

VIGO COUNTY CAPITAL IMPROVEMENT BOARD OF MANAGERS

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

Location:

Commissioners' Conference Room

Vigo County Annex

Terre Haute, Indiana

Roll Call:

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

Absent: Barbara Boo Lloyd-Member, Steve Witt-Treasurer

Others Present: Brian Bosma, Steve Bauer, Andy Mouser, Sherri Hinds, Bob Murray, Tammy Allen, Chery Loudermilk, Howard Greninger, Channel 10 News,

Minutes. President Jon Marvel presented the minutes dated 08/21/2019. **Motion: Action:** Approved, **Moved by:** Judy Anderson, **Seconded by:** David Patterson, **Passed:** all ayes.

Old Business.

Update on Design of Convention Center and Site Preparation-Nations Group. Steve Bauer with Nations Group stated Garmon is preparing the bid documents with GMP Proposal that the board has accepted. He has been working with them on various construction activities. Presently they are awaiting on property acquisition. CSO filed variances due to set back of the building and the city, Michael Wright and the Department of Development are working this through.

Update on Property Acquisition- Kroger, Gardis & Regas LLP. Brian Bosma stated there are 3 proposed agreements with 2 purchase agreements and 1 donation agreement. They are not in final form. The first agreement with The Hotel Group of Terre Haute Partners LLC, some terms were agreed upon between CIB and Hilton Garden Inn. CIB is agreeing to alternate parking arrangements for Hilton Garden Inn since CIB will be taking their east parking lot and they won't be able to use the north end of their parking lot as it is closed off due to construction of the parking garage for the Convention Center and other conditions due to the construction next door. The second agreement is with Terre Haute Realty, has a set price of \$354,000.00. These also contain some conditions such as a right of 10 parking spots east of the terminal lot and to allow them to have 40 parking spaces in the parking garage.

Update on Convention Center Financing Kroger, Gardis & Regas LLP and Baker Tilly Virchow Krause, LLP. Andy Mouser with Baker Tilly commented on them reaching out to S&P and they provided a bond rating back in August and they will be reaching out to them to get a minor extension with the bond rating.

Brian Bosma stated there isn't an updated timeline as he isn't sure when they will have enforceable agreements. When this happens there is a 7 week process to work with Baker Tilly on with the sale of the bonds.

New Business

Approval of Purchase/Donation Agreements for Convention Center Properties Resolution No.

2019-4. Brian Bosma stated this is a Donation Agreement with Fontanet Holdings. This is owned by Greg Gibson and he is donating the property. This Resolution allows the president to negotiate the remaining terms and would execute these Agreements. Each of the 2 purchase Agreements does have an expenditure of \$5,000.00 earnest money payments for each of these agreements. **Motion:** to approve Resolution 2019-4 as presented, **Action:** Approved, **Moved by:** David Patterson, **Seconded by:** Duke Bennett, **Passed:** all ayes.

Approval of Amendment to GMP Proposal Exhibit A Resolution No. 2019-5. Brian Bosma presented an amendment to the GMP Proposal. Resolution 2019-3 of Garmongs Guaranteed Maximum Price and the approval was good for 90 days and if bonds weren't present in 90 days the approval was terminated. This also includes \$250,000 of design cost. Resolution 2019-5 will extend the approval of the date from the original date of the approval until December 19, 2019 making that 120 days extended. This increases the guaranteed payment to proceed with construction prior to issuing the bonds from \$250,000 to \$2.4 million. If something was to happen and there is no access to the bonds, \$2.4 million would be committed to pay the construction manager. **Motion:** **Action:** Approved, **Moved by:** Judy Anderson, **Seconded by:** David Patterson, **Passed:** all ayes.

Next Board Meeting- November 20, 2019.

Adjournment. **Motion:** to adjourn, **Action:** Adjourned, **Moved by:** Duke Bennett, **Seconded by:** David Patterson, **Passed:** all ayes.

Jon Marvel

Jon Marvel

Brad Anderson

Brad Anderson

Judy Anderson

Judith Anderson

Duke Bennett

Duke A Bennett

Steve Witt

Barbara Boo Lloyd

David Patterson

D. J. Patterson