

CARMEL REDEVELOPMENT COMMISSION Meeting
Wednesday, May 19, 2021

ATTENDANCE:

President	Bill Hammer	Present
Vice President	Dave Bowers	Not 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	Adam Collins	Present
City Attorney	Ashley Ulbricht	Present

President Hammer called the meeting to order at 6:30 p.m.

The Pledge of Allegiance was recited.

Approval of Minutes

April 21, 2021 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			
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell	X		

Financial Matters

Mr. Lee stated the Commission's end of the month April balance totaled \$3,182,249 and, including the restricted funds, the balance totaled \$10,008,697.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$201,090.94.

Mr. Lee requested the Commission to approve the 2017C-2 Bond claims in the amount of \$22,700.00.

Secretary Brooks moved to approve the claims, seconded by Commissioner Campagna. President Hammer asked Mrs. Finn for a roll call vote.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers			
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 \$425.00 payable from the Hotel construction loan. This change order is already included in the final budget presented to Council.

Secretary Brooks 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			
Bill Brooks	X		
Adam Campagna			X
Jeff Worrell	X		

Executive Director Reports with Update on Properties

Executive Director Mestetsky provided project updates to the Commission.

Committee Reports

None.

Old Business

None.

New Business

a. Action Item #2 – Resolution 2021-10 re: Intent of TIF Increment

Mr. Lee asked that the Commission approve the annual approval that is required by state statute where the Commission must state their intent to retain and use all of the TIF they are receiving for the next year

Commissioner Worrell 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			
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell	X		

b. Action Item #3 – Assignment of OTS II lease to City

Ms. Ulbricht asked that the Commission approve assigning the lease of the restrooms in Old Town Shops II to the City.

Commissioner Campagna 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			
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell	X		

- c. **Action Item #4** – Approval of contract for parking and multimodal consulting services

Executive Director Mestetsky asked that the Commission approve a contract with LVR International to provide parking and multimodal consulting services.

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			
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell	X		

- d. **Action Item #5** – Approval of interior digital signage for the Center for the Performing Arts

Mr. Lee asked that the Commission approve the payment of or contribution towards interior digital signage for the Center for the Performing Arts.

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			
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell	X		

Other Business

None.

Adjournment

The Commission adjourned the meeting at 6:51 p.m. The next regularly scheduled meeting is Wednesday, June 30, 2021, 6:30 p.m.