

CARMEL REDEVELOPMENT COMMISSION MEETING
Wednesday, May 24, 2023

ATTENDANCE:

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Present
Member	Lea Lockhart Sasena	Present
Member	Jeff Worrell	Present
Member	Greg Brown	Present
Executive Director	Henry Mestetsky	Present
Deputy Director	Jenell Fairman	Absent
Finance Manager	Michael Lee	Present
Project Manager	Larysa Glaspie	Present
Office Manager	Laura Hunt	Present
Legal Counsel	Ryan Wilmering	Present
City Legal	Sergey Grechukhin	Absent

President Hammer called the meeting to order at 6:36 p.m.

The Pledge of Allegiance was recited.

Approval of Minutes

April 11, 2023 minutes were presented. Commissioner Sasena moved to approve the minutes.

Vice President Bowers seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Jeff Worrell	X		
Lea Sasena	X		

Financial Matters

Mr. Lee stated the Commission’s end of the month balance for March totaled \$6,513,644, including the restricted funds, the balance totaled \$11,337,606.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$889,626.29.

Mr. Lee requested the Commission to approve the 2021 TIF bond invoices in the amount of \$362,400.00.

Mr. Lee requested the Commission to approve the 2021 LIT G.O. bond invoices in the amount of \$625,584.67.

Mr. Lee requested the Commission to approve the Gift Fund invoices in the amount of \$4,774.00.

Vice President Bowers moved to approve the claims, seconded by Commissioner Sasena.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Jeff Worrell	X		
Lea Sasena	X		

Executive Director Report

Executive Director Mestetsky presented project updates to the Commission

Committee Reports

Architectural Review Committee – Secretary Books stated the Architectural Review Committee met on May 24, 2023. He stated they discussed the Proscenium Tavern project. During this meeting they reviewed and approved (with notes) the project, pending further review during ADLS.

Old Business

None.

New Business

- a. **Public Hearing for ERS Old Meridian confirmatory resolution**
- b. **Action Item #1** – Resolution 2023-16 re: ERS Old Meridian Confirmatory Resolution
Synopsis: This is the final step in creating the ERS Old Meridian allocation area.

Mr. Lee asked that the Commission approve the resolution to create the TIF allocation area at ERS Old Meridian

Commissioner Worrell moved to approve, seconded by Vice President Bowers.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Jeff Worrell	X		
Lea Sasena	X		

- c. **Action Item #2** – Resolution 2023-17 re: Intent of TIF Increment

As required by Indiana code 36-7-14-39(b)(4), Mr. Lee asked that the Commission approve the resolution to retain TIF from the prior year for the 2024 budget to pay for debt service and projects.

Vice President Bowers moved to approve, seconded by Commissioner Sasena.

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

Lea Sasena | X | |

d. Action Item #3 – Contract for sculpture

Synopsis: This will approve a contract with the Seward Johnson Atelier for the purchase of a sculpture.

Executive Director Mestetsky invited Raju Chinthala, Chairman of the India Association of Indianapolis, who worked on the committee that designed the sculpture, to present the details of the project. Executive Director Mestetsky asked that the Commission approve a \$152,000 plus shipping contribution to help create an Indian Heritage sculpture to reflect the diversity of Carmel. Commissioner Worrell noted that the sculpture was viewed unfavorably by the Public Art Advisory Committee, and he confirmed that Mr. Chinthala perceived the sculpture to be a positive representation of Carmel’s Indian community

Commissioner Sasena moved to approve, seconded by Commissioner Worrell.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Jeff Worrell	X		
Lea Sasena	X		

e. Action Item #4 – Resolution 2023-18 re: Contribution to Clay Township for Historical Society project.

Synopsis: This will commit \$350K to Clay Township to assist in the aid and design of the Carmel Clay Historical Society project.

Executive Director Mestetsky invited Debbie Gangstad, who is the Executive Director of the Carmel Clay Historical Society, to present a project update. Ms. Gangstad mentioned that she was in support of this final contribution to ensure the completion of the project and would use fundraising for any interior design needs. Executive Director Mestetsky asked the commission to approve the contribution to assist in the completion of the Carmel Clay History Museum.

Commissioner Worrell moved to approve, seconded by Secretary Brooks.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Jeff Worrell	X		
Lea Sasena	X		

f. Action Item #5 – Resolution 2023-19 re: authorizing advanced payments

Executive Director Mestetsky asked the Commission to approve the resolution allowing advance payments on public projects, in line with recent changes in the state law.

Vice President Bowers moved to approve, seconded by Secretary Brooks

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		

Jeff Worrell	X		
Lea Sasena	X		

g. Action Item #6 – Palladium lighting equipment contract

Synopsis: This will approve a contract with Indianapolis Stage Sales & Rentals to provide Palladium lighting equipment.

Executive Director Mestetsky asked the Commission to approve the contract to provide upgraded lighting equipment to the Palladium. He mentioned City Council had already voted to approve the same.

Secretary Brooks moved to approve, seconded by Vice President Bowers

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Jeff Worrell	X		
Lea Sasena	X		

h. Action Item #7 – Resolution 2023-20 re: Appointment of TRC for Palladium Acoustical Upgrades

Synopsis: This will create a Technical Review Committee consisting of 3 members appointed by the CRC to facilitate a Design-Build procurement process for the Palladium Acoustical Upgrades.

Mr. Lee asked the Commission to approve the appointment by the CRC of the 3-member Technical Review Committee to facilitate the Design-Build process for Palladium Acoustical Upgrades. Members shall be:

- Jenell Fairman, PE, LEED AP, Agency Representative
- Jeff Steeg, Subject Expert and Palladium Representative
- Dan Moriarty, Registered Architect

Vice President Bowers moved to approve, seconded by Commissioner Sasena

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Jeff Worrell	X		
Lea Sasena	X		

Other Business

- a. Technical Review Committee Report** – reporting to CRC board the TRC’s selection of qualified teams to receive the RFP for the Palladium Acoustical Upgrades project. Jeff Steeg reported that the TRC had met to score Requests For Qualification from five potential Design-Build Teams for the Palladium Acoustical Upgrade Project. One team withdrew their submission, and another team was determined to be disqualified due to being non-responsive to the requirements put forth in the RFQ. The three remaining

CRC Meeting, May 24, 2023

teams were interviewed and scored, and all were determined to be eligible to receive the Request For Proposal. The qualified teams are as follows:

The CSD Group

Dodd Technologies

Force Tech/Mid-America Sound

Adjournment

The Commission adjourned the meeting at 7:24 P.M.

The next scheduled meeting is set for Thursday, June 15, 2023, 6:30 p.m.