

**CARMEL REDEVELOPMENT COMMISSION Meeting
Wednesday, May 17, 2017**

ATTENDANCE:

President	Bill Hammer	Present
Vice President	Dave Bowers	Not Present
Secretary	Henry Mestetsky	Not Present
Treasurer	Christine Pauley	Present
Member	Bill Brooks	Present
Member	Jeff Worrell	Present
Member	Michael Kerschner	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 6:35 p.m.

The Pledge of Allegiance was said.

Bid Opening

Mrs. Meyer presented and opened two bids for the Fire Station Condo project. Staff will review the proposals and return to the Commission with a recommendation.

Approval of Minutes

The April 11, 2017 minutes were presented. Mr. Worrell moved to approve the April 11, 2017 minutes. Mr. Brooks seconded. Approved 4-0.

The May 5, 2017 minutes were presented. Mr. Brooks moved to approve the May 5, 2017 minutes. Mr. Worrell seconded. Approved 4-0.

Financial Matters

Mr. Lee stated the Commission's end of the month April balance totaled \$3,406,581.00 and, including the restricted funds, the balance totaled \$7,949,491.00. Mr. Hammer asked about the TIF distribution. Mr. Lee noted that we would be hearing about that distribution in June.

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 \$173,205

Approval of Claims

Mr. Lee stated that there are non-operating invoices in the amount of \$385,108.14.

Mr. Lee requested the Commission to approve the non-operation invoices in the amount of \$385,108.14. Mr. Worrell moved to approve, seconded by Mr. Brooks. Approved 4-0.

Mr. Worrell asked about the non-operating invoice regarding the ice skates. He wanted to know who would own the ice skates. Mrs. Meyer informed the Commission that it was standard practice to purchase and own the skates and have the operator maintain them. Mr. Worrell thought that the operator was to provide and asked for a budget.

CRC Meeting, May 17, 2017

Mr. Lee stated that there are disbursements from the City Center Phase II Bond fund in the amount of \$1,394,506.44. Mr. Brooks moved to approve, seconded by Mr. Worrell. Approved 4-0.

Mr. Lee stated that there is a disbursement to be paid out of the Midtown Phase 1A Bond fund in the amount of \$961,390.30. Mr. Brooks moved to approve, seconded by Mr. Worrell. Approved 4-0.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 TIF Bond in the amount of \$564,797.97. Mr. Brooks moved to approve, seconded by Mr. Worrell. Approved 4-0.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 COIT Bond in the amount of \$27,386.95. Mr. Brooks moved to approve, seconded by Mr. Worrell. Approved 4-0.

Approval of Change Order – Action Item #1

Mr. Lee presented two change orders related to the Tarkington Garage for \$1,760.00. Mr. Worrell moved to approve, seconded by Mr. Brooks. Approved 4-0.

Executive Director Reports with Update on Properties

Mrs. Meyer stated that staff is working on closing up financing for a number of CRC projects, including Midtown West, Midtown South, and the Proscenium. Closings are anticipated to occur around the end of June. The Midtown North Garage is proceeding well. Midtown South Garage is proceeding aside from question on bicycle parking. The Park East garage is complete. Mr. Hammer asked when the garage would open. Mrs. Meyer said that it would not open until October but there would be limited parking for public safety personnel and construction workers. Monon and Main is on schedule and moving along. Mr. Worrell asked about the bicycle parking in Midtown South garage. Mrs. Meyer said that the Plan Commission asked about a secure parking area and that is being worked through. Mr. Worrell asked about the extra cost. Mrs. Meyer did not have a cost. Mr. Worrell would like to know the cost when it is available.

Committee Reports

The Finance Committee did not meet in May.

The Architectural Review Committee met on May 17, 2017 and reviewed the plans for the Midtown West apartments and took it under advisement. The Committee also reviewed the plans for the proposed Kent building.

Old Business

There was no old business.

New Business

Action Item #2: Approval of Proscenium Project Agreement amendment

Mrs. Meyer stated that this will amend the previously approved project agreement for the Proscenium based on agreed upon terms with the Commission. This includes new property and increase the amount of TIF to 100% of available. Mr. Worrell moved to approve. Mr. Brooks seconded. Approved 4-0.

Action Item #3: Approval of Midtown South Project Agreement

CRC Meeting, May 17, 2017

Mrs. Meyer stated that this will allow the Midtown South project to move forward based on agreed upon terms with the Commission. Mr. Brooks moved to approve. Mr. Worrell seconded. Approved 4-0.

Action Item #4: Approval of Resolution 2017-08 re: Proscenium Bond Resolution amendment

Mrs. Meyer stated that this will amend the previously approved bond resolution for the Proscenium project to pledge 100% of the TIF revenues to the repayment of the bonds. Mr. Brooks moved to approve. Mr. Worrell seconded. Approved 4-0.

Action Item #5: Approval of amendment to contract for Midtown East garages' structural engineering services

Mr. Frischkorn stated that this will approve CE Solutions to act as an owner's representative to provide structural engineering observations and services on site for the Midtown South detention. Mr. Worrell moved to approve. Mr. Brooks seconded. Approved 4-0.

Action Item #6: Approval of contract for Midtown East south garage and detention construction materials testing

Mr. Frischkorn stated that this will approve Patriot Engineering to provide construction materials testing and inspection services on site for Midtown East south garage and detention. Mr. Worrell moved to approve. Mr. Brooks seconded. Approved 4-0.

Action Item #7: Approval of City Center Hotel development consulting proposal

Mrs. Meyer stated that this will approve Coury Hospitality to serve as hotel development manager to ensure hotel is fully functional when opened. Mrs. Meyer gave a brief history of the hotel proposed on the City Center campus and why there is a need to bring on consultants with the requisite experience to develop a hotel and ensure that it will be successful. The consultant will provide the necessary services to attain a 4 and a half star Marriott Autograph hotel. The CRC will receive a monthly report. Mr. Worrell noted that he supports the hotel but had questions. Mr. Worrell asked how the City could terminate the contract, if necessary. Mrs. Meyer stated that there are clauses that allow for termination by the City or the consultant. Mr. Brooks asked about the relationship between Coury Hospitality and Marriott. Mrs. Meyer described how the consultants will manage and facilitate that relationship. Mr. Haas described how Coury Hospitality would act as a bridge with Marriott, the City, and Pedcor. Mr. Brooks asked what happens after the hotel opens. Mr. Haas stated that there would be a management agreement that would follow on that included the operations of the hotel. Mr. Worrell asked about the management agreement. Mr. Haas replied that there would be further conversations on that point. Mr. Worrell would like a detailed monthly progress report from the company including in-person appearances as necessary. Mr. Brooks moved to approve. Mr. Worrell seconded. Approved 4-0.

Action Item #8: Approval of City Center Hotel branding proposal

Mrs. Meyer stated that this will approve MMGY Global to establish a brand for an Autograph Collection hotel in City Center. Marriott requires this as part of the hotel development process. After reviewing five different proposals and interviewing the various firms along with Pedcor, staff recommended MMGY Global. Mr. Brooks moved to approve. Mr. Worrell seconded. Approved 4-0.

Action Item #9: Approval of Intent of TIF Increment

CRC Meeting, May 17, 2017

Mr. Lee stated that this is 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. Lee asked that the Commission approve said intent. Mr. Worrell moved to approve. Mr. Brooks seconded. Approved 4-0.

Action Item #10: Authorization to bid out demolition of 15 1st Ave NE and construction of parking lot

Mr. Lee stated that this would authorize CRC staff to bid out the demolition of 15 1st Ave NE and the construction of a parking lot in the same location. Mr. Worrell moved to approve. Mr. Brooks seconded. Approved 4-0.

Other Business

None

Adjournment

Mr. Brooks moved the meeting be adjourned subject to the execution of documents, seconded by Mr. Worrell. The meeting was adjourned at 7:38 p.m.

The next regularly scheduled meeting is Thursday, June 29, 2017 at 6:30 p.m. A special meeting is scheduled for May 25, 2017 at 4:00 p.m.

An executive session was held prior to the public meeting in which the purchase or lease of real property was discussed. The Commission hereby certifies that no subject matter was discussed in the executive session other than the subject matter specified in the public notice.