

CARMEL REDEVELOPMENT COMMISSION Meeting
Wednesday, December 16, 2020

ATTENDANCE:

President	Bill Hammer	Present (Videoconference)
Vice President	Dave Bowers	Present (Videoconference)
Secretary	Bill Brooks	Present (Videoconference)
Member	Adam Campagna	Present (Videoconference)
Member	Jeff Worrell	Present (Videoconference)
Member	Katie Browning	Present (Videoconference)
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	Not Present
Legal Counsel	Ryan Wilmering	Present (Videoconference)

President Hammer called the meeting to order at 6:31 p.m.

The Pledge of Allegiance was recited.

Appointment – 4CDC Board Member

President Hammer stated that the Chair requested a Resolution nominating Ron Carter as a board member appointed by the CRC. Mr. Campagna moved to submit the Resolution to reappoint Ron Carter as 4CDC Board Member. Secretary Brooks seconded. President Hammer asked Mr. Lee for a roll call vote.

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

Annual Report to Taxing Units

Heidi Amspaugh from Baker Tilly Municipal Advisors, LLC provided a presentation to the annual overlapping taxing units, as required by state law.

Approval of Minutes

November 18, 2020 minutes were presented. Vice President Bowers moved to approve the minutes. Commissioner Campagna seconded. President Hammer asked Mr. Lee 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 November balance totaled \$3,349,718 and, including the restricted funds, the balance totaled \$10,019,990.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$13,684,767.69.

Mr. Lee requested the Commission to approve the 2016 COIT Bond claims in the amount of \$351,288.31.

Mr. Lee requested the Commission to approve the 2017C-1 Bond claims in the amount of \$47,155.33.

Mr. Lee requested the Commission to approve the 856 Gift Fund claims in the amount of \$7,440.09.

Secretary Brooks moved to approve the claims, seconded by Commissioner Campagna. President Hammer asked Mr. Lee 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, a credit, in the amount of (\$164,607.63).

Commissioner Worrell moved to approve. Vice President Bowers seconded. President Hammer asked Mr. Lee 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

Executive Director Mestetsky provided a presentation with project updates to the Commission.

Committee Reports

Finance Committee – Vice President Bowers stated that the Committee met, and they reviewed the existing budget and the projected 2021 budget.

Architectural Review Committee – none

Old Business

None.

New Business

a. Public Hearing for Smokey and Monon amendment confirmatory resolution

President Hammer opened the Public Hearing at 7:09 p.m. There were no comments from the public; President Hammer closed the Public Hearing at 7:10 p.m.

b. Action Item #2 – Resolution 2020-30 re: confirmatory resolution for Smokey and Monon allocation area amendment

Mr Lee asked that the Commission approve the amendment to the Smokey and Monon allocation area. Vice President Bowers moved to approve, seconded by Secretary Brooks. President Hammer asked Mr. Lee 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		

c. Public Hearing for Courtyards of Carmel confirmatory resolution

President Hammer opened the Public Hearing at 7:13 p.m. There were no comments from the public; President Hammer closed the Public Hearing at 7:16 p.m.

d. Action Item #3 – Resolution 2020-31 re: confirmatory resolution for Courtyards of Carmel allocation area

Secretary Brooks motioned to approve, seconded by Commissioner Worrell. President Hammer asked Mr. Lee 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		

a. Action Item #4 – Resolution 2020-32 re: TIF pledge resolution for Courtyards of Carmel project

Mr. Lee presented this item to the Commission. Commissioner Campagna motioned to approve, seconded by Commissioner Worrell. President Hammer asked Mr. Lee for a roll call vote.

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

b. Action Item #5 – Approval of Revised 2020 Budget

Mr. Lee asked that the Commission approve revisions to the CRC's 2020 Budget. Commissioner Worrell motioned to approve, seconded by Commissioner Campagna. President Hammer asked Mr. Lee 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		

c. Action Item #6 – Approval of 2021 Budget

Mr. Lee asked that the Commission approve the CRC's budget for 2021. Commissioner Campagna motioned to approve, seconded by Secretary Brooks. President Hammer asked Mr. Lee 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		

d. Action Item #7 – Approval of amendment to Midtown Taxpayer Guaranty structure

Mr. Lee asked that the Commission amend the guarantor structure for the North Commercial Component relating to the Midtown Phase 1A Bonds. Vice Bowers motioned to approve, seconded by Commissioner Worrell. President Hammer asked Mr. Lee 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		

e. Action Item #8 – Dedication of portion of 582 S. Range Line to ROW

Deputy Director Fairman asked that the Commission dedicate a portion of a CRC owned parcel to the City as ROW in order to construct the 6th Street and Range Line roundabout. Commissioner Campagna motioned to approve, seconded by Secretary Brooks. President Hammer asked Mr. Lee 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		

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Other Business

None.

Adjournment

The Commission adjourned the meeting at 7:34 p.m.

The next regularly scheduled meeting is Wednesday, January 20, 2021, 6:30 p.m.