

CRC Meeting, July 21, 2021

CARMEL REDEVELOPMENT COMMISSION Meeting
Wednesday, July 21, 2021

ATTENDANCE:

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Present
Member	Adam Campagna	Present
Member	Jeff Worrell	Present
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	Ashley Ulbricht	Present

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

The Pledge of Allegiance was recited.

OPENING OF BIDS – CFPA Interior Digital Signage

Mr. Lee opened two identical sealed bids from the same company and read aloud. The CRC will take the bids under advisement and give their recommendation at a later time.

Approval of Minutes

June 30, 2021 minutes were presented. Commissioner Campagna moved to approve the minutes. Vice President Bowers seconded.

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 June balance totaled \$6,886,299 and, including the restricted funds, the balance totaled \$14,384,791.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$356,110.78.

Mr. Lee requested the Commission to approve the 2017C-2 Bond claims in the amount of \$4,000.00.

Mr. Lee requested the Commission to approve the 856 Gift Fund claims in the amount of \$1,276.00.

Vice President Bowers moved to approve the claims, seconded by Commissioner Campagna.

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. He informed the Commission that the Hotel Carmichael is doing well. Playfair-Holland construction continues, and Industrious is set to open next month. The Kent is now leasing, and construction is almost complete. Grass has started growing at the park in the center of the Proscenium development. Lot One is still expected to have demolition later in 2021, and the CRC is currently working through the architecture. Magnolia has received their permits to start the concept of the stacked flats and should begin shortly. The Corner is close to getting its permits, and the Franciscan is under construction. CRC is working on the Zotec roundabout concept. The Clay Township and CRC are collaborating on the Carmel Clay Historical Society building. Friday, August 20, 2021, is the grand opening of Needlers Fresh Market.

Committee Reports

None.

Old Business

None.

New Business

a. Public Hearing for Proscenium II confirmatory resolution

- b. Action Item #1** – Resolution 2021-13 re: confirmatory resolution for Proscenium II allocation area

President Hammer opened the Public Hearing at 6:46 p.m. There were no comments from the public; President Hammer closed the Public Hearing at 6:47 p.m.

Mr. Lee asked that the Commission approve the resolution to finalize the creation of the Proscenium II allocation area.

Secretary Brooks moved to approve, seconded by Commissioner Campagna.

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

c. Public Hearing for Main and Old Meridian confirmatory resolution

President Hammer opened the Public Hearing at 6:48 p.m. There were no comments from the public; President Hammer closed the Public Hearing at 6:49 p.m.

- d. **Action Item #2** – Resolution 2021-14 re: confirmatory resolution for Main and Old Meridian allocation area

Mr. Lee asked that the Commission approve the resolution to finalize the creation of the Main and Old Meridian allocation area.

Commissioner Campagna moved to approve, seconded by Secretary Brooks.

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

- a. **Action Item #3** – Resolution 2021-15 re: TIF pledge for Main and Old Meridian project

Executive Director Mestetsky asked that the Commission to approve pledging the TIF generated from the Main and Old Meridian allocation area towards the bonds that will support The Signature development.

Commissioner Campagna moved to approve, seconded by Secretary Brooks.

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

- e. **Action Item #4** – Resolution 2021-16 re: The Signature project

Executive Director Mestetsky asked that the Commission approve the terms of The Signature project.

Vice President Bowers moved to approve, seconded by Commissioner Worrell.

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

- f. **Action Item #5** – Contract with project designer for the Carmel Clay Historical Society Museum

Executive Director Mestetsky asked that the Commission approve a contract with Studio M to provide design, branding, and construction consulting services for the proposed Carmel Clay Historical Society Museum.

Commissioner Worrell moved to approve, seconded by Commissioner Campagna.

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

g. Action Item #6 – Appoint TRC for Civic Square Garage

Executive Director Mestetsky asked that the Commission approve the appointment to create a Technical Review Committee consisting of 3 members appointed by the CRC President to facilitate a Design-Build procurement process for the Civic Square Garage.

Vice President Bowers moved to approve, seconded by Secretary Brooks.

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

h. Action Item #7 – WJE professional services agreement for Sophia Square improvements.

Executive Director Mestetsky asked that the Commission approve a contract with WJE to provide Design and Construction Administration Services for the Sophia Square Plaza repair project.

Commissioner Campagna moved to approve, seconded by Vice President Bowers.

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 7:05 p.m. The next regularly scheduled meeting is Wednesday, August 18, 2021, 6:30 p.m.