

CARMEL REDEVELOPMENT COMMISSION Meeting Wednesday, October 17, 2018

ATTENDANCE:

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Present
Treasurer	Christine Pauley	Not Present
Member	Adam Campagna	Present
Member	Jeff Worrell	Not Present
Member	Michael Kerschner	Present
Executive Director	Henry Mestetsky	Present
Deputy Director	Michael Frischkorn	Not Present
Finance Manager	Michael Lee	Present
Office Manager	Rachel Finn	Present
City Attorney	Ashley Ulbricht	Present
Legal Consultant	Ryan Wilmering	Present

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

The Pledge of Allegiance was said.

Bid Opening – Hotel Bid Package II

Ryan Sermersheim with Shiel Sexton opened Hotel Bid Package II sealed bids and read aloud.

Contract 8.5 – Storefronts/Windows/Entrances: Delaware Glass, MAB Commercial Glazing
Contract 9.1 – Framing/Drywall/Ceilings: Quality Interiors Inc., Circle B Construction System LLC, Gibson-Lewis of Indianapolis.
Contract 14.1 – Elevators: Schindler Elevator Corp
Contract 21.1 – Fire Protection: RSQ Fire Protection, Dalmatian Fire, Integrity Fire Protection, LLC, Ryan Fireprotection, Inc., F.E. Moran Fire Protection.
Contract 22.1 – Gordon Plumbing, Inc., Mission Mechanical, DEEM LLC
Contract 23.1 – Real Mechanical, General Piping, DEEM LLC
Contract 26.1 – Huston Electric, ERMCO, Barth Electric, Gaylor Electric, DEEM LLC

Shiel Sexton will take the bids under advisement and give their recommendation in a week.

Approval of Minutes

The September 19, 2018, minutes were presented. Secretary Brooks moved to approve the minutes. Mr. Campagna seconded.

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

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The September 26, 2018, minutes were presented. Secretary Brooks moved to approve the minutes. Mr. Campagna seconded.

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

The October 4, 2018, minutes were presented. Mr. Campagna moved to approve the minutes. Vice President Bowers seconded.

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

Financial Matters

Mr. Lee stated the Commission's end of the month August balance totaled \$1,346,830.00 and, including the restricted funds, the balance totaled \$7,144,324.00.

Update on Outstanding Receivables

Mr. Lee stated there are two outstanding receivables:

- 1) Project Blue invoices of \$15,643.
- 2) Initial Energy Consumption Fee for The Mezz of \$346,411.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$481,631.92.

Mr. Lee stated that there is a disbursement to be paid out of the Midtown Phase 1A Bond in the amount of \$9,885.90.

Mr. Lee stated that there is a disbursement to be paid out of the Midtown South Bond in the amount of \$1,003.00.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 TIF Bond in the amount of \$8,841.25.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 COIT Bond in the amount of \$41,223.18.

Vice President Bowers moved approve the claims, seconded by Secretary Brooks.

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

Approval of Change Orders – Action Item #1

None.

Executive Director Reports with Update on Properties

Mr. Mestetsky thanked all of the companies that submitted bids. Midtown West held a topping out ceremony for Merchants Bank. The Proscenium continues to move forward with construction. The approval of Monon Square purchase has passed at City Council and is moving forward to closing.

Committee Reports

Finance Committee – Vice President Bowers noted that the committee discussed and reviewed the budget, and if there were any other needs for updating the budget.

Architectural Review Committee – None

Old Business

None.

New Business

- a. **Action Item #2** – Approval of Resolution 2018-10 Re: Acquisition of 434 South Rangeline.

Director Mestetsky asked that the Commission approve the acquisition of 434 South Rangeline.

Mr. Campagna moved to approve. Secretary Brooks seconded.

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

- b. **Action Item #3** – Approval of Resolution 2018-11 Re: transfer miscellaneous land parcels for Hotel

Director Mestetsky asked that the Commission approve the transfer miscellaneous land parcels for Hotel.

Vice President Bowers moved to approve. Secretary Brooks seconded.

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

Other Business

None.

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Adjournment

Vice President Bowers moved to adjourn, seconded by Mr. Brooks. The Commission adjourned the meeting at 7:07 p.m.

The next regularly scheduled meeting is Wednesday, November 21st, 2018, 1:00p.m.