

CARMEL REDEVELOPMENT COMMISSION MEETING
Wednesday, September 15, 2021

ATTENDANCE:

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Present (Telephonically)
Member	Adam Campagna	Present
Member	Jeff Worrell	Present
Member	Michael Kerschner	Present
Executive Director	Henry Mestetsky	Present (Telephonically)
Deputy Director	Jenell Fairman	Present
Finance Manager	Michael Lee	Present
Project Manager	Larysa Glaspie	Present
Office Manager	Rachel Finn	Present
Legal Counsel	Ryan Wilmering	Present
City Attorney	Ashley Ulbricht	Present

President Hammer called the meeting to order at 6:30 p.m.

The Pledge of Allegiance was recited.

BID OPENING – Civic Square Garage Price Proposals

Mr. Lee opened sealed bid proposals from Shiel Sexton and F.A. Wilhelm and read aloud.

- Shiel Sexton – total GMP \$10,350,000.00 alternate 1 is \$80,000.00 and alternate 2 is \$1,400,000.00.
- F.A. Wilhelm – total GMP \$8,370,000 without any alternates.

The CRC will take the bids under advisement.

Approval of Minutes

August 18, 2021 minutes were presented. Commissioner Campagna moved to approve the minutes. Commissioner Worrell seconded. President Hammer asked Mrs. Finn for a roll call vote.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell	X		

Financial Matters

Mr. Lee stated the Commission's end of the month balance for August totaled \$4,346,962 and, including the restricted funds, the balance totaled \$11,848,950.50.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$65,778.50.

Mr. Lee requested the Commission to approve the 856 Gift Fund claims in the amount of \$1,750.00.

Mr. Lee requested the Commission to approve the 2021 TIF Bond claims in the amount of \$22,567.00.

Commissioner Campagna moved to approve the claims, seconded by Vice President Bowers. President Hammer asked Mrs. Finn for a roll call vote.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell	X		

Executive Director Reports with Update on Properties

Executive Director Mestetsky presented project updates to the Commission.

Committee Reports

Finance Committee

None.

Architectural Review Committee – Secretary Brooks informed the Commission that the Architectural Review Committee met on August 30th and approved the updated plans and elevations for the Carmel City Center Wren building.

Old Business

None.

New Business

a. Action Item #1 – Approval of contribution to winter pavilion

Nancy Heck, Director of Community Relations and Economic Development presented to the Commission and asked that they approve contributing \$50,000 towards the completion of the winter pavilion for the Christkindlmarkt and Ice at Carter Green.

Vice President Bowers moved to approve, seconded by Commissioner Worrell. President Hammer asked Mrs. Finn for a roll call vote.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell	X		

b. Action Item #2 – Approval of contract with Ray's Demolition for the Demolition of the Lot One Site.

Executive Director Mestetsky asked that the Commission approve a contract with Ray's Demolition for the demolition of the Lot One Site for the future development of First on Main.

Commissioner Campagna moved to approve, seconded by Secretary Brooks. President Hammer asked Mrs. Finn for a roll call vote.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell	X		

- c. **Action Item #3** – Approval of Structural Analysis contract for Water Tower Lighting project.

Deputy Director Fairman asked that the Commission to approve a contract with Tank Industry Consultants to review the structural analysis, design, and connection details for the Water Tower Lighting project.

Secretary Brooks moved to approve, seconded by Vice President Bowers. President Hammer asked Mrs. Finn for a roll call vote.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell	X		

- d. **Action Item #4** – Resolution 2021-19 re: selection of Design-Build proposal for Civic Square Garage.

The Technical Review Committee has qualified three teams: Hagerman Construction, F.A. Wilhelm, and Shiel Sexton. The TRC has received qualitative proposals from two of those teams and opened price proposals from those same teams this evening. Earlier in the day, the TRC met and scored the qualitative proposals.

- F.A. Wilhelm received 96.3 points out of 100
- Shiel Sexton received 83.3 points out of 100

By state statute, the qualitative score is divided by the price to come up with the adjusted value price.

- F.A. Wilhelm total adjusted price \$8,688,581.31
- Shiel Sexton total adjusted price \$12,420,000.00

Deputy Director Fairman asked that the Commission approve the lowest adjusted price Design-Build proposal for Civic Square Garage and approve and ratify the contingent award of the contract to the selected offer.

Commissioner Worrell moved to approve, seconded by Vice President Bowers. President Hammer asked Mrs. Finn for a roll call vote.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna			X
Jeff Worrell	X		

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Other Business

None.

Adjournment

The Commission adjourned the meeting at 7:12 p.m.

The next regularly scheduled meeting is Wednesday, October 20, 2021, 6:30 p.m.