

**CARMEL REDEVELOPMENT COMMISSION Special Meeting
Thursday, May 25, 2017**

ATTENDANCE:

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| President | Bill Hammer | Present |
| Vice President | Dave Bowers | Present |
| Secretary | Henry Mestetsky | Present |
| Treasurer | Christine Pauley | Present |
| Member | Bill Brooks | Present |
| Member | Jeff Worrell | Present |
| Member | Michael Kerschner | Not Present |
| Executive Director | Corrie Meyer | Present |
| Deputy Director | Michael Frischkorn | Present |
| Office Manager | Michael Lee | Present |
| City Attorney | Ashley Ulbricht | Present |
| Legal Consultant | Karl Haas | Present |

President Hammer called the meeting to order at 4:00 p.m.

The Pledge of Allegiance was said.

New Business

Action Item #1: Authorization to enter into a property purchase agreement for 434 S. Rangeline Road

Mrs. Meyer asked that the Commission authorize entry into a property purchase agreement to allow building a roundabout on 4th Street and Range Line Road. After discussions with City Engineering, it was determined that the Commission would be the best entity to acquire the property and further redevelop the site. Mr. Worrell asked about the accommodations to the current business on the site, specifically the value of the agreed upon lease costs over the next five years. Mr. Worrell wanted to know the total value of the compensation given to Miller AutoCare. Mr. Brooks wanted to ensure that there was a mechanism in place to terminate the lease upon completion of new facility and transfer to new location. Mrs. Meyer noted that there would be further negotiations with the property owner. Mr. Mestetsky asked if this matter should be brought back to the Commission for final approval. Mrs. Meyer noted that this matter is very time sensitive and an additional meeting would push back the process. Mr. Worrell noted that 4th Street was important because of the surrounding buildings and the need to move traffic efficiently. Mr. Brooks moved to approve providing that the offering price would be the average of two appraisals but that the purchase price could not exceed \$1,205,000 and that there be a termination clause included in the lease. Mr. Bowers seconded. Approved 5-0.

Action Item #2: Approval of City Center hotel architect proposal

Mrs. Meyer presented the proposal to the Commission. The contract amount was \$743,006.00. Mrs. Meyer noted that Pedcor Design Group would be the owner representative on the exterior design. Mr. Worrell asked if the \$22,000,000 construction cost would be the total amount or if there would be anything additional. Mr. Mestetsky asked how much of the budget would be taken up by consultants. Mr. Bowers asked about the project structure and why the CRC is entering into contracts before the structure is finalized. Mrs. Meyer stated that this would be a public private partnership with Pedcor but that the specifics were being negotiated. Mr. Haas described how the cost estimates were arrived at and why there is a need for consultants at this point in the process

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to help develop the project and the costs associated. Mrs. Meyer noted that proceeding with a design-build method was not the right option for this project and that consultants were necessary to get the project to the point where it could be bid out. Mrs. Meyer suggested reducing the scope so that the fee would be \$337,452.00. Mr. Bowers had a lot of questions remaining. Mrs. Meyer noted that the CRC could authorize certain phases and authorize other phases at a later date. Mr. Brooks asked if the involvement of Pedcor Design Group would reduce the cost. Mrs. Meyer said that wouldn't necessarily be the case. Mr. Mestetsky moved to approve and amend the proposal to authorize Stages 1-3 for approximately \$337,452.00 and that Stage 4 could be authorized at a later time. Mr. Brooks seconded. Approved 5-0. (Mr. Worrell then left.)

Other Business

None

Adjournment

Mr. Bowers moved the meeting be adjourned subject to the execution of documents. All in favor
The meeting was adjourned at 5:04 p.m.

The next regularly scheduled meeting is Thursday, June 29, 2017 at 8:45 a.m. A special meeting is scheduled for June 14, 2017 at 4:30 p.m.