



## July 12, 2022 Meeting Minutes

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**Present:**

Nathan Messer  
Wendy McMann  
Tom Santelli  
Matthew Gentry  
Kevin VanHorn  
Jeri Day (Director)  
Steve Russo (Media Director)  
Audrea Racine (Attorney)

**Absent:**

Nathan Frampton

**Note: Three vacant spots on the board as of May 2021.**

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The Boone County Convention and Visitors Bureau met on July 12, 2022, in the Connie Lamar Room within the Boone County Annex Building. The meeting was called to order by President Nathan Messer at 4:33 p.m.

**In the Matter of Consent Agenda – Director’s Report (April-June), Treasurer’s Report and April Meeting Minutes**

Tom Santelli moved to approve the consent agenda presented at today’s meeting. Kevin VanHorn seconded the motion; motion carried 5-0.

**In the Matter of Innkeeper’s Tax Increment Capture Request for Hickory Junction Field House**

Matt Gentry gave a brief update on the Hickory Junction Field House development. It is believed that this sport facility will be the anchor of other future developments – including new hotels, retail, restaurants, residential and senior-living space. He anticipates the issuing of bonds to take place next week. Matt presented the request to capture the increased innkeeper’s tax collected by the new hotel(s), similar to what Whitestown sports facility. The project is being led by Card & Associates, an athletics facility building company. They have been a part of the Pacers Athletic Center in Westfield, Finch Creek Fieldhouse in Noblesville and the Community Sports and Wellness in Pendleton. Billy Bunkowfst, a representative of Card & Associates, is present at today’s meeting to provide an overview of the Hickory Junction Field House development. The City of Lebanon Council recently approved the zoning ordinance for the 95-acres for the Lebanon Fieldhouse on the southeast quadrant, near I-65 and

SR 39 interchange. The field house will be constructed on 12-acres. Approximately 34-acres has been sold to the Multi-family Group. They are looking to sell 40-acres. There are currently two hotels, 150 rooms each, slated to build on those 40-acres - could be more hotels. The fieldhouse will have eight basketball courts – one being a championship court with the capacity of 1,500, fourteen volleyball courts, two turf fields – that will be divisible into four different uses. The Fieldhouse will also double as an event space with the ability to cover the turf to make room for other events like conventions and dances. There will also be a medical and training partnership at the facility. Nathan Messer commented that the way the document reads, the yearly not to exceed \$1.5 million as long as the bonds remain outstanding and not to exceed the total amount of \$24 million. In another spot it talks about refinancing the debt as long as the amount doesn't exceed \$51 million. Previously, there was discussion of cap to not exceed \$12 million. He would like legal counsel to provide more clarification on that. Nathan believes it's a great product and is support of the project. Matt Gentry confirmed that the cap for the not to exceed total amount is \$24 million. The innkeeper's tax is one layer of what the city is trying to pledge to this project. The innkeeper's tax captured would only be from the two hotels built on the site. The city is also pledging the property tax generated by this project – there is already an agreement in place. The fieldhouse will be built in phases – Phase 1 is anticipated to be completed by December 2024.

Nathan Messer made a motion to approve the request, subject to the following:

- I. Changing the 7 days to 60 days for the grievances and
- II. Final legal counsel review on the \$24 million

Wendy McMann seconded the motion; motion passed 4-1-0. Matt Gentry abstained.

**In the Matter of Round Robin/Open Discussion – ideas/thoughts/future plans/etc.:**

Audrea Racine introduced herself to the board as their new legal representation. With the CVB being a government board, she wants to ensure that the board is being compliant and abiding by open door laws – posting public notices, agendas and minutes, etc. There were a few legal issue outstanding that needed to be addressed. Audrea asked what's the boards current status is with the Secretary of State. Wendy responded that she is waiting on the certification of clearance from the Department of Revenue. Once she receives the certificate, that will be submitted to the Secretary of State to reinstate the EIN. Wendy has previously submitted the required paperwork via fax and email on three different occasions. The board's accountant has recommended applying for a new EIN. Wendy plans to go to the state house with the accountant on Thursday. Audrea commented at this point the CVB is not a valid entity and advised the board to make no further business decisions until the board is re-established or assigned a new EIN. She would like to be involved in the proses. Additionally, she asked to be cc'd on all future communications. Audrea would also like to meet with the Treasurer to go over the accounting. Another issue that needs to be addressed is the bylaws. The board had previously discussed assigning two (2) appointments to each municipality – Lebanon, Whitestown, and Zionsville – and one (1) county commissioner appointment, one (1) commissioner, and one (2) councilmember to the CVB. There would need to me a memorandum of understanding adopted by all parties. Matt Gentry suggested breaking down the two appointments for the municipality by the Executive Officer and the town council boards. Nathan Messer also suggested staggering the appointment terms.

Tom Santelli passed on round robin.

Matt Gentry thanked the board for voting on the innkeeper's tax for the Hickory Junction Field House. The Summerfest in Lebanon had a great turn out this year. They are thinking about having the event on Friday evening and all-day Saturday for next year. Augtoberfest is also coming up on August 20, 2022.

Nathan Messer commented the development of the sports facility in Whitestown is still moving forward. Brewfest is on August 13<sup>th</sup> in Whitestown.

Jeri Day wanted to draw attention to the \$82,000 in innkeepers tax collected by Boone County, it's the highest amount the County has ever collected. The Hampton Inn and Home 2 Suites are doing great!

Kevin VanHorn thanked the board for their hard work and looking forward to the fieldhouse projects.

**In the Matter of Old Business:**

No action was taken on Lumberman's Hardwood Association grant request.

**In the Matter of New Business:**

Steve Russo gave a brief update on the media marketing budget and boosting social media posts – Facebook and Instagram. The Boone CVB website is averaging 60 visits per day – most are clicks from Facebook. He is considering google ads for future posts.

Nathan Messer also wanted to address the milage rate on the expense reports. Jeri was using the federal rate, which is different from the state rate. The rate should be adopted into the bylaws. The board will establish the rate at a future meeting. He also believes the office supplies should be separate.

The agenda and minutes will be available on the CVB website going forward.

**In the Matter of Public Comments:**

There was no public comment at today's meeting.

With no further business, Wendy McMann made a motion to adjourn the meeting at 5:45pm. Matt Gentry seconded the motion; motion carried 5-0.

Minutes prepared by Kaylee Jessie