

CARMEL REDEVELOPMENT COMMISSION Meeting
Wednesday, March 17, 2021

ATTENDANCE:

President	Bill Hammer	Present (Videoconference)
Vice President	Dave Bowers	Present (Videoconference)
Secretary	Bill Brooks	Not Present
Member	Adam Campagna	Not Present
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 6:34 p.m.

The Pledge of Allegiance was recited.

Approval of Minutes

February 17, 2021 minutes were presented. Commissioner Worrell moved to approve the minutes. 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			
Adam Campagna			
Jeff Worrell	X		

Financial Matters

Mr. Lee stated the Commission's end of the month February balance totaled \$3,214,081 and, including the restricted funds, the balance totaled \$10,040,529.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$158,040.74.

Mr. Lee requested the Commission to approve the 856 Gift Fund claims in the amount of \$8,625.81.

Vice President Bowers moved to approve the claims, 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			
Adam Campagna			
Jeff Worrell	X		

Approval of Change Orders – Action Item #1

Deputy Director Fairman asked that the Commission to approve the approve the Change Orders for the Hotel project in the amount of \$166,801.44 payable from the Hotel construction loan. These change orders are already included in the final budget presented to Council.

Vice President Bowers moved to approve. 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			
Adam Campagna			
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 – Commissioner Worrell advised the Commission that they did meet. He informed the Commission that they reviewed the KITE Corner Project at 116th and Rangeline Road and approved the architectural design. The Committee approved the Windsor.

Old Business

None.

New Business

- a. **Action Item #2** – Resolution 2021-5 Re: a supplement and amendment to Resolution 2021-2

Mr. Lee asked that the Commission approve the supplement and amend the resolution CRC previously approved regarding the 2021 Redevelopment Authority Lease Rental Bonds (road projects) in order to conform with the changes City Council made to the project description.

Vice President Bowers moved 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			
Adam Campagna			
Jeff Worrell	X		

- b. **Action Item #3** – Resolution 2021-6 Re: approval of terms for North End project

Mr. Lee asked that the Commission approve the terms of the North End project.

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			
Adam Campagna			
Jeff Worrell	X		

c. Action Item #4 – Resolution 2021-7 Re: a replacement of Resolution 2019-26

Mr. Lee asked that the Commission approve the replacement resolution regarding the pledge of increment for the North End project.

Vice President Bowers moved 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			
Adam Campagna			
Jeff Worrell	X		

d. Action Item #5 – Resolution 2021-8 Re: acceptance of property from City of Carmel

Mr. Lee asked that the Commission approve the transfer of a small parcel of land owned by the City to the CRC, which is necessary to develop the Lot One project.

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			
Adam Campagna			
Jeff Worrell	X		

Other Business

None.

Adjournment

The Commission adjourned the meeting at 6:55 p.m.

The next regularly scheduled meeting is Wednesday, April 21, 2021, 6:30 p.m.