

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

**December 12, 2013**

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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 December 12, 2013 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 J. Abdo, Director L. Alexander, Director M. Carroll, Director W. Guillebeaux, and Director J. Okotie-Eboh

**ABSENT:** None.

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

**II.** Per the request of legal counsel, W. Guillebeaux moved to add Closed Session to the Agenda to discuss pending litigation. A motion to add Closed Session to the Agenda presented by J. Okotie-Eboh.

**UNANIMOUSLY APPROVED**

**III. APPROVAL OF MINUTES.** A motion to approve the Minutes of the regular meeting of the Authority held November 14, 2013 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. FY 2013 Year End Consolidated Financials
- b. October 2013 Cobo Operations Financial Statement
- c. DRCFA Capital Program Sales Tax Exemption Extension Update
- d. Macomb County Commission Presentation 12/11/13
- e. 2003 Board Defeasance and Re-Rating Update
- f. Detroit Public Lighting Department Issues Update

The CEO/CFO also presented the following items for Board approval:

1. Resolution to Approve Muchmore, Harrington, Smalley & Associates to Pursue Legislative Amendment to State Tax Exemption Law. Motion for approval of Resolution as presented by J. Okotie-Eboh.

**UNANIMOUSLY APPROVED**

2. Resolution to Approve Centerplate Reserve Fund Expenditures. Motion for approval of Resolution as presented by W. Guillebeaux.

**UNANIMOUSLY APPROVED**

- V.** **ART SUB-COMMITTEE REPORT.** Art Sub-Committee Meeting Agenda of November 15, 2013 presented by J. Okotie-Eboh.

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

1. Event Summary
2. Attendee Survey Update
3. October Financial Report by Sharon Schuster
4. Operations Update
5. Sales and Marketing Report

- VII.** **REPORT OF CHAIR OF DRCFA SUB-COMMITTEE ON CAPITAL IMPROVEMENTS & UPGRADES.** Committee Chair W. Guillebeaux presented a summary of the pertinent items addressed in the Sub-Committee Meeting Agenda dated December 9, 2013 and discussion regarding (1) DRCFA sworn statement as of 11/19/13 for C-1 a/b Atrium & Ballroom Readaptive Use; and (2) Enclos Corp. price adjustment for scope and quantity changes to project..

- A. Resolution 2013-12-12-01 to Amend Construction Contract With Johnson Controls, Inc. Incorporating Additional & Upgraded Aruba WiFi System Equipment to Optimize Coverage/Capacity in the Grand Riverview Ballroom and Approving an Allowance for Authority Self Perform Installation. Motion for approval of Resolution as presented by J. Abdoo.

**UNANIMOUSLY APPROVED**

- B. Resolution 2013-12-12-02 to Negotiate a Final Contract Amount & Amend the Authority's Construction Contract With Midwest Steel, Inc. Motion for approval of Resolution as presented by J. Abdoo.

**UNANIMOUSLY APPROVED**

- C. Resolution 2013-12-12-03 to Amend Construction Contract With KONE Corporation Incorporating Cleaning of the Atrium Escalators. Motion for approval of Resolution as presented by J. Abdoo.

**UNANIMOUSLY APPROVED**

- D. Resolution 2013-12-12-05 to Amend the Construction Contract With DennCo Construction Incorporating the Installation of Additional Door Hardware Devices & Features. Motion for approval of Resolution as presented by J. Abdoo.

**UNANIMOUSLY APPROVED**

- E. Resolution 2013-12-12-06 to Revise the Capital Framework Plan and Budgets for Phase IIIb Projects C-2 and C-4. Motion for approval of Resolution as presented by J. Abdoo.

**UNANIMOUSLY APPROVED**

- F. Resolution 2013-12-12-07 to Execute a Construction Contract With Curtis Glass & Glasco to Furnish & Install Interior Glass & Glazing Associated With the Project C-2 South Wing Renovation at Levels 100 & 144. Motion for approval of Resolution as presented by M. Carroll.

**UNANIMOUSLY APPROVED**

- G. Resolution 2013-12-12-08 to Execute a Construction Contract With Madias Brothers Inc. to Provide Painting Associated With the Project C-2 South Swing Renovation at Levels 100 & 144. Motion for approval of Resolution as presented by J. Okotie-Eboh.

**UNANIMOUSLY APPROVED**

- H. Resolution 2013-12-12-09 to Execute a Construction Contract With Rice & Werthmann, Inc. to Furnish and Install Millwork & Countertops Associated With the Project C-2 South Wing Renovation at Levels 100 & 144. Motion for approval of Resolution as presented by J. Okotie-Eboh.

**UNANIMOUSLY APPROVED**

- I. Resolution 2013-12-12-10 to Execute a Construction Contract With Integrated Interiors, Inc. to Furnish and Install Acoustical Wall Panels Associated With the Project C-2 South Wing Renovation at Level 144 (Junior Ballroom). Motion for approval of Resolution as presented by J. Okotie-Eboh.

**UNANIMOUSLY APPROVED**

- J. Resolution 2013-12-12-11 to Amend the Construction Contract With KONE Corporation Incorporating the Disconnection & Partial Removal of the Otis Escalator Banks. Motion for approval of Resolution as presented by M. Carroll.

**UNANIMOUSLY APPROVED**

- VIII. UNFINISHED BUSINESS.** None.

- IX. NEW BUSINESS.** Discussion of DRCFA Winter 2014 Meeting Dates:

**Regular and Special Meetings of the DRCFA**

January 16, 2014 (Thursday) at 8:30 a.m., at DMCBV, 211 West Fort St., Suite 1000, Detroit, Michigan

February 13, 2014 (Thursday) at 8:30 a.m., Room TBA

February 27, 2014 (Thursday) at 8:30 a.m., Room TBA

March 13, 2014 (Thursday) at 8:30 a.m., Room TBA

March 27, 2014 (Thursday) at 8:30 a.m., Room TBA

April 10, 2014 (Thursday) at 8:30 a.m., Room TBA

**Sub-Committee on Capital Improvements & Updates**

January 13, 2014 (Monday) at 7:30 a.m. in the New Boardroom

February 10, 2014 (Monday) at 7:30 a.m. in the New Boardroom

February 24, 2014 (Monday) at 7:30 a.m. in the New Boardroom

March 10, 2014 (Monday) at 7:30 a.m. in the New Boardroom

March 24, 2014 (Monday) at 7:30 a.m. in the New Boardroom

April 7, 2014 (Monday) at 7:30 a.m. in the New Boardroom

**Sub-Committee on Cobo Art**

January 15, 2014 at 1:00 p.m. in the New Boardroom

February 19, 2014 at 1:00 p.m. in the New Boardroom

March 19, 2014 at 1:00 p.m. in the New Boardroom

- X. CLOSED SESSION.** A motion for adjournment to Closed Session to discuss settlement negotiation status relative to pending litigation at 10:45 a.m. by J. Okotie-Eboh.

**UNANIMOUSLY APPROVED**

A motion by J. Okotie-Eboh to re-convene the regular meeting of the Board of Directors at 12:08 p.m. by roll call vote.

**UNANIMOUSLY APPROVED**

**XI. PUBLIC COMMENT.** None.

**XII. ADJOURNMENT.** A motion for adjournment of the regular meeting at 12:10 p.m. by M. Carroll.

**UNANIMOUSLY APPROVED**

Respectfully submitted,



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Joseph Abdoo, Secretary

**Approved: January 16, 2014**