

CARMEL REDEVELOPMENT COMMISSION MEETING
Thursday, May 26, 2022

ATTENDANCE:

| | | |
|--------------------|---------------------|---------|
| President | Bill Hammer | Present |
| Vice President | Dave Bowers | Present |
| Secretary | Bill Brooks | Present |
| Member | Lea Lockhart Sasena | Present |
| Member | Jeff Worrell | Present |
| Member | Michael Kerschner | Absent |
| Executive Director | Henry Mestetsky | Present |
| Deputy Director | Jenell Fairman | Absent |
| Finance Manager | Michael Lee | Present |
| Project Manager | Larysa Glaspie | Present |
| Office Manager | Tara Greaves | Present |
| 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.

President Hammer welcomed Ms. Lea Lockhart Sasena to the Carmel Redevelopment Commission.

Approval of Minutes

April 14, 2022 minutes were presented. Vice President Bowers moved to approve the minutes. Secretary Brooks seconded. President Hammer asked Mrs. Greaves for a roll call vote.

| Vote: | Yes | No | Abstain/Recuse |
|---------------------|-----|----|----------------|
| Bill Hammer | X | | |
| Dave Bowers | X | | |
| Bill Brooks | X | | |
| Lea Lockhart Sasena | X | | |
| Jeff Worrell | X | | |

Financial Matters

Mr. Lee stated the Commission's end of the month balance for April totaled \$5,137,606 and, including the restricted funds, the balance totaled \$13,244,237.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$209,326.17.

Mr. Lee requested the Commission to approve the 2021 Local Income Tax General Obligation bond invoices in the amount of \$1,235,227.80.

Mr. Lee requested the Commission to approve the 2021 TIF bond invoices in the amount of \$150.00.

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

| Vote: | Yes | No | Abstain/Recuse |
|---------------------|-----|----|----------------|
| Bill Hammer | X | | |
| Dave Bowers | X | | |
| Bill Brooks | X | | |
| Lea Lockhart Sasena | X | | |
| Jeff Worrell | X | | |

Executive Director Report

Executive Director Mestetsky presented project updates to the Commission.

Committee Reports

Finance Committee – The Finance Committee did not meet this month. Vice President Bowers attended the monthly meeting on the financial performance of Hotel Carmichael. Vice President Bowers reported the hotel is doing very well.

Architectural Review Committee – None

Old Business

None.

New Business

President Hammer proposed to hear Action Item #9 first. Without objection, President Hammer asked Executive Director Mestetsky to introduce this item.

a. Action Item #9 – Civic Square Garage art contract

Executive Director Mestetsky asked that the Commission approve a contract with Nancy Keating to design and install a mosaic art piece for the Civic Square Garage. Executive Director Mestetsky invited artist Nancy Keating to discuss the inspiration for the Civic Square Garage mosaic.

Commissioner Lockhart Sasena moved to approve, seconded by Vice President Bowers.

| Vote: | Yes | No | Abstain/Recuse |
|---------------------|-----|----|----------------|
| Bill Hammer | X | | |
| Dave Bowers | X | | |
| Bill Brooks | X | | |
| Lea Lockhart Sasena | X | | |
| Jeff Worrell | X | | |

b. Action Item #1 – Resolution 2022-7 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

Vice President Bowers moved to approve, seconded by Commissioner Lockhart Sasena.

| Vote: | Yes | No | Abstain/Recuse |
|---------------------|-----|----|----------------|
| Bill Hammer | X | | |
| Dave Bowers | X | | |
| Bill Brooks | X | | |
| Lea Lockhart Sasena | X | | |
| Jeff Worrell | X | | |

c. Public Hearing for Smokey Row confirmatory resolution

d. Action Item #2 – Confirmatory Resolution 2022-8 re: Smokey Row allocation area

President Hammer opened the Public Hearing at 6:50 P.M. There were no comments from the public; President Hammer closed the Public Hearing at 6:51 P.M.

Mr. Lee asked that the Commission approve the resolution to finalize the creation of the Smokey Row allocation area.

Commissioner Worrell moved to approve, seconded by Secretary Brooks.

| Vote: | Yes | No | Abstain/Recuse |
|---------------------|-----|----|----------------|
| Bill Hammer | X | | |
| Dave Bowers | X | | |
| Bill Brooks | X | | |
| Lea Lockhart Sasena | X | | |
| Jeff Worrell | X | | |

e. Public Hearing for Smokey Row Phase II confirmatory resolution

f. Action Item #3 – Confirmatory Resolution 2022-9 re: Smokey Row Phase II allocation area

President Hammer opened the Public Hearing at 6:55 P.M. There were no comments from the public; President Hammer closed the Public Hearing at 6:56 P.M.

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

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

| Vote: | Yes | No | Abstain/Recuse |
|---------------------|-----|----|----------------|
| Bill Hammer | X | | |
| Dave Bowers | X | | |
| Bill Brooks | X | | |
| Lea Lockhart Sasena | X | | |
| Jeff Worrell | X | | |

g. Public Hearing for Firehouse East confirmatory resolution

h. Action Item #4 – Confirmatory Resolution 2022-10 re: Firehouse East allocation area

President Hammer opened the Public Hearing at 6:57 P.M. There were no comments from the public; President Hammer closed the Public Hearing at 6:58 P.M.

Mr. Lee asked that the Commission approve the resolution to finalize the creation of the Firehouse East allocation area.

Commissioner Worrell moved to approve, seconded by Commissioner Lockhart Sasena.

| Vote: | Yes | No | Abstain/Recuse |
|---------------------|-----|----|----------------|
| Bill Hammer | X | | |
| Dave Bowers | X | | |
| Bill Brooks | X | | |
| Lea Lockhart Sasena | X | | |
| Jeff Worrell | X | | |

i. Public Hearing for Studio M confirmatory resolution

j. Action Item #5 – Confirmatory Resolution 2022-11 re: Studio M allocation area

President Hammer opened the Public Hearing at 7:00 P.M. There were no comments from the public; President Hammer closed the Public Hearing at 7:01 P.M.

Mr. Lee asked that the Commission approve the resolution to finalize the creation of the Studio M allocation area.

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

| Vote: | Yes | No | Abstain/Recuse |
|---------------------|-----|----|----------------|
| Bill Hammer | X | | |
| Dave Bowers | X | | |
| Bill Brooks | X | | |
| Lea Lockhart Sasena | X | | |
| Jeff Worrell | X | | |

k. Action Item #6 – Resolution 2022-12 re: authorizing contribution to Fire HQ project

Executive Director Mestetsky asked that the Commission authorize a contribution to Clay Township for the Carmel Fire Department headquarters project. Executive Director Mestetsky stated this contribution was approved by Council with the 2021 TIF Bond.

Secretary Brooks moved to approved, seconded by Commissioner Lockhart Sasena.

| Vote: | Yes | No | Abstain/Recuse |
|---------------------|-----|----|----------------|
| Bill Hammer | X | | |
| Dave Bowers | X | | |
| Bill Brooks | X | | |
| Lea Lockhart Sasena | X | | |
| Jeff Worrell | X | | |

l. Action Item #7 – Sophia Square courtyard project contribution

Executive Director Mestetsky asked that Commission authorize a contribution from the 2021 TIF Bonds towards the Sophia Square courtyard improvements. This would approve a contribution up to \$200,000 to the Street Department for the Sophia Square courtyard waterproofing repair project. The Street Department will hold the contract for the work. Executive Director Mestetsky stated this contribution was approved by Council with the 2021 TIF Bond.

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

| Vote: | Yes | No | Abstain/Recuse |
|---------------------|-----|----|----------------|
| Bill Hammer | X | | |
| Dave Bowers | X | | |
| Bill Brooks | X | | |
| Lea Lockhart Sasena | X | | |
| Jeff Worrell | X | | |

m. Action Item #8 – Sophia Square courtyard temporary construction easement agreement

Executive Director Mestetsky asked that Commission approve a temporary easement agreement with Carmel Lofts LLC regarding improvements to be made to Sophia Square courtyard.

Commissioner Lockhart Sasena moved to approve, seconded by Vice President Bowers.

| Vote: | Yes | No | Abstain/Recuse |
|---------------------|-----|----|----------------|
| Bill Hammer | X | | |
| Dave Bowers | X | | |
| Bill Brooks | X | | |
| Lea Lockhart Sasena | X | | |
| Jeff Worrell | X | | |

n. Action Item #10 – Contract for garage engineering services

Executive Director Mestetsky asked that the Commission approve a contract with WJE to provide analysis and construction documents for garage improvements.

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

| Vote: | Yes | No | Abstain/Recuse |
|---------------------|-----|----|----------------|
| Bill Hammer | X | | |
| Dave Bowers | X | | |
| Bill Brooks | X | | |
| Lea Lockhart Sasena | X | | |
| Jeff Worrell | X | | |

Other Business

None.

Adjournment

The Commission adjourned the meeting at 7:10 p.m.

The next scheduled meeting is Wednesday, June 15th, 2022, 6:30 p.m.