

VIGO COUNTY CAPITAL IMPROVEMENT BOARD OF MANAGERS

MEETING MINUTES OF JANUARY 16, 2019 AT 9:00 A.M.

Location:

Council Room

Vigo County Annex

Terre Haute, Indiana

Roll Call:

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

Others Present: Daniel Hedden- Umbaugh, Steve Bauer- Nations Group, Ted Nolting, City Councilman Todd Nation, Tammy Allen, Cheryl Loudermilk, Nancy Allsup, Howard Greninger, Bob Murray, Channel 2 News

Organizational Meeting and Election of CIB Officers. This is a two year term.

President: Jon Marvel

Vice President: Mayor Duke Bennett

Secretary- Judy Anderson

Treasurer- Steve Witt

Motion: to keep the officers the same, **Action:** Approved, **Moved by:** Steve Witt, Seconded by: David Patterson, **Passed:** all ayes.

Meetings for CIB will be the third Wednesday of every month for the year of 2019.

Minutes. President Jon Marvel presented the minutes dated 12/18/2018. **Motion: Action:** Approved, **Moved by:** Judy Anderson, Seconded by: Mayor Duke Bennett, **Passed:** all ayes.

New Business.

Update on Design of Convention Center and Utility Relocation- Nations Group. Steve Bauer with Nations Group presented the update. They are in contact with all utilities that have facilities that are within the area and throughout the property.

Approval of Utility Relocation Reimbursement Agreement with American Water- Nations Group/ Kroger Gardis & Regas. LLP. There is an Agreement from Indiana American water for relocation of water facilities. They know what needs to be relocated and where the new waterline needs to be. They have

given an idea of what this may cost. The Board agrees to pay American Water and reimburse them for the design and relocation of the facilities. **Motion:** pending approval of the street vacation and addition of required terms, the president can execute the contract, **Action:** Approved, **Moved by:** David Patterson, **Seconded by:** Brad Anderson, **Passed:** all ayes.

Approval of Add-Service for CSO Design Services- No.1- Nations Group. Steve Bauer presented the Professional Service Agreement for the Convention Center and the Convention Center Parking Garage. The original scope of the design services of 32,000 sq feet and it has increased in size to 40,188 sq feet. The parking garage now is going to be \$30,000.00 greater. There is an additional \$75,000.00 in building design, there is a reduction of \$30,000.00 for structural design of the parking garage which brings the total additional service to \$45,000.00. **Motion:** **Action:** Approved, **Moved by:** Duke Bennett, **Seconded by:** Steve Witt, **Passed:** all ayes.

Approval of Add-Service for CSO Design services- No.2- Nations Group. Steve Bauer stated the hotel parking garage was a part of the original contract with CSO Architect. The Board has agreed to continue with this design as part of the hotel group. The payment for the parking garage is more needed for structural, architectural, mechanical, electrical and plumbing. This addition service is for a total of \$22,500.00. They will be leasing and renting spaces in this garage for the Convention Center. In the future there will need to be an agreement between the CIB and hotel group regarding the garage with any expenditure of funds that goes to the garage. **Motion:** **Action:** Approved, **Moved by:** Judy Anderson, **Seconded by:** Steve Witt, **Passed:** all ayes.

Approval of Preliminary Consultant Agreement related to Convention Center Operations Matters- Nations Group. Steve Bauer stated they are in the design stage. They are in need of getting some consulting to get ideas with some input for all operational aspects for the Convention Center. They are in need of input for parking garage, kitchen equipment, kitchen facilities, kitchen operations, etc. This is a service agreement between the CIB and the consultant. This is to allow Nations Group to start this process. This is a limited cost and a limited term of no more than 3 months. **Motion:** **Action:** Approved, **Moved by:** Mayor Duke Bennett, **Seconded by:** Judy Anderson, **Passed:** all ayes.

Update on Street Vacation Petition- Kroger Gardis & Regas, LLP. Ted Nolting stated on January 10, 2019 there was a petition presented to vacate Eighth Street between Wabash and Cherry and there was a public discussion with this as well. The City Council tabled this until their next meeting February 7, 2019. Todd Nation with the City Council stated they are wanting to have further discussion over the vacation of this street and to possibly have a two way traffic around the building of the Convention Center.

Update on Draft of Interlocal Agreement for Financing of Convention Center- Kroger Gardis & Regas, LLP. Ted Nolting stated this is something that will need to have the City, Council, CVB and CIB. There are some working committees such as the executive committee, construction committee, and financing and investment committee. The executive committee (Mayor Duke Bennett, Judy Anderson, Jon Marvel) are to work with the CIB attorney on issues related to the project. Construction committee (Steve Witt, Boo Lloyd, David Patterson) are working with Nations Group and the construction manager as well as oversight on the project. Financing and Investment committee (Judy Anderson, Steve Witt, Brad Anderson) are working with the CIB's financial advisor in putting this complex financial plan together. President Jon Marvel stated on January 23, 2019 at 2:30 pm it would be the Mayor, 2 City Council members, 1 County Commissioner, 2 County Council members and 1 CIB member. We can't have 4 of CIB members present at a committee meeting.

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

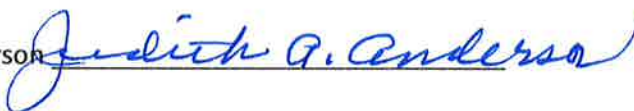
Notice of Executive Session:

Following the Regular Meeting of the Vigo County CIB an executive session may be convened to discuss the following items under the provisions of Ind. Code 5-14-1.5-6.1 (b) (2) (D): the purchase or lease of real property. Final action on any matter may only be taken in a public meeting.

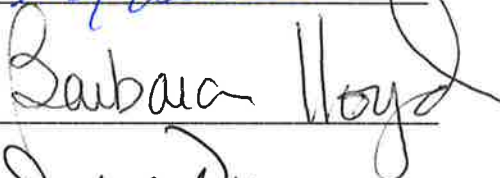
Jon Marvel 

Duke Bennett 

Steve Witt 

Judith Anderson 

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David Patterson 