

CRC Meeting, July 19, 2023

**CARMEL REDEVELOPMENT COMMISSION MEETING**  
**Wednesday, July 19, 2023**

**ATTENDANCE:**

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Present
Member	Lea Lockhart Sasena	Absent
Member	Jeff Worrell	Present
Member	Greg Brown	Present
Executive Director	Henry Mestetsky	Present
Deputy Director	Jenell Fairman	Present
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 6:30 p.m.

The Pledge of Allegiance was recited.

**Technical Review Committee Report**

Deputy Director Fairman introduced Jeff Steig, who reported that the committee had met July 13 @ 11am in the Caucus Room to score the Design-Build qualitative proposals in response to the RFP for the acoustical upgrades to the Palladium, which was issued on May 26, 2023. Three teams submitted qualifications. CSD Group prepared two separate proposals for two different speaker manufacturers, Meyer Sound and D&B Audiotechnik which were scored separately. Dodd Technologies proposed a Meyer sound system, and Force Tech/Mid-America Design proposed an L-Acoustics sound system. The scores are as follows

Meyer system proposed by CSD Group – 64

Meyer system proposed by Dodd Technologies – 70

D&B Audiotechnik system proposed by CSD Group – 76

L-Acoustics system proposed by Force Tech/Mid-America Design – 94

Mr. Steig explained the sealed price proposal bids would be opened immediately following the report, and that the committee would meet separately to evaluate the scores and the prices to determine the lowest adjusted-price bid.

**BID OPENING**

Deputy Director Fairman opened sealed price bids for the Palladium Acoustic Upgrades project.

The prices were as follows:

Dodd Technologies - \$748,000

CSD Group: Meyer - \$807,884

CSD Group: D&B Audiotechnik- \$894,009

Force Tech/MidAmerica - \$857,987.10

**Approval of Minutes**

June 15, 2023 minutes were presented. Vice President Bowers moved to approve the minutes. Secretary Brooks seconded.

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

**Financial Matters**

Mr. Lee stated the Commission's end of the month balance for March totaled \$6,954,994, including the restricted funds, the balance totaled \$12,464,733

**Approval of Claims**

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$242,412.38.

Mr. Lee requested the Commission to approve the 2021 LIT G.O. bond invoices in the amount of \$1,100.00.

Secretary Brooks moved to approve the claims, seconded by Vice President Bowers.

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

**Executive Director Report**

Executive Director Mestetsky presented project updates to the Commission

**Committee Reports**

Architectural Review Committee

Secretary Brooks reported that the committee met June 29 to review the following items:

Monon Square North – approved contingent upon comments on the plans being addressed during ADLS review

Merchants Bank HQ2 – approved contingent upon comments on the plans being addressed during ADLS review

Harvest Market – deferred review to DOCS

**Old Business**

None.

**New Business**

- a. Action Item #1** – Resolution 2023-23 re: selection of Design-Build proposal for Palladium Acoustic Upgrades project

**Synopsis:** This will accept the lowest adjusted price Design-Build proposal for the Palladium Acoustic Upgrades project and approve and ratify the contingent award of the contract to the selected offeror.

Deputy Director Fairman requested the Commission approve the resolution for the Technical Review Committee to accept the lowest adjusted-price bid for acoustical upgrades at the Palladium

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			

**b. Action Item #2** – Approval of PSA for environmental consulting and groundwater and soil sampling work

**Synopsis:** This will approve a PSA with SESCO for environmental consulting at Monon Square as well as conducting groundwater and soil sampling work to be negotiated by staff.

Director Mestetsky reported that additional environmental soil and groundwater samples would be needed in order to remediate any possible environmental hazards at the Northern parcels of Monon Square. He requested that the Commission approve the Professional Services Agreement with SESCO to provide the sampling and consulting.

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			

**c. Action Item #3** – Masonry repair contract

**Synopsis:** This will approve a contract with Hagerman Construction to make a minor masonry repair to the Palladium interior.

Deputy Director Fairman reported that minor, non-structural masonry repairs are necessary at the Palladium, and she requested the Commission to approve a Professional Services agreement in the amount of \$9,989.00 with Hagerman Construction to perform the repair work.

Vice President Bowers 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			

**d. Action Item #4** – Approval of PSA for design and fabrication of art signage

**Synopsis:** This will approve a PSA with Signworks to design and fabricate signage for certain art.

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Ms. Larysa Glaspie requested the Commission to approve engagement with Signworks for fabrication and installation of informational signage surrounding public and roundabout art in the Central Core.

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			

**e. Action Item #5** – Approval of PSA for design of ECO parking and security cameras at Tarkington Garage

**Synopsis:** This will approve a PSA with KBSO to design for the ECO parking and security cameras at Tarkington Garage.

Director Mestetsky reported that the Tarkington Garage lighting is ready for replacement, and he requested the Commission to approve a PSA in the amount of \$24,000.00 with KBSO to install upgraded lighting, parking space counters, security cameras, and EV charging stations, in consistency with the same at Civic Square Garage. Director Mestetsky also explained that the Streets Department would likely reimburse the CRC for the cost incurred by KBSO.

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			

**f. Action Item #6** – Resolution 2023-24 re: grant of 611 3<sup>rd</sup> Avenue SW to CMCDC

**Synopsis:** This will authorize the grant of property at 611 3<sup>rd</sup> Avenue SW to the CMCDC.

Director Mestetsky requested the Commission to approve a land grant to the CMCDC in order to begin development on that site.

Vice President Bowers 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			

**g. Action Item #7** – Approval of Termination Agreement

**Synopsis:** This will approve the Termination Agreement Re: Mezz 42.

Director Mestetsky reported that terminating the existing agreement with Mezz 42 would include payment of an aged receivable in the amount of \$692,000. This will release the CRC from any future claims against this property. Director Mestetsky requested the Commission to approve the termination.

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Secretary Brooks 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			

### **Other Business**

None

### **Adjournment**

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

The next scheduled meeting is set for Wednesday, August 16, 2023, 6:30 p.m.