

MOORESVILLE REDEVELOPMENT COMMISSION

MINUTES

WEDNESDAY, DECEMBER 18, 2019 6:00pm

Members present: Harold Gutzwiller, Bill Boyd, Dustin Stanley and Don Stultz. School representative Dr. Larry Moore was present. Redevelopment Commission Attorney Adam Steuerwald was present. Project Manager Chelsey Manns was present.

A motion was made by Commissioner Stultz and seconded by Commissioner Boyd to approve the executive session and public meeting minutes from November 7th and December 13th. The motion passed 4-0.

Commissioner Boyd made the motion to approve the financials as presented. Commissioner Stanley seconded the motion, which carried 4-0.

Public Comment: No public Comment.

Awarding of SR 67/Merriman Road/Bethel Road Bid: Mark Butler of Banning Engineering (853 Columbia Road, Plainfield) stated the RDC received four bids for the project from qualified contractors. After a limited review, the apparent low bid of Crider & Crider was recommended by Butler for both the base bid and alternate. Crider & Crider's base bid was \$2,687,118.50 and Alternate I was \$571,722.26. The second lowest base bid was E&B Paving at \$2,831,343,78. Commissioner Stanley made the motion to approve the bid and alternate with Crider & Crider as presented. Commissioner Stultz seconded the motion. The motion passed 4-0.

Gateway Project Update: The INDOT Agreement between INDOT, the Town of Mooresville and the Redevelopment Commission was presented for participation of the High Street Project. The Agreement has already been approved by the Town of Mooresville. Commissioner Stultz made the motion to approve the Agreement, which was seconded by Commissioner Boyd. The motion carried 4-0.

Commissioner Gutzwiller shared the Bicentennial Park MOU between the RDC and Park Board had previously been executed but the deed had never been executed or recorded. The reasoning was because of the lack of an alcohol ordinance for the Parks Department. The Parks Department approved an alcohol ordinance at its December meeting, allowing for alcohol in Bicentennial Park. As a result, there was consensus among the RDC to file the deed so that Bicentennial Park is in the Mooresville Park's name.

Old Business: Chris King of Runnebohm Construction provided an update on the shell building project. The steel, precast and building itself has all been ordered. Civil engineering has been completed and approved and the intent is to begin construction in the spring of 2020.

Manns shared that there are grading issues with the site. Due to the way in which the project has been broken up (the road and detention pond v. the building), grading needs to be done cohesively and not in two phases. Combining the grading will decrease costs long-term. Some of the grading costs will be consumed by the shell building project but there is a delta of \$550,000 that needs to be covered. Runnebohm has requested a minimum of three quotes and still has some outstanding. This is above the

cost of the road as well as the building. Manns requested the Commission approve an amount not-to-exceed \$550,000 for grading associated with the road, shell building and detention pond. Commissioner Boyd made the motion to move forward with the grading in an amount not-to-exceed \$550,000. Commissioner Stanley seconded the motion, which carried 4-0. Manns did clarify the money would go directly to First Merchants Bank and Runnebohm would handle the grading directly.

A Banning Engineering Change Order was presented in the amount of \$30,000. This is for additional design services related to changing the scope on Bethel Road from a full roadway reconstruction and widening design to a mill and overlay approach. Commissioner Stanley made the motion to approve the change order in the amount of \$30,000. Commissioner Stultz seconded the motion, which carried 4-0.

Commissioner Boyd made the motion the Commission move forward with Cushman & Wakefield for brokerage services for the shell building, pending legal review, naming Commissioner Gutzwiller signatory. Commissioner Stultz seconded the motion, which carried 4-0.

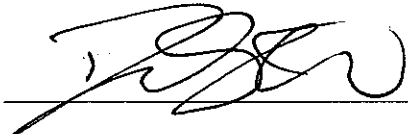
New Business: No new business.

Legal Update: No legal update.

Economic Development/Projects Update: Manns thanked the Commission for their forward-thinking, thankless efforts and securing the Nice-Pak expansion.

The next meeting will be Thursday, January 2, 2020 at 6:00pm.

Commissioner Stultz made the motion to-adjourn.



Chairman

ATTEST:

Secretary