

**CARMEL REDEVELOPMENT COMMISSION MEETING**  
**Wednesday, October 19, 2022**

**ATTENDANCE:**

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Present
Member	Lea Lockhart Sasena	Present
Member	Jeff Worrell	Absent
Member	Michael Kerschner	Present
Executive Director	Henry Mestetsky	Absent
Deputy Director	Jenell Fairman	Present
Finance Manager	Michael Lee	Present
Project Manager	Larysa Glaspie	Present
Office Manager	Tara Greaves	Absent
Legal Counsel	Ryan Collins	Present
City Legal	Sergey Grechukhin	Absent

President Hammer called the meeting to order at 6:31 p.m.

The Pledge of Allegiance was recited.

**Approval of Minutes**

September 21 and October 12, 2022, minutes were presented. Vice President Bowers moved to approve the minutes. Secretary Brooks seconded.

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

**Financial Matters**

Mr. Lee stated the Commission's end of the month balance for September totaled \$6,649,518.00 and, including the restricted funds, the balance totaled \$15,492,070.00.

**Approval of Claims**

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$277,981.14.

Mr. Lee requested the Commission to approve the 2021 Local Income Tax General Obligation bond invoices in the amount of \$22,129.16.

Mr. Lee requested the Commission to approve the 2021 TIF bond invoices in the amount of \$148,680.75.

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		

**Approval of Change Orders – Action Item #1**

Deputy Director Fairman asked that the Commission approve the Change Orders for the Tarkington Garage repair project in the amount of \$18,407.00.

Vice President Bowers moved to approve. Commissioner Sasena seconded.

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

**Executive Director Report**

Deputy Director Fairman presented project updates to the Commission.

**Committee Reports**

Architectural Review Committee – Did not meet this month, next scheduled meeting October 21, 2022.

**Old Business**

None.

**New Business**

- a. **Action Item #2** – Approval of construction fencing purchase

Deputy Director Fairman asked that the Commission approve the purchase of construction fencing for the Civic Square Garage.

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		

- b. **Action Item #3** – Agreement for Zotec roundabout artwork

Finance Manager Mike Lee asked that the Commission approve an agreement for the artwork to for the Zotec roundabout.

Commissioner Sasena 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		

c. **Action Item #4** – Resolution 2022-25 re: Flora project agreement

Deputy Director Fairman asked the Commission to approve this resolution which will approve the terms for the Flora project agreement and grant project improvement funds to the CMCDC.

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

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

d. **Action Item #5** – Resolution 2022-26 re: Aloft/Element Hotel project agreement

Deputy Director Fairman asked that the Commission approve the terms for the Aloft/Element Hotel project agreement and grant project improvement funds to the CMCDC.

Secretary Brooks moved to approved, seconded by Commissioner Sasena.

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

e. **Action Item #6** – Purchase of property located at 311 W. Main Street

Deputy Director Fairman asked that the Commission approve the purchase of property located at 311 W. Main St.

Commissioner Sasena moved to approved, seconded by Secretary Brooks.

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

f. **Action Item #7** – Approval of server room construction contract

Deputy Director Fairman asked that the Commission approve a contract with BW Construction in the amount of for \$61,905.00 for the Carter Green Projection Mapping Server Room Buildout.

Commissioner Sasena moved to approved, seconded by Vice President Bowers.

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

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g. **Action Item #8** – Resolution 2022-27 re: Lot 1 TIF Pledge Amendment

Finance Manager Lee asked that the Commission approve an amendment to and restatement of the original TIF Pledge Resolution for the Lot One Project, this request is due to the timing of the loan closing.

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

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

**Other Business**

None.

**Adjournment**

The Commission adjourned the meeting at 6:54 P.M.

The next scheduled meeting is Wednesday, November 16, 2022, 2:30 p.m.