

VIGO COUNTY CAPITAL IMPROVEMENT BOARD OF MANAGERS

MEETING MINUTES OF JANUARY 15, 2020 AT 9:00 A.M.

Location:

Vigo Count Council Chambers
Vigo County Annex
Terre Haute, Indiana

Roll Call:

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

Others Present: Baker-Tilley, Steve Bauer- Nations Group, City Councilman Todd Nation, Brian Bosma, Vicki Weger, Steve Bauer, Tammy York-Allen, Howard Greninger, Channel 2 News, Channel 10 News.

Additions or Revisions to the Agenda. There were none.

Minutes. President Jon Marvel presented the minutes dated 12/17/2019. President Marvel commented that one change should be made to the December 17 minutes. In the fifth line of the first paragraph under "Old Business", the first word reads "City" and should actually say "CIB". **Motion:** to approve the minutes with the change. **Action:** Approved. **Moved by:** Judy Anderson. **Seconded by:** Duke Bennett. **Passed:** all ayes.

Old Business.

Update on Property Acquisition – Kroger Gardis & Regas LLP. Brian Bosma reported that escrow was closed at the start of last week on the Hulman property. So we have the east portion where the garage will be located. Closing documents have been circulated on both the hotel partners property and the Fontanet property yesterday. The principals travel quite a bit making it difficult to obtain signatures. The goal is to close on both additional properties by the end of the month but there is no guarantee on that time frame.

Update on Design, Site Preparation and Notice to Proceed – Nations Group. Steve Bauer with Nations Group reported that notice to proceed for construction has not been issued yet since the properties have not been acquired. However, Garmong has been doing all the background work they can with their subcontractors to ready everything so that construction can commence as soon as they receive a notice to proceed. Some utility relocations have already occurred and others are occurring that were planned as a part of this project by third party utility companies. There will be some more. Windstream, which is a fiber-communications company, is relocating some of their systems which had bisected the property. President Marvel commented on the Windstream relocation. Mr. Bauer indicated that these may have already been completed because Windstream moves very quickly. The relocations were all made within either city right-of-way or within the existing utility easements. Mr. Bosma did obtain a

right of access agreement from the Hulmans for that portion of property even though it was within the easement in the event they would have to access adjacent property.

Update on RFP for Convention Center Management Timeline – Nations Group. Steve Bauer reported that the search for management/maintenance/marketing for the facility was progressing. The RFP has been issued. On January 8, a non-mandatory meeting was held for potential operators. There were 4 nationally recognized groups (Spectra out of Philadelphia; Oakview Group out of Los Angeles; ASM Global and Venu Works) that attended. Questions have been received pursuant to the RFP and answers will be distributed to every operator and the Board. Proposals are due on February 11. Selection should occur on or about February 26 by the subcommittee to be brought to the Board. Mr. Bauer reiterated that they have solicited for the convention center itself and the convention center garage. Separate proposals will be required. Mr. Bosma asked whether once an operator was selected if they brought in a team or had someone local or just how that worked. Mr. Bauer indicated that would be a part of the final contract. Typically, it is common that the operations manager will live in Terre Haute and it is a full-time job.

New Business

Appointment of Additional Member to Operator Review Committee – President. President Marvel stated that he would like to add Dave Patterson as an additional member to the Operator Review Committee in place of himself and he would become ex-officio to that Committee. The Committee would then be comprised of Mayor Bennett, Brad Anderson and Dave Patterson.

Next Board Meeting – February 19, 2020.

Other Business. Todd Nation, City Councilman for the 4th District (which includes downtown where the project is) wanted to urge the Board to do the project as originally planned. He was concerned that a change in whether or not to construct a parking garage was not in the proposal brought before the City Council. Media reports of an alternate plan to acquire land at 7th & Wabash and turn it into a flat surface parking lot would not be what was brought before the Council or the community. A lengthy discussion ensued including the fact that projected costs had increased dramatically. It was pointed out that this entire discussion was all purely conjecture at this point. The property in question was not yet for sale, it was unknown whether the purchase price would be affordable if and when the property did become available, and whether or not there might be other potential interested parties that would be able to obtain the property at a higher price than what the Board could budget. Mayor Bennett pointed out that even if the property at 7th & Wabash was acquired and initially made in a flat surface parking area, there was a possibility that at some future time it could be a possibility that a parking garage could be built at 7th and Cherry and then the land at 7th & Wabash could possibly be marketed for some other type of use but the City would have the ability to decide how to redevelop that corner.

Adjournment. Motion: to adjourn. **Action:** Approved. **Moved by:** Mayor Duke Bennett. **Seconded by:** Judy Anderson. **Passed:** all ayes.

Notice of Executive Session:

Following the Regular Meeting of the Vigo County CIB an executive session will be convened. Final action on any matter may only be taken in a public meeting.

Jon Marvel _____

Duke Bennett _____

Steve Witt _____

Judith Anderson _____

Brad Anderson _____

Barbara Boo Lloyd _____