

CARMEL REDEVELOPMENT COMMISSION Meeting
Wednesday, April 21, 2021

ATTENDANCE:

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

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

The Pledge of Allegiance was recited.

Approval of Minutes

March 17, 2021 minutes were presented. Commissioner Campagna 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	X		
Adam Campagna	X		
Jeff Worrell	X		

Financial Matters

Mr. Lee stated the Commission's end of the month March balance totaled \$3,210,660 and, including the restricted funds, the balance totaled \$10,037,107.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$148,475.91.

Mr. Lee requested the Commission to approve the 856 Gift Fund claims in the amount of \$2,075.00.

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 in the amount of (\$16,232.10).

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 – Vice President Bowers advised the Commission that they did meet. He informed the Commission that they reviewed the financial package, updates on the Q1 budget, and upcoming projects.

Architectural Review Committee - Secretary Brooks advised the Commission that they met on March 29, 2020. He informed the Commission that they reviewed and discussed approval for the site plan and architecture of The Signature project located at Old Meridian and Main, Stouts Corner. The Committee approved the site plan and elevations, provided that the noted comments on the plans and renderings attached to the approval letter were addressed during the final design.

Old Business

None.

New Business

- a. **Action Item #2** – Resolution 2021-9 RE: authorization of sale of 998 S. Rangeline to Carmel Municipal Facilities Building Corporation

Executive Director Mestetsky asked that the Commission approve selling the property at 998 S. Rangeline to the Carmel Municipal Facilities Building Corporation in order to facilitate the financing of the Police Headquarters expansion project.

Secretary Brooks moved 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 6:50 p.m. The next regularly scheduled meeting is Wednesday, May 19, 2021, 6:30 p.m.