

CARMEL REDEVELOPMENT COMMISSION MEETING
Wednesday, December 15, 2021

ATTENDANCE:

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Present
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	Absent
Legal Counsel	Ryan Wilmering	Present
City Legal	Sergey Grechukhin	Present

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

The Pledge of Allegiance was recited.

Appointment – 4CDC Board Member

Secretary Brooks moved to reappoint Ron Carter as 4CDC Board Member. Commissioner Campagna seconded.

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

Annual Report to Taxing Units

Heidi Amspaugh from Baker Tilly Municipal Advisors, LLC provided a presentation to the annual overlapping taxing units, as required by state law.

Approval of Minutes

November 17, 2021 minutes were presented. Commissioner Campagna moved to approve the minutes. Secretary Brooks seconded.

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

Financial Matters

Mr. Lee stated the Commission's end of the month balance for November totaled \$6,137,115 and, including the restricted funds, the balance totaled \$13,619,558.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$15,654,562.33.

Mr. Lee requested the Commission to approve the 2021 Local Income Tax General Obligation bonds in the amount of \$8,348.50.

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			

Executive Director Reports with Update on Properties

Executive Director Mestetsky presented project updates to the Commission.

Committee Reports

Finance Committee – Vice President Bowers stated that the Committee met, and they reviewed the existing budget and the projected 2022 budget.

Architectural Review Committee did not meet this month.

Old Business

None.

New Business

- a. **Action Item #1** – Resolution 2021-26 re: Declaratory Resolution for Studio M allocation area

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

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			

b. Action Item #2 – Resolution 2021-27 re: Declaratory Resolution for Monon Square North allocation area

Mr. Lee asked that the Commission approve the first step in creating the allocation area for the Monon Square North project.

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			

c. Action Item #3 – Approval of Revised 2021 Budget

Mr. Lee asked that the Commission approve revisions to the CRC's 2021 Budget.

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			

d. Action Item #4 – Approval of 2022 Budget

Mr. Lee asked that the Commission approve the CRC's budget for 2022.

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			

e. Action Item #5 – Purchase of 511 3rd Ave SW

Executive Director Mestetsky asked that the Commission approve the purchase of 511 3rd Ave SW.

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			

f. Action Item #6 – Purchase of 210 3rd Ave SW

Executive Director Mestetsky asked that the Commission approve the purchase of 210 3rd Ave SW.

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			

g. Action Item #7 – Contract for 96th Street sculptures

The Commission voted to move Action Item #7 to a later point in the meeting,

h. Action Item #8 – Contract for construction materials testing and inspection

Deputy Director Fairman asked that the Commission approve a construction materials testing and inspection contract with Patriot Engineering for the Civic Square garage.

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			

i. Action Item #9 – Contract for Palladium book manuscript

Executive Director Mestetsky asked that the Commission approve a contract with Integrity Media for the creation of a book about the Palladium 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			

j. Action Item #10 – Contract for sculpture

Executive Director Mestetsky asked that the Commission approve a contract with the Seward Johnson Atelier for a sculpture.

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			

k. Action Item #7 – Contract for 96th Street sculptures

The Commission voted to hear Action Item #7 at this time.

Executive Director Mestetsky introduced the artist, Arlon Bayliss, of Bayliss & Co., to present on his proposed artwork. Executive Director Mestetsky asked that the Commission approve a contract with Bayliss & Co. for sculptures in the east 96th Street roundabouts including the design services.

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			

l. Action Item #11 – Resolution 2021-28 re: Grant Agreement with 4CDC

Mr. Lee asked that the Commission approve a Grant Agreement with the 4CDC to authorize a back-up for the 4CDC's loan against the office portion 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	X		
Adam Campagna	X		
Jeff Worrell			

m. Action Item #12 – Approve receipt of land

Executive Director Mestetsky asked that the Commission approve receipt of land to authorize the CRC to receive land for the southern portion of the Civic Square parking garage.

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			

n. Action Item #13 – Resolution 2021-29 re: Amendment to Declaratory Resolution for Smokey & Monon allocation area

Mr. Lee asked that the Commission approve the Amendment to Declaratory Resolution for Smokey & Monon allocation area to remove all parcels except the four multifamily parcels.

Secretary Brooks 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			

- o. **Action Item #14** – Resolution 2021-30 re: Amendment to North End TIF Pledge Resolution

Mr. Lee asked that the Commission approve the amendment to North End TIF Pledge Resolution to pledge just the TIF from the four multifamily parcels towards the Phase I bonds.

Vice President Bowers 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			

Other Business

None.

Adjournment

The Commission adjourned the meeting at 7:31 p.m.

The next regularly scheduled meeting is Wednesday, January 19th, 2022, 6:30 p.m.