

CARMEL REDEVELOPMENT COMMISSION Meeting
Wednesday, February 17, 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	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)
City Attorney	Jon Oberlander	Present (Videoconference)

President Hammer called the meeting to order at 6:33 p.m.

The Pledge of Allegiance was recited.

Approval of Minutes

January 20, 2021 minutes were presented. Commissioner Campagna moved to approve the minutes. Commissioner Worrell 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 January balance totaled \$3,178,060 and, including the restricted funds, the balance totaled \$10,087,694.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$278,124.02.

Mr. Lee requested the Commission to approve the 856 Gift Fund claims in the amount of \$3,612.91.

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 Order for the Hotel project in the amount of \$7,475.00 payable from the Hotel construction loan. This change order is already included in the final budget presented to Council.

Commissioner Campagna 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. The CRC scope on the Monon and Main south garage façade is complete. The Hotel Carmichael is doing well with bookings and was sold out over Valentine's Day weekend. The new Carmel City Center Public Restrooms, south of Hotel Carmichael, should be opening in a few months. The CRC and Pedcor built the Restrooms, CRC will own them, and Carmel Clay Parks and Recreation will manage and maintain them. Construction on the Playfair-Holland building in City Center continues, and Industrious will be located on the first floor of this building. The Kent is almost complete and should be leasing apartments soon. The Proscenium is making incredible strides, and most of their office building is leased out. Zotec Headquarters is progressing and is nearly finished. Construction continues on the Franciscan Orthopedic Center of Excellence and has made a great deal of progress. Site work on the Mélange project should be starting within the next month. The Corner project is currently going through ADLS review with Planning and Zoning, and the CRC hopes to see construction start in the next few months. Lot One construction should start mid-year. Brookshire Village Shoppes is projected to open in June.

Committee Reports

Finance Committee – none

Architectural Review Committee – Secretary Brooks advised the Commission that they did meet. Deputy Director Fairman informed the Commission that they reviewed a portion of the KITE Corner Project at 116th and Rangeline Road, including the site plan and architectural elevations of Building A. The Committee approved the site plan and architectural elevations of Building A with comments and the expectation that the Developer will come back with the architecture of Building B.

Old Business

None.

New Business

- a. **Action Item #2** – Resolution 2021-3 RE: Declaratory Resolution for Main and Old Meridian allocation area

Mr. Lee asked that the Commission approve the first step in creating the Main and Old Meridian allocation area.

Secretary Brooks moved 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		

- b. **Action Item #3** – Resolution 2021-4 RE: Declaratory Resolution for Proscenium II allocation area

Mr. Lee asked that the Commission the first step in creating the Proscenium II allocation area.

Commissioner Worrell motioned to approve, seconded by Vice President Bowers. 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 6:55 p.m.

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