

**CARMEL REDEVELOPMENT COMMISSION Meeting  
Wednesday, May 14, 2019**

**ATTENDANCE:**

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Present
Treasurer	Christine Pauley	Not Present
Member	Adam Campagna	Present
Member	Kevin Rider	Present
Member	Katie Browning	Present
Executive Director	Henry Mestetsky	Present
Deputy Director	Jenell Fairman	Present
Finance Manager	Michael Lee	Present
Office Manager	Rachel Finn	Present
City Attorney	Ashley Ulbricht	Present
Legal Counsel	Ryan Wilmering	Present

President Hammer called the meeting to order at 6:39 p.m.

The Pledge of Allegiance was said.

**BID OPENING – Hotel Bid Package IV**

Shiel Sexton opened Hotel Bid Package IV sealed bids and read aloud.

Contract 32.1 – Asphalt: Baumgartner & Company, Inc., EA Asphalt Services, LLC

Contract 32.2 – Site concrete/asphalt pavers: RLTurner Corporation, Millennium Contractors

Shiel Sexton will take the bids under advisement and give their recommendation at a later time.

**Approval of Minutes**

The April 17, 2019, minutes were presented. Vice President Bowers moved to approve the minutes. Mr. Rider seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

The May 1, 2019, minutes were presented. Vice President Bowers moved to approve the minutes. Mr. Rider seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

**Financial Matters**

Mr. Lee stated the Commission’s end of the month May balance totaled \$3,280,366 and, including the restricted funds, the balance totaled \$7,771,572.

**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 \$519,616.

**Approval of Claims**

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$312,658.93

Mr. Lee stated that there is a disbursement to be paid out of the Midtown South Bond in the amount of \$184,334.50.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 TIF Bond in the amount of \$5,347.50.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 COIT Bond in the amount of \$13,540.60.

Mr. Rider 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		
Kevin Rider	X		

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

Mr. Mestetsky asked that the Commission approve the change orders for design of the Hotel project per State Board of Accounts requirements.

Mr. Campagna moved to approve. Mr. Rider seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

**Executive Director Reports with Update on Properties**

Executive Director Mestetsky provided updates on the ongoing CRC projects. The Proscenium continues to be built-out. Midtown continues to progress with the Midtown plaza ceremony on May 24th. The CRC will continue to review the eight RFP responses received for Lot One. The CRC has moved into their new office in the Midtown Garage.

**Committee Reports**

Finance Committee – none.

Architectural Review Committee – none.

**Old Business**

None.

**New Business**

- a. **Action Item #2** – Approval of Amendment to Declaratory Resolution 2019-04 re: Proscenium

Mr. Lee asked that the Commission approve the Proscenium allocation area amendment to add an additional parcel that was not included in the original declaratory resolution.

Mr. Rider moved to approve. Secretary Brooks seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

- b. **Action Item #3** – Approval of Resolution 2019-05 re: Mohawk Landing project

Director Mestetsky asked that the Commission approve the terms of the Mohawk Landing project.

Secretary Brooks moved to approve. Mr. Campagna seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

- c. **Action Item #4** – Approval of KAR Industrial Development Grant Fund Agreement and Economic Development Agreement

Director Mestetsky asked that the Commission approve the KAR Industrial Development Grant Fund Agreement and Economic Development Agreement.

Mr. Rider moved to approve. Mr. Campagna seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

- d. **Action Item #5** – Approval of CM at Risk Subcontractor prequalification criteria for Monon and Main South Façade project

Deputy Director Fairman asked that the Commission approve CM at Risk Subcontractor prequalification criteria for Monon and Main South Façade project

Mr. Campagna moved to approve. Mr. Rider seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

- e. **Action Item #6** – Approval of Resolution 2019-06 re: amendment to Resolution 2019-02

Deputy Director Fairman asked that the Commission approve the amendment of the CM at risk contract with Garmong for the Monon and Main garage south façade project.

Secretary Brooks moved to approve. Mr. Campagna seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

- f. **Action Item #7** – Approval of contract for additional soundproofing in the Studio Theater

Mr. Lee asked that the Commission approve Stenz Construction to install additional glass panels in the Studio Theater to enhance soundproofing.

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

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

- g. **Action Item #8** – Approval of contract for art consultant

Director Mestetsky asked that the Commission approve the contract to advise, select, and procure art.

Mr. Campagna moved to approve. Mr. Rider seconded.

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Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

**Other Business**

None.

**Adjournment**

Mr. Rider moved to adjourn, seconded by Vice President Bowers. The Commission adjourned the meeting at 7:15 p.m.

The next regularly scheduled meeting is June 25, 2019, 6:30 p.m.