

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

**May 10, 2012**

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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 May 10, 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 8:35 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 April 12, 2012 by M. Carroll.

**UNANIMOUSLY APPROVED**

**III. CONSIDERATION OF RESOLUTION TO APPROVE CONSENT AGENDA.**  
Motion for approval of Resolution as presented by J. Okotie-Eboh.

**UNANIMOUSLY APPROVED**

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

- a. March 2012 Financials
- b. Cell Tower Proposals

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

A. Resolution to Approve New Lease Terms on Two AT&T Leases. Based upon the recommendation of the CEO/CFO and the Authority having been fully advised in the premises, Mike Carroll offered a motion that the Authority resolve to approve the Resolution as presented.

**UNANIMOUSLY APPROVED**

**V. COBO ART SUB-COMMITTEE REPORT.** J. Okotie-Eboh presented her report to the Board which included updates on the following:

- a. International Institute Heritage Hall of Fame Status
- b. Michigan Sports Hall of Fame Status
- c. Veteran's memorial Re-Dedication
- d. Mayor Coleman A. Young's Portrait Disposition
- e. John Conyers Legacy Committee Request

J. Okotie-Eboh also presented the following items for action by the Board.

- A. Resolution to Approve Policy on Art at Cobo Center. Based upon the recommendation of the CEO/CFO and the Authority having been fully advised in the premises, M. Carroll offered a motion that the Authority resolve to approve the Resolution as presented.

**UNANIMOUSLY APPROVED**

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

- Event Summary
- March 2012 Financials
- Sales & Booking Update
  - Parking Operations
  - ABM and Motor City Contract Reviews

Thom Connors also presented the following items for action by the Board.

- A. Kone Contract Extension. Based upon the recommendation of SMG 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**

- B. Consider Temporary Chiller Rental. Based upon the recommendation of SMG and the Authority having been fully advised in the premises, M. Carroll offered a motion that the Authority resolve to approve the Resolution as presented.

**UNANIMOUSLY APPROVED**

**VII. 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.

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

- A. Resolution Authorizing the Authority to Install Additional Steam Isolation Valves & Reconditioning Existing Steam Valves. Motion for approval of Resolution by J. Abdoo.

**UNANIMOUSLY APPROVED**

- B. Resolution Authorizing an Amendment to the Authority's Phase IIb CM Agreement with Walbridge/Barton Malow/White, JV for Fire Separation Wall & Insulation at Detroit Hall Entry Foyer & Stairway Provided by Garcia Construction. Motion for approval of Resolution as presented by J. Okotie-Eboh.

**UNANIMOUSLY APPROVED**

- C. Resolution Authorizing the Authority to Proceed with the Removal, Relocation & Replacement of Utilities Associated with the Washington Blvd. Parking Garage Rehabilitation. Motion for approval of Resolution as presented by M. Carroll.

**UNANIMOUSLY APPROVED**

- D. Resolution Authorizing the Authority to Proceed with Utility and Building Modifications Associated with the Modernization & Upgrades to Existing Elevator/Escalators. Motion for approval of Resolution as presented by J. Okotie-Eboh.

**UNANIMOUSLY APPROVED**

- E. Resolution Authorizing the Authority to Amend the Authority's Professional Services Agreement with Albert Kahn-SDG Incorporating Specialty Lighting Design in the Atwater Street Garage by IlluminArt. Motion for approval of Resolution as presented by J. Abdoo.

**UNANIMOUSLY APPROVED**

- F. Resolution Authorizing the Authority to Execute a Contract Change Order to the Authority's Existing Construction Contract with KONE Corporation for the Provision of Enhancement Upgrades to Existing Elevator Cabs. Motion for approval of Resolution as presented by M. Carroll.

**UNANIMOUSLY APPROVED**

- G. Resolution Authorizing the Authority to Contract with Johnson Controls, Inc. for the Provision of Proprietary SMART Building System Labor and Material. Motion for approval of Resolution as presented by J. Okotie-Eboh.

**UNANIMOUSLY APPROVED**

- H. Resolution Authorizing the Authority to Execute a Construction Contract with Detroit Automatic Sprinkler for the Provision of Fire Protection Work. Motion for approval of Resolution as presented by J. Abdo.

**UNANIMOUSLY APPROVED**

- I. Resolution Authorizing the Authority to Execute a Construction Contract with Motor City Electric for the Provision of Fire Protection Work. Motion for approval of Resolution as presented by J. Okotie-Eboh.

**UNANIMOUSLY APPROVED**

- J. Resolution Authorizing the Authority to Contract with Master Craft Carpet Service, Inc. for Provision and Installation of Woven Carpet. Motion for approval of Resolution as presented by J. Abdo.

**UNANIMOUSLY APPROVED**

- K. Resolution Authorizing the Authority to Execute a Construction Contract with Angelo Iafrate Construction Company for the Provision of Civil & Site Concrete. Motion for approval of Resolution as presented by M. Carroll.

**UNANIMOUSLY APPROVED**

- L. Resolution Authorizing the Authority to Execute a Construction Contract with Colasanti Specialty Services, Inc. for Building Concrete Work. Motion for approval of Resolution as presented by J. Abdo.

**UNANIMOUSLY APPROVED**

- M. Resolution Authorizing the Authority to Execute a Construction Contract with Royal Roofing Company, Inc. for Roofing. Motion for approval of Resolution as presented by J. Okotie-Eboh.

**UNANIMOUSLY APPROVED**

- N. Resolution Authorizing the Authority to Execute a Construction Contract with Michielutti Brothers, Inc. for Terrazzo & Ceramic Tile Work. Motion for approval of Resolution as presented by J. Okotie-Eboh.

**UNANIMOUSLY APPROVED**

- O. Resolution Authorizing the Authority to Execute a Contract Modification to KONE Corporation to Increase the Capacity of Freight Elevators 17 & 18 to 10,000 lbs. Motion for approval of Resolution as presented by M. Carroll.

**UNANIMOUSLY APPROVED**

- P. Resolution Authorizing the Authority to Amend the Construction Contract with Hardman Construction, Inc. for Installation of Additional Micro Piles. Motion for approval of Resolution as presented by J. Okotie-Eboh.

**UNANIMOUSLY APPROVED**

- Q. Resolution Authorizing the Authority to Proceed with the Reinforcing and Removal of Existing Masonry as Required to Complete the Structural Steel Connections. Motion for approval of Resolution as presented by M. Carroll.

**UNANIMOUSLY APPROVED**

**VIII.** **UNFINISHED BUSINESS.** None.

**IX.** **NEW BUSINESS.** None.

**X.** **PUBLIC COMMENT.** None.

**XI.** **ADJOURNMENT.** A motion for adjournment of the regular meeting at 11:50 a.m.

**UNANIMOUSLY APPROVED**

Respectfully submitted,



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Joseph Abdoo, Secretary

**Approved: June 4, 2012**