Construction Services and they will work on the modifications and adjust the pricing to the modifications. What was added was the connector to the Hilton Garden Inn and Convention Center. The hotel parking garage scope was modified to remove two floors with leaving the hotel with approximately 160 parking spaces. The hotel group is also asking for an auto court for Marriott Courtyard guests. This auto court caused the entrance to be changed from the entrance of the parking garage to the west side of the hotel of the Convention Center parking garage for those at the Marriott Courtyard that drives into the parking garage.

Update on Property Acquisition-Kroger, Gardis & Regas LLP. Brian Bosma stated the bond issue cannot proceed until there is an enforceable right to acquire the properties.

Update on Convention Center Financing- Kroger, Gardis, Regas, LLP Baker Tilly Virchow Krause, LLP. Brian Bosma stated the guaranteed maximum price includes the Convention Center and the parking garage for the Convention Center. Andy Mouser stated they did hear back from the bond rating agency

SMP and they did confirm the county's double AA- rating. This will help with the marketing of the bonds and keep the interest rates low.

Update on Discussions with Convention Center Operators-Nations Group. Steve Bauer stated they are remaining in contact with various operators across the country who have interest in operating this facility. The RFQ has not been issued but after today there will be a plan to issue sometime this month and hope to get response with regards to the RFQ.

New Business.

Conditional Approval of GMP Proposal-Resolution No.2019-3. Brian Bosma stated this approves the guaranteed maximum proposal that was submitted by Garmong. There were some items that were a part of the initial proposal and other items there was an allowance account that provides items that were not included in the bids but will be needed. There is a final proposal that Garmong has put together. The proposal states after they take bids there will be a proposal of a guaranteed price and schedule. The guaranteed maximum price is \$24,633,566.00. This includes a contingency fund of \$400,000.00. This also includes selective sub-contractor bonding, a payment and performance for Garmong, general liability insurance, the construction manager fee and their staffing cost. The resolution itself approves the guarantee maximum proposal and it is conditioned on the closing of the issuing of bonds within 90 days to proceed forward with the project.

Next Board Meeting is September 18, 2019 at 9:00AM in Council Room, Vigo County Annex, Terre Haute, Indiana.

Other Business. There were none.

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

Notice of Executive Session:

Following the August 21, 2019 Regular Meeting of the Vigo County Capital Improvement Board of Managers at or after 9:30 a.m., an executive session will be convened in the Commissioners' Conference Room to discuss the following items under the provisions of Ind. Code 5-14-1.5-6.1(b) (2) (D): a real property transaction including a purchase, lease, transfer, exchange or sale up to the time a contract or option is executed. Final action on any matter may only be taken in a public meeting.

Jon Marvel Jon Marvel

Brad Anderson Brad Anderson

Judy Anderson Judith A. Anderson

Duke Bennett Dale A. Bennett

Steve Witt _____

Barbara Boo Lloyd _____

David Patterson D.H. Patterson