

**Vermilion County Metropolitan Exposition Auditorium
And Office Building Authority**

Minutes of the Board of Directors
February 28, 2024 – 5:30 p.m.

Present: Nate Byram, Jakob Dazey, O.J. Harrison, Kim Hoffman, Erik O’Kane, Durrel Robinson, Maruti Seth, Dean Shore and Matt Sims.

Absent: Tara Auter, Ryan Brumfield, and Dylan Haun.

Attending: Kaylan Huber, Dwayne Gaylor, and Teri Gaffney.

Call to Order: The meeting was called to order at 5:30 p.m.

Roll Call: The roll call was taken. A quorum was present.

Jakob Dazey was welcomed to the meeting as our newest Board Member. He was appointed by the Mayor of Danville.

Approval of Minutes: The Minutes of the meeting of the Board of Directors of January 24, 2024, were reviewed. *It was moved by Kim Hoffman, seconded by Erik O’Kane and carried to approve the Minutes of the meeting of the January 24, 2024, Board meeting as written.*

PUBLIC COMMENTS: Jim Whitlow stated that he has served as an off-ice official for hockey teams for a number of years. He noted that Barry Soskin and Diane Short have accomplished good things with the Danville Dashers as well as the community and he encouraged the Board members to work to bring the Dashers back to the Arena.

Brett Peugh stated that he hoped that the contract with the Danville Dashers could be resolved this evening.

EXECUTIVE SESSION – *It was moved by Kim Hoffman, seconded by Nate Byram and carried unanimously to recess into Executive Session to discuss a land lease agreement. (5:35 p.m.)* Non-Board Members were excused from the meeting.

The Board meeting reconvened into regular session at 5:48 p.m.

Hockey Team Agreement: *It was moved by Matt Sims, seconded by Nate Byram and unanimously approved to finalize the lease negotiations with Barry Soskin and the Danville Dashers, with 100% of the advertising going to Mr. Soskin, 100% of the bar and concession proceeds to the Arena and the Arena to pay \$1 for every adult paid ticket over 500 per game.*

Ms. Short was advised that the attorney for the Arena would be in touch with her or Mr. Soskin. She thanked the Board of Directors and stated she and Mr. Soskin were looking forward to returning to the Arena and meeting everyone.

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HVAC Bids: The Board of Directors agreed at its meeting in January to seek new bids for the replacement of the HVAC systems of the Arena. A new Project Scope was completed following consultation with GHR of Champaign. The following bids were received:

Blackie's Automatic -

- Option #1 - \$909,501.00
- Option #2 - \$820,751.00
- Option #3 - \$749,871.00

Air King - \$1,061,827.00

C-U HVAC, Inc. - \$1,610,400.00

Reliable Mechanical - \$1,725,000.00

After discussion, it was the consensus of the members to ask GHR to review the bids received and invite the vendors to be present at a special meeting to review the bids in detail with the vendors prior to the final decision. It was also suggested that the vendors be asked for references. Ms. Gaffney will schedule a special meeting.

COMMITTEE REPORTS – Dean Shore reviewed the current financial report. It was noted that there continues to be an account at Old National Bank that had initially been opened for the security deposit that was to have been made by a former hockey team. At this point, service fees are beginning to accrue and it is now appropriate to close that account. ***It was moved by Kim Hoffman, seconded by Maruti Seth, and carried to unanimously accept the January and February of 2024 deposits, debit card expenditures, bills paid, and accounts receivable as presented.***

NEW BUSINESS: None Reported.

MANAGEMENT REPORT: Teri Gaffney highlighted the Management report that was contained in the meeting material. It was reported that the Dwarfanators' event was successful for the Arena. The professional basketball league has decided to not begin playing until May of 2025. The Arena will be the site for a dinner for all of the members of the teams participating in the NJCAA Tournament on March 17th.

The ice will be melted immediately following the Easter event. The glass surrounding the ice rink will remain out until August which will allow staff to repair the dasher boards.

OTHER BUSINESS – It was reported that there been no new activity in the pending litigation.

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NEXT MEETING – The next regularly scheduled meeting of the Board of Directors is Wednesday, March 24, 2024 at 5:30 p.m. Ms. Gaffney will contact the Board Members to schedule a special meeting for the purpose of reviewing the HVAC bids with the vendors.

ADJOURNMENT – There being no further business, the meeting adjourned at 6:40 p.m.

A handwritten signature in black ink, appearing to be 'D. Shore', written over a horizontal line.

Dean Shore, Chairperson