

**CARMEL REDEVELOPMENT COMMISSION Meeting**  
**Wednesday, January 20, 2021**

**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	Michael Kerschner	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	Present
Legal Counsel	Ryan Wilmering	Present (Videoconference)
City Attorney	Jon Oberlander	Present (Videoconference)

President Hammer called the meeting to order at 6:32 p.m.

The Pledge of Allegiance was recited.

**Election of Officers**

President Hammer opened nominations for President. Secretary Brooks moved to reappoint President Hammer for 2021. Commissioner Campagna seconded. Secretary Brooks moved to close nominations. President Hammer closed nominations. 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		

President Hammer opened nominations for Vice President. Secretary Brooks moved to reappoint Vice President Bowers for 2021. Commissioner Campagna seconded. President Hammer asked Mrs. Finn for a roll call vote. President Hammer closed nominations.

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

President Hammer opened nominations for Secretary. Commissioner Worrell moved to reappoint Secretary Brooks for 2021. Vice President Bowers seconded. Commissioner Worrell moved to close nominations. President Hammer closed nominations. 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 Minutes**

December 3, 2020 minutes were presented. Secretary Brooks requested that the minutes be corrected to reflect who called the December 2020 Meeting to order.

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		

December 16, 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 December balance totaled \$3,214,317 and, including the restricted funds, the balance totaled \$10,239,251.

### **Approval of Claims**

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$252,698.35.

Mr. Lee requested the Commission to approve the 2016 COIT Bond claims in the amount of \$143,031.39.

Mr. Lee requested the Commission to approve the 2017C-1 Bond claims in the amount of \$28,812.03.

Mr. Lee requested the Commission to approve the 856 Gift Fund claims in the amount of \$2,799.50.

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 in the amount of (\$116,366.16).

Secretary Brooks moved to approve. Vice President Bowers 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**

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

**Committee Reports**

Finance Committee – none

Architectural Review Committee – none

**Old Business**

None.

**New Business**

**a. Public Hearing – Appropriation for 2021 Redevelopment District Bonds**

President Hammer opened the Public Hearing at 7:02 p.m. There were no comments from the public; President Hammer closed the Public Hearing at 7:03 p.m.

**b. Action Item #2 – Approval of appropriation for 2021 Redevelopment District Bonds**

Mr. Lee asked that the Commission approve the issuance of the 2021 Redevelopment District Bonds and appropriate TIF necessary to make debt service payments on the bonds.

Vice President Bowers moved to approve, 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		

**c. Public Hearing – Lease between CRC and CRA for the 2021 Redevelopment Authority Lease Rental Bonds**

President Hammer opened the Public Hearing at 7:11 p.m. There were no comments from the public; President Hammer closed the Public Hearing at 7:12 p.m.

**d. Action Item #3 – Approval of Form of Lease for the 2021 Redevelopment Authority Lease Rental Bonds.**

Mr. Lee asked that the Commission approve the form of the Lease between the CRC and Redevelopment Authority for the 2021 Redevelopment Authority Lease Rental Bonds and authorize the execution of the leases.

Commissioner Worrell motioned to approve, seconded by Commissioner Campagna. 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**

None.

**Adjournment**

The Commission adjourned the meeting at 7:25 p.m.

The next regularly scheduled meeting is Wednesday, February 17, 2021, 6:30 p.m.