

**Minutes of the Meeting of the
BOARD OF DIRECTORS of the
DETROIT REGIONAL CONVENTION FACILITY AUTHORITY
Cobo Conference & Exhibition Center**

April 12, 2012

A Regular Meeting of the Board of Directors of the Detroit Regional Convention Facility Authority (the "Authority"), was held at 8:30 a.m. on April 12, 2012 pursuant to the requirements set forth in the Regional Convention Facility Authority Act at MCL 141.1351, et seq.

I. ROLL CALL. The regular meeting was called to order by Chairman L. Alexander at 8:34 a.m.

PRESENT: Director L. Alexander, Director J. Abdoo, Director M. Carroll, Director W. Guillebeaux, and Director J. Okotie-Eboh

ABSENT: None.

ALSO PRESENT: P. Bero, T. Connors of SMG, G. Brown, T. Tuskey, E. Duff of Garan Lucow Miller, P.C., and M. Powers of DMCVB

II. APPROVAL OF MINUTES. A motion to approve the Minutes of the regular meeting of the Authority held March 15, 2012 by J. Okotie-Eboh.

UNANIMOUSLY APPROVED

III. CEO/CFO REPORT. CEO/CFO Patrick Bero presented his report to the Board which included updates on the following:

- a. DRCFA Financial Documents February 2012
- b. Update regarding Dunn & Bradstreet Report

CEO/CFO Patrick Bero also presented the following items for action by the Board.

A. Resolution to Approve Parking Security Budget Reallocation. Based upon the recommendation of the CEO/CFO and the Authority having been fully advised in the premises, W. Guillebeaux offered a motion that the Authority resolve to approve the Resolution as presented.

UNANIMOUSLY APPROVED

IV. REPORT OF GENERAL MANAGER. Facility General Manager Thom Connors of SMG presented his report which included the following:

- February 2012 Financial Report
- February-March 2012 Event Summary
- Booking Trends Update
- Major Contract Renewals Status Update
 - ABM
 - Motor City Electric
- Update on TVS Lease
- First Quarter Customer Feedback Comparison

V. **DRCFA ART COMMITTEE REPORT.** J. Okotie Eboh presented an update regarding Committee meetings and development of a formal art policy. A draft of the policy was provided to the Board of Directors for review and comment.

VI. **REPORT OF CHAIRMAN OF DRCFA SUB-COMMITTEE CAPITAL IMPROVEMENTS AND UPGRADES.** Committee Chair, W. Guillebeaux, presented a summary of the pertinent items addressed in the Owner’s Representative Report dated April 6, 2012.

Committee Chair, W. Guillebeaux, presented the Sub-Committee recommendations for Board action on the following items:

A. Resolution Authorizing the Amendment to the Authority’s Agreement with Walbridge/Barton Malow/White, JV Reconciling the Construction Contingency and Added Work Scope for Phase IIb projects. Motion for approval of Resolution with revised title by J. Okotie-Eboh.

UNANIMOUSLY APPROVED

B. Resolution Authorizing the Authority to Enter into a Contract/Funding Agreement with the City of Detroit Downtown Development Authority for the Design & Construction of MDOT Grant Approved to City Streetscape Improvements Surrounding Cobo. Motion for approval of Resolution as presented by J. Okotie-Eboh.

UNANIMOUSLY APPROVED

C. Resolution Authorizing the Authority to Contract with Johnson Controls, Inc. for Existing Condensate System Replacement and Upgrades. Motion for approval of Resolution as presented by J. Okotie-Eboh.

UNANIMOUSLY APPROVED

- D. Resolution Authorizing the Authority to Contract with Johnson Controls, Inc. for the Provision Low Flow Toilet Fixtures & Booster Pump Upgrade. Motion for approval of Resolution as presented by J. Okotie-Eboh.

UNANIMOUSLY APPROVED

- E. Motion for removal of Agenda item 6.f. (Resolution to Purchase and Install Additional Electrical Meters) by J. Okotie-Eboh.

UNANIMOUSLY APPROVED

- F. Resolution Authorizing the Authority to Issue a Purchase Order to HP Products for Waste and Recycling Receptacles. Motion for approval of Resolution as presented by J. Okotie-Eboh.

UNANIMOUSLY APPROVED

- G. Resolution Authorizing the Authority to Contract Johnson Controls, Inc. to Optimize the Existing Cobo Chilled Water Plant Equipment. Motion for approval of Resolution as presented by J. Abdoo.

UNANIMOUSLY APPROVED

- H. Resolution Authorizing the Authority to Contract with Johnson Controls, Inc. for the Installation of Variable Air Volume Distribution Systems Serving the D0, 2nd & 3rd Levels of the East Main Concourse. Motion for approval of Resolution as presented by M. Carroll.

UNANIMOUSLY APPROVED

- I. Resolution Authorizing the Authority to Amend the Agreement with Kahn - SDG to Provide for Graphics/Signage (Wayfinding) Consulting Services as Proposed by Corbin Design. Motion for approval of Resolution as presented by M. Carroll.

UNANIMOUSLY APPROVED

- J. Resolution Authorizing the Authority to Execute a Contract Modification to KONE Corporation for the Design & Installation of Passenger Elevator #23 in the North Atrium Area. Motion for approval of Resolution as presented by J. Abdoo.

UNANIMOUSLY APPROVED

- K. Resolution Authorizing the Authority to Rescind and Revise its Resolution for Folding Partition Work to Execute Separate Contracts with Hufcor and Advanced Equipment. Motion for approval of Resolution as presented by J. Okotie-Eboh.

UNANIMOUSLY APPROVED

- L. Sub-Committee requested to table Agenda item 6.m. (Resolution to Execute a Construction Contract with Detroit Automatic Sprinkler for the Provision of Fire Protection Work).
- M. Resolution Authorizing the Authority to Execute a Construction Contract with DeCal, Inc. for the Provision of HVAC & Plumbing Work. Motion for approval of Resolution as presented by J. Okotie-Eboh.

UNANIMOUSLY APPROVED

- N. Resolution Authorizing the Authority to Procure the Design Assist Services and Procurement of Low Voltage and Communication Equipment for Phase IIIb Projects. Motion for approval of Resolution as presented by M. Carroll.

UNANIMOUSLY APPROVED

- O. Resolution Authorizing the Authority to Contract with Johnson Controls, Inc. to Install Utility Grade Meters on PLD Secondary Feeders to Existing COBO Substations. Motion to add this Resolution as Agenda item 6.p. presented by J. Abdoo.

UNANIMOUSLY APPROVED

Motion for approval of Resolution as presented by J. Abdoo.

UNANIMOUSLY APPROVED

- VII. PRESENTATION OF GLASS CURTAIN WALL PROGRESS.** Presented by W. Guillebeaux and G. Harrison (SDG). SDG representatives led a discussion and presentation regarding the progress of the proposed glass curtain wall. Following the meeting, the Board was invited to view a replica of the proposed media and mesh glass curtain wall which was temporarily installed in the Cobo lobby.

- VIII. UNFINISHED BUSINESS.** None.

- IX. NEW BUSINESS.** None.

X. PUBLIC COMMENT. None.

XI. ADJOURNMENT. A motion for adjournment of the regular meeting at 11.43 a.m. by W. Guillebeaux.

UNANIMOUSLY APPROVED

Respectfully submitted,



Joseph Abdoo, Secretary

Approved: May 10, 2012