

**CARMEL REDEVELOPMENT COMMISSION Meeting
Tuesday, May 22, 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	Present
Member	Michael Kerschner	Not Present
Executive Director	Henry Mestetsky	Present
Deputy Director	Michael Frischkorn	Present
Finance Manager	Michael Lee	Present
City Attorney	Ashley Ulbricht	Present
Legal Consultant	Ryan Wilmering	Present

President Hammer called the meeting to order at 8:01 p.m.

The Pledge of Allegiance was said.

Approval of Minutes

The April 18, 2018 minutes were presented. Mr. Worrell 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	X		

Financial Matters

Mr. Lee stated the Commission's end of the month March balance totaled \$1,688,516.40 and, including the restricted funds, the balance totaled \$6,086,010.81.

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 \$346,410.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$288,990.01.

Mr. Lee stated that there is a disbursement to be paid out of the Midtown South Bond in the amount of \$603,793.15.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 TIF Bond in the amount of \$35,670.23.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 COIT Bond in the amount of \$133,475.22.

CRC Meeting, May 22, 2018

Mr. Worrell asked about the negative budget balance in the financials. Mr. Lee stated that the CRC will update its projections to match what has happened and that will address the negative numbers.

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

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

Mr. Lee sought approval of change orders for the Ice Rink/ Center Green projects. Mr. Brooks moves 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	X		

Executive Director Reports with Update on Properties

Mr. Mestetsky highlighted the ongoing CRC projects. He noted that the City Council has approved the new CRC position and that the hiring process was underway.

Add-On Action Item #8

Mr. Mestetsky asked the Commission to add an additional action item to address the purchase of 620 S. Rangeline Rd., Carmel, Indiana. Mr. Worrell asked that staff look at the 126th St. and Gray Rd. shopping center and its redevelopment. He would like a plan and timeline. Mr. Worrell moves to approve addition, seconded by Mr. Brooks.

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

Committee Reports

Finance Committee - None.

Architectural Review Committee – Mr. Worrell stated that the committee discussed the Proscenium and the proposed Midtown North Garage Mural.

Old Business

Action Item #2 – Approval of amendment to hotel architect’s contract

Mr. Mestetsky asked that the Commission approve the amendment to the GSB contract to include construction document services. Mr. Worrell asked that staff provide an update regarding the hotel design. Mr. Brooks moves to approve the amendment, seconded by Mr. Worrell. Mr. Bowers and Mr. Campagna abstain.

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

New Business

- a. **Action Item #3** – Approval of amendment to contract with CORE Planning Strategies

Mr. Mestetsky asked that the Commission approve the amendment that will adjust CORE’s hourly rate for 2019 and 2020. He notes that Core Planning will be providing assistance on Hotel oversight. Ms. Ulbricht suggested that Mr. Campagna and Mr. Bowers abstain because of the role that Core Planning will likely play in the Hotel project. Mr. Brooks moved to approve, seconded by Worrell. Mr. Campagna and Mr. Bowers abstain.

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

- b. **Action Item #4:** Approval of Intent of TIF Increment

Mr. Lee asked the Commission to provide an annual approval that is required by state statute where the Commission must state if their intent is to retain and use all of the TIF they are receiving for the next year. Mr. Campagna moves to approve, Mr. Bowers seconds.

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

- c. **Action Item #5:** Authorize Director to approve Midtown West disbursements

Mr. Mestetsky asked that the Commission give the Director authority to approve all future Midtown West disbursements. The Commission asked that the Executive Director keep the Commission updated on the disbursements in the CRC report. Mr. Worrell moves to approve, seconded by Mr. Campagna.

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

d. Action Item #6: Approval of engagement with law firm

Mr. Mestetsky asked that the CRC engage Wooden McLaughlin for legal services on the Hotel project. Mr. Brooks moved to approve, seconded by Mr. Worrell. Mr. Campagna and Mr. Bowers abstain.

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

e. Action Item #7: Approval of contract with Woolpert for design services

Mr. Mestetsky asked that the Commission approve Woolpert as the architect for office space in Midtown South garage. Mr. Campagna asked about the cost of the services. Mr. Mestetsky told the Commission that he would be working with Woolpert on the costs. Mr. Campagna moved to approve the contract with a cap. Mr. Bowers seconds.

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

Other Business

Action Item #8: Acquisition of 620 S. Rangeline

Mr. Mestetsky asked that the Commission give the Executive Director authority to offer the average of two appraisals and, if not successful, then negotiate a purchase agreement for an amount to not exceed \$15,000,000. The Commissioners asked for additional information before moving forward. Mr. Worrell moved to approve offering the average of two appraisals. Mr. Brooks seconded the motion. Mr. Mestetsky asked for the additional authority to further negotiate. Mr. Worrell withdrew the motion. The Commission took no action at this time.

Adjournment

The Commission adjourned the meeting at 9:39 a.m.

The next regularly scheduled meeting is Wednesday, June 20, 2018 at 6:00 p.m.