

## **CARMEL REDEVELOPMENT COMMISSION Meeting Wednesday, November 18, 2020**

### **ATTENDANCE:**

President	Bill Hammer	Present (Videoconference)
Vice President	Dave Bowers	Present (Videoconference)
Secretary	Bill Brooks	Present (Videoconference)
Member	Adam Campagna	Present (Telephonically)
Member	Jeff Worrell	Present (Videoconference)
Member	Katie Browning	Not Present
Executive Director	Henry Mestetsky	Present (Videoconference)
Deputy Director	Jenell Fairman	Present (Videoconference)
Finance Manager	Michael Lee	Present (Videoconference)
Project Manager	Larysa Glaspie	Present (Videoconference)
Office Manager	Rachel Finn	Present
Legal Counsel	Ryan Wilmering	Present (Videoconference)

President Hammer called the meeting to order at 6:30 p.m.

The Pledge of Allegiance was recited.

### **Approval of Minutes**

October 21, 2020 minutes were presented. Commissioner Campagna moved to approve the minutes. Secretary Brooks seconded. President Hammer asked Mrs. Finn for a roll call vote.

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

### **Financial Matters**

Mr. Lee stated the Commission's end of the month October balance totaled \$3,105,275 and, including the restricted funds, the balance totaled \$10,198,459.

### **Approval of Claims**

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$701,009.87.

Mr. Lee requested the Commission to approve the 2016 COIT Bond claims in the amount of \$345,074.68.

Mr. Lee requested the Commission to approve the 856 Gift Fund claims in the amount of \$10,652.68.

Vice President Bowers moved to approve the claims, seconded by Secretary Brooks. President Hammer asked Mrs. Finn for a roll call vote.

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

**Approval of Change Orders – Action Item #1**

Deputy Director Fairman asked that the Commission to approve the Change Orders for the Hotel project and Zotec roundabout per State Board of Accounts requirements, in the amount of \$663,104.88 payable from the Hotel construction loan and the Supplemental Reserve Fund, respectively. The hotel related change orders are already included in the final budget presented to Council.

Commissioner Worrell moved to approve. Secretary Brooks seconded. President Hammer asked Mrs. Finn for a roll call vote.

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

**Executive Director Reports with Update on Properties**

Deputy Director Fairman reported that construction continues throughout the City of Carmel, including the central core. She informed the Commission that the Hotel Carmichael's food and beverage revenue was double what was anticipated for October. Every weekend the Hotel Carmichael is packed with events.

**Committee Reports**

Finance Committee – none.

Architectural Review Committee – Secretary Brooks gave an update on the Committee's October 22<sup>nd</sup> meeting. The Committee discussed Phase 1 and 2A of the Magnolia project. The Committee approved the development plans for the project noting that the comments made will be addressed through the ADLS process and final design.

**Old Business**

None.

**New Business**

**a. Action Item #2 – Approval of contract with The Sisko Group, LLC**

Director Mestetsky presented this item to the Commission. Commissioner Campagna motioned to table the action item, seconded by Vice President Bowers. Discussion ensued. President Hammer asked Mrs. Finn for a roll call vote.

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

- b. **Action Item #3** – Approval of contract with Cooler Design for architectural consulting services

Director Mestetsky presented this item to the Commission. Secretary Brooks motioned to approve, seconded by Commissioner Worrell. President Hammer asked Mrs. Finn for a roll call vote.

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

**Other Business**

Mr. Lee made an announcement explaining that the public hearing for an amendment to the Smokey and Monon allocation area was moved to the December meeting since the notice sent to the papers stated the November meeting would be held in person.

**Adjournment**

The Commission adjourned the meeting at 7:06 p.m.

The next regularly scheduled meeting is Wednesday, December 16, 2020, 6:30 p.m.