

## **CARMEL REDEVELOPMENT COMMISSION Meeting Wednesday, November 21, 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	Present
Member	Michael Kerschner	Present
Executive Director	Henry Mestetsky	Present
Deputy Director	Jenell Fairman	Present
Finance Manager	Michael Lee	Present
Office Manager	Rachel Finn	Not Present
City Attorney	Ashley Ulbricht	Present
Legal Consultant	Ryan Wilmering	Present

President Hammer called the meeting to order at 1:10 p.m.

The Pledge of Allegiance was said.

### **Bid Opening – Mohawk Landing RFP**

Finance Manager Lee opened one bid received from Old Town Companies. No offering price provided.

Executive Director Mestetsky stated that the CRC will take the bid into advisement and report back at the next CRC Commission meeting weather the CRC recommends acceptance or rejection.

### **Bid Awards – Hotel Carmichael – Ratification of contracts 4.1 and 5.2**

Director Mestetsky requested the Commission to ratify the private entity hotel, owner's acceptance of award in the sum of almost \$600,000 for a masonry and ornamental railing contract. Mr. Worrell asked how the cost compared to the initial estimates. Director Mestetsky said they were in line with the estimates. Secretary Brooks inquired about note on contract 2.0 and 7.1.

Vice President Bowers moved to approve the minutes. Secretary Brooks seconded.

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

### **PUBLIC HEARING – Motor Court West allocation area**

President Hammer opened the public hearing at 1:21pm. No one spoke for or against. President Hammer closed the public hearing at 1:22pm.

**Approval of Minutes**

The October 17, 2018, minutes were presented. Mr. Campagna moved to approve the minutes. Secretary Brooks seconded.

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

The October 29, 2018, minutes were presented. Secretary Brooks 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			X

The November 5, 2018, minutes were presented. Vice President Bowers 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	X		

**Financial Matters**

Mr. Lee stated the Commission's end of the month August balance totaled \$1,080,139.88 and, including the restricted funds, the balance totaled \$6,877,634.00.

**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 \$476,916.02.

Mr. Lee stated that there is a disbursement to be paid out of the Midtown Phase 1A Bond in the amount of \$19,772.21.

Mr. Lee stated that there is a disbursement to be paid out of the Midtown South Bond in the amount of \$14,012.10.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 TIF Bond in the amount of \$8,739.95.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 COIT Bond in the amount of \$47,068.06.

Mr. Worrell moved to 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	X		

**Approval of Change Orders – Action Item #1**

Hotel Project and Interior Design – \$128,884,000

Vice President Bowers moved to 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	X		

**Executive Director Reports with Update on Properties**

Executive Director Mestetsky discussed the new CRC Deputy Director Jenell Fairman. A large amount of is work happening in Midtown including The Railyard Apartment complex by Barrett & Stokely. All of the floors are up at the J.C. Hart Apartment complex. The Proscenium continues to move forward with construction.

**Committee Reports**

Finance Committee – none.

Architectural Review Committee – Discussed Miller Auto Care Project and approved schematics.

**Old Business**

None.

**New Business**

- a. **Action Item #2** – Approval of Confirmatory Resolution 2018-12 re: Motor Court West allocation area.

President Hammer stated that the Redevelopment Commission held a public hearing earlier in the evening. Voted on the declaratory resolution, it went to the Planning Committee and the City Council. This is the final step. Director Mestetsky asked to confirm the amendments to the Motor Court West allocation area.

Mr. Campagna moved to approve. Vice President Bowers seconded.

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

- b. **Action Item #3** – Approval of contract amendment for Midtown Plaza architectural fees.

Director Mestetsky asked that the Commission approve an amendment to the contract with REA regarding the Midtown Plaza, as coordinated with Carmel Engineering Department.

Vice President Bowers moved to approve. Mr. Campagna seconded.

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

- c. **Action Item #4** – Approval of contract amendment for Monon architectural fees

Director Mestetsky asked that the Commission approve amendment to the contract with REA regarding the Monon urban section, as coordinated with Carmel Engineering Department.

Mr. Worrell 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	X		

- d. **Action Item #5** – Approval of engagement letter for financial review services

Director Mestetsky asked that the Commission approve London Witte Group as a consultant for financial review services on an hourly basis.

Secretary Brooks moved to approve. Vice President Bowers seconded.

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

- e. **Action Item #6** – Approval of property management contract for Monon Square

Director Mestetsky asked that the Commission approve the contract with Mohawk Management Inc. for management of Monon Square property.

Secretary Brooks moved to approve. Vice President Bowers seconded.

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

**Other Business**

None.

**Adjournment**

Mr. Worrell moved to adjourn, seconded by Secretary Brooks. The Commission adjourned the meeting at 1:45 p.m.

The next regularly scheduled meeting is Wednesday, December 19<sup>th</sup> 2018, 6:30p.m.