

CARMEL REDEVELOPMENT COMMISSION Meeting Wednesday, September 19, 2018

ATTENDANCE:

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Present
Treasurer	Christine Pauley	Present
Member	Adam Campagna	Present
Member	Jeff Worrell	Not Present
Member	Michael Kerschner	Not Present
Executive Director	Henry Mestetsky	Present
Deputy Director	Michael Frischkorn	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 6:37 p.m.

The Pledge of Allegiance was said.

Bid Opening – 580 Veterans Way, Suite 100 Buildout

Mr. Frischkorn opened five sealed bids from Dallman Contractors, Garmong Construction Services, Charles C. Brandt Construction Company, MDC Construction, and Capital Construction Services. He noted that the architects would review bids for completeness and return with a recommendation later in the meeting.

Bid Opening – Monon and Main South Façade

Mr. Frischkorn opened three sealed bids from Verkler Inc., J. C. Ripberger, and RLTurner. He provided the bids to the architects for their review.

Approval of Minutes

The August 15, 2018 minutes were presented. Mr. Campagna moved to approve the minutes. Mr. 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 \$1,601,217.00 and, including the restricted funds, the balance totaled \$7,398,711.00.

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.

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Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$427,849.91.

Mr. Lee stated that there is a disbursement to be paid out of the Midtown Phase 1A Bond in the amount of \$13,531.02

Mr. Lee stated that there is a disbursement to be paid out of the Midtown South Bond in the amount of \$313,105.47

Mr. Lee stated that there is a disbursement to be paid out of the 2016 TIF Bond in the amount of \$11,331.15.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 COIT Bond in the amount of \$48,452.88.

Mr. Lee stated that there is a disbursement to be paid out of the 2017 C-1 Bond in the amount of \$22,819.06

Mr. Bowers moved approve the claims, seconded by Mr. Campagna.

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

*Let the minutes reflect that there was an error with the voting software and Mr. Worrell did not vote.

Approval of Change Orders – Action Item #1

Mr. Mestetsky sought approval of change orders for Hotel design costs. Mr. Brooks moved to approve the change orders, seconded by Mr. Campagna.

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

*Let the minutes reflect that there was an error with the voting software. Mr. Worrell and seat 11 did not vote.

Executive Director Reports with Update on Properties

Mr. Mestetsky presented a slideshow highlighting the ongoing CRC projects. The Monon Boulevard continues to be built out. Anthony's Chophouse opened. Townhomes are under construction and 3UP Rooftop will be opening soon. The Midtown West project is proceeding quickly due to good weather. The Midtown Plaza project has started with the Monon Boulevard southbound lane open for pedestrian traffic. Hamilton East is under construction. Baldwin and Chambers is almost finished. The Proscenium is under construction. Parts of the Hotel Carmichael are out to bid.

Committee Reports

Finance Committee – None

Architectural Review Committee – None

Old Business

None.

New Business

- a. **Action Item #2** – Amendment to Monon and Main South Façade design contract

Mr. Hammer asked for a voice vote and Ms. Ulbricht approved. Mr. Mestetsky asked that the Commission approve an amendment to the contract with Rausch Studios. Mr. Brooks moved to approve, seconded by Mr. Bowers. Unanimously approved.

- b. **Action Item #3** – Approval of Resolution 2018-08 Re: Hotel Carmichael approvals

Mr. Mestetsky stated that the Hotel Carmichael is moving forward. He requested Resolution 2018-08 be approved. Mr. Campagna moves to approve, seconded by Mr. Bowers. Unanimously approved.

- c. **Action Item #4** – Approval of contract for scale model

Mr. Mestetsky stated that the CRC is working with a model maker for a 3D magnetic scale model of the Carmel central core. He requested the approval of a preliminary, not to exceed contract. Mr. Bowers moves to approve, Mr. Brooks seconds. Unanimously approved.

- d. **Action Item #5** – Award bid for 580 Veterans Way, Suite 100 Buildout

Mr. Frischkorn stated the CRC staff wanted to meet with the architects to review costs and that for the action item to approve awards be tabled. Mr. Campagna asked if that was for both Action Items 5 and 6. Mr. Frischkorn affirmed. Mr. Hammer motioned to table Action Items #5 and #6. Mr. Campagna moved to approve, seconded by Mr. Brooks. Unanimously approved. Action Item tabled.

- e. **Action Item #6** – Award bid for Monon and Main South Facade

See Action Item 5 above. Action Item tabled.

Other Business

None.

Adjournment

Mr. Bowers moves to adjourn, seconded by Mr. Campagna. The Commission adjourned the meeting at 6:53 p.m.

The next regularly scheduled meeting is Wednesday, October 17, 2018 at 6:30 p.m.