

CARMEL REDEVELOPMENT COMMISSION MEETING
Wednesday, August 18, 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 6:37 p.m.

The Pledge of Allegiance was recited.

Approval of Minutes

July 21, 2021 minutes were presented. Vice President Bowers 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	X		
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell	X		

August 12, 2021 minutes were presented. Secretary Brooks 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 balance for July totaled \$6,725,086 and, including the restricted funds, the balance totaled \$14,226,481.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$218,979.12.

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

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Commissioner Campagna 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	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 reported that the Finance Committee did meet and reviewed the budget and had a good report on the Hotel Carmichael.

Architectural Review Committee – None.

Old Business

None.

New Business

- a. **Action Item #1** – Resolution 2021-17 re: grant of funds to CMCDC for pay off of 620 S. Rangeline Rd. mortgage.

Mr. Lee asked that the Commission approve a grant to the CMCDC in the amount necessary to pay off their mortgage for 620 S. Rangeline Rd.

Commissioner Campagna 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	X		
Adam Campagna	X		
Jeff Worrell	X		

- b. **Action Item #2** – Award bid for CFPA Interior Digital Signage

Mr. Lee asked that the Commission approve Daktronics to provide the CFPA Interior Digital Signage.

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		

c. **Action Item #3** – Ratify license agreement for public parking on private lot

Executive Director Mestetsky asked that the Commission to approve ratifying a license agreement, which provides for public parking on a privately owned parcel.

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	X		
Adam Campagna	X		
Jeff Worrell	X		

d. **Action Item #4** – Approval of professional services agreement for Civic Square Garage solar array project

Deputy Director Fairman asked that the Commission approve an agreement with Telamon for design, management, and support for the proposed Civic Square Garage solar array.

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		

e. **Action Item #5** – Approval of professional services agreement for Civic Square Garage solar array project

Deputy Director Fairman asked that the Commission approve a contract with JS Held for as-needed owner's representative services.

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	X		
Adam Campagna	X		
Jeff Worrell	X		

Other Business

None.

Adjournment

The Commission adjourned the meeting at 7:02 p.m. The next regularly scheduled meeting is Wednesday, September 15th, 2021, 6:30 p.m.