

**CARMEL REDEVELOPMENT COMMISSION Meeting  
Tuesday, April 11, 2017**

**ATTENDANCE:**

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Henry Mestetsky	Present
Treasurer	Christine Pauley	Not Present
Member	Bill Brooks	Present Electronically
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 6:37 p.m.

The Pledge of Allegiance was said.

**Approval of Minutes**

The March 15, 2017 minutes were presented. Mr. Bowers moved to approve the March 15, 2017 minutes. Mr. Mestetsky seconded. Approved 5-0 by roll call vote.

**Financial Matters**

Mr. Lee stated the Commission's end of the month March balance totaled \$3,469,215 and, including the restricted funds, the balance totaled \$8,012,125.

**Update on Outstanding Receivables**

Mr. Lee stated there are three 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 \$136,500.18.

Mr. Lee requested the Commission to approve the non-operation invoices in the amount of \$136,500.18. Mr. Worrell moved to approve, seconded by Mr. Mestetsky. Approved 5-0 by roll call vote.

Mr. Lee stated that there are disbursements from the City Center Phase II Bond fund in the amount of \$50,291.35. Mr. Bowers moved to approve, seconded by Mr. Mestetsky. Approved 5-0 by roll call vote.

Mr. Lee stated that there is a disbursement to be paid out of the Midtown Phase 1A Bond fund in the amount of \$1,029,593.02. Mr. Worrell moved to approve, seconded by Mr. Bowers. Approved 5-0 by roll call vote.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 TIF Bond in the amount of \$361,959.00. Mr. Bowers moved to approve, seconded by Mr. Mestetsky. Approved 5-0 by roll call vote.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 COIT Bond in the amount of \$44,185.22. Mr. Bowers moved to approve, seconded by Mr. Mestetsky. Approved 5-0 by roll call vote.

Approval of Change Order – Action Item #1

Mrs. Meyer stated that there is a change order for the Midtown South Garage in the amount of \$1,450,610.00. This would approve a change in the Garmong garage contract to build stormwater detention under the south garage. The request is to allow for work to begin on the detention system before the contract for the south garage is signed. Mr. Bowers asked who would maintain the detention under the garage. Mrs. Meyer noted that it would likely be maintained by the City along with the other detention systems. Mr. Mestetsky moved to approve, seconded by Mr. Bowers. Approved 5-0 by roll call vote.

Executive Director Reports with Update on Properties

Mrs. Meyer noted that it was a fairly steady month so far. Projects are continuing with the garages currently under construction. The Monon Trail and Ice Rink projects are under design and the plan is to go out to bid in July on both projects. Aside from that the CRC projects are all moving ahead.

Committee Reports

The Finance Committee did not meet in April.

The Architectural Review Committee did not meet in April

Old Business

Action Item #2: Approval of Sophia Square plaza deed transfer

Mrs. Meyer asked that this item be removed from the agenda. Mr. Worrell moved to remove the item from the agenda. Mr. Mestetsky seconded. Approved 5-0 by roll call vote.

New Business

Action Item #3: Approval of contract for Veteran’s Way construction materials testing

Mrs. Meyer noted that Patriot Engineering would be providing materials testing services for the Veterans Way bridge. The contract is for \$39,275. Mr. Worrell moved to approve. Mr. Mestetsky seconded. Approved 5-0 by roll call vote.

Action Item #4: Authorization to issue an RFP for Fire Station Condos project

Mrs. Meyer noted that the CRC owned parking lots located south of City Center. Mrs. Meyer asked that the CRC allow staff to issue an RFP to develop for-sale units on the site while maintaining parking and adequate drainage. Mr. Worrell asked how many units would be involved. Mrs. Meyer responded that the number could range between 70 and 200 units depending on the type of building. Mr. Worrell wanted to note that the project was intended to address the issue of a lack of for-sale units in the downtown Carmel area. Mr. Bowers moved to authorize issuance of the RFP. Mr. Mestetsky seconded. Approved 5-0 by roll call vote.

Action Item #5: Authorization to issue an RFP for James Building office space lease

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Mrs. Meyer asked that the Commission authorize issuance of an RFP to lease out the 2<sup>nd</sup> floor of the James Building which the Commission owns. Mr. Brooks moved to authorize issuance of the RFP. Mr. Worrell seconds. Approved 5-0 by roll call vote.

**Action Item #6:** Authorization to go to bid for Ice Rink chiller

Mrs. Meyer asked the Commission to authorize going to bid on a chiller for the Ice Rink because of the long lead time required for a chiller. This chiller will be used by the Energy Center when not used by the Ice Rink which will ensure that the chiller will be used efficiently. Mr. Worrell moved to authorize going to bid. Mr. Mestetsky seconded. Approved 5-0 by roll call vote.

**Action Item #7:** Approval of proposal to restripe the Tarkington garage

Mr. Lee asked that the Commission approve restriping the garage to change the direction cars enter the garage. The contract is in the amount of \$10,957.00. Mrs. Meyer noted that this expenditure is not for maintenance but a capital improvement project. Mr. Lee noted that the project would be done in the next week. Mr. Mestetsky moved to approve. Mr. Brooks seconded. Approved 5-0 by roll call vote.

**Action Item #8:** Approval of leasehold grant to 4CDC for office space in the James Building, pursuant to Indiana law

Mr. Frischkorn requested that the Commission grant a leasehold to the 4CDC for 300 square feet of office space in the James Building. This would extend into the portion of the James Building owned by the CRC. The area is not usable at the time and is not a permanent state of affairs. He noted that this is allowed by Indiana Statute. Mr. Bowers moved to approve. Mr. Worrell seconded. Approved 5-0 by roll call vote.

### **Other Business**

#### **Adjournment**

Mr. Mestetsky moved the meeting be adjourned subject to the execution of documents, seconded by Mr. Worrell. The meeting was adjourned at 7:13 p.m.

The next regularly scheduled meeting is Wednesday, May 17, 2017 at 6:30 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.