

CARMEL REDEVELOPMENT COMMISSION MEETING
Wednesday, October 20, 2021

ATTENDANCE:

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

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

The Pledge of Allegiance was recited.

Approval of Minutes

September 9, 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			
Adam Campagna	X		
Jeff Worrell			

September 15, 2021 minutes were presented. Vice President Bowers moved to approve the minutes. Commissioner Campagna seconded.

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

Financial Matters

Mr. Lee stated the Commission's end of the month balance for September totaled \$5,790,065 and, including the restricted funds, the balance totaled \$13,291,460.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$68,807.64.

CRC Meeting, October 20, 2021

Mr. Lee requested the Commission to approve the 2021 TIF Bond claims in the amount of \$2,475.

Mr. Lee requested the Commission to approve the 2021 Local Income Tax general obligation bonds in the amount of \$53,112.

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			
Adam Campagna	X		
Jeff Worrell			

Executive Director Reports with Update on Properties

Executive Director Mestetsky presented project updates to the Commission.

Committee Reports

Finance Committee
None.

Architectural Review Committee – Executive Director Mestetsky informed the Commission that the Architectural Review Committee met on October 4th and approved the updated plans and elevations for the 1st on Main office building and site plan, and Phase 1 of Hamilton Crossing/Republic Airways.

Old Business

None.

New Business

- a. **Action Item #1** – Resolution 2021-20 re: grant of funds to 4CDC for James Building tenant improvements

Executive Director Mestetsky asked that the Commission approve the transfer of funds to the 4CDC to cover tenant buildout improvements for the third and fourth floors of the James Building.

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

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

- b. **Action Item #2** – Resolution 2021-21 re: Declaratory Resolution for Smokey & Monon Phase 2 allocation area

Mr. Lee asked that the Commission approve the first step in creating the allocation area for the North End Phase 2 project.

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

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

- c. **Action Item #3** – Resolution 2021-22 re: Declaratory Resolution for Firehouse allocation area expansion

Mr. Lee asked that the Commission approve the first step in creating the allocation area expansion for the Mélange project.

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

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

- d. **Action Item #4** – Resolution 2021-23 re: Grant to CMCDC

Executive Director Mestetsky asked that the Commission authorize this grant of funds to the CMCDC for Monon Square redevelopment for landlord-tenant issues.

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

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

- e. **Action Item #5** – Contract for geotechnical investigation

Deputy Director Fairman asked that the Commission authorize a contract with Patriot Engineering for a geotechnical investigation at 620 S Rangeline Rd.

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

Other Business

None.

Adjournment

The Commission adjourned the meeting at 6:50 p.m.

The next regularly scheduled meeting is Wednesday, November 17, 2021, 6:30 p.m.