

CARMEL REDEVELOPMENT COMMISSION MEETING
Wednesday, November 16, 2022

ATTENDANCE:

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Present
Member	Lea Lockhart Sasena	Absent
Member	Jeff Worrell	Present
Member	Michael Kerschner	Absent
Executive Director	Henry Mestetsky	Virtual
Deputy Director	Jenell Fairman	Present
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 2:32 p.m.

The Pledge of Allegiance was recited.

Approval of Minutes

October 19, 2022 minutes were presented. Commissioner Worrell moved to approve the minutes. Secretary Brooks seconded.

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

Financial Matters

Mr. Lee stated the Commission's end of the month balance for August totaled \$6,658,493 and, including the restricted funds, the balance totaled \$15,501,045.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$234,580.32.

Mr. Lee requested the Commission to approve the 2021 Local Income Tax General Obligation bond invoices in the amount of \$39,670.40.

Mr. Lee requested the Commission to approve the 2021 TIF bond invoices in the amount of \$14,603.94.

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

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

Executive Director Report

Executive Director Mestetsky presented project updates to the Commission

Committee Reports

Architectural Review Committee – Secretary Brooks stated the Architectural Review Committee met on October 21. He stated they discussed the old business and status of the Concourse project. They also reviewed the Buckingham residential project at the AT&T site. He stated the committee approved the site plan for that site based on CRC staff recommendation, and on the developer continuing to work on site details.

Old Business

None.

New Business

a. Public Hearing for Monon Square North confirmatory resolution

b. Action Item #1 – Resolution 2022-28 re: Monon Square North Confirmatory Resolution

President Hammer opened the Public Hearing at 2:43 P.M. There were no comments from the public; President Hammer closed the Public Hearing at 2:45 P.M.

Mr. Lee asked that the Commission approve the resolution as the last step in creating the Monon Square 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		
Jeff Worrell	X		

c. Public Hearing for Flora confirmatory resolution

d. Action Item #2 – Resolution 2022-29 re: Flora Confirmatory Resolution

President Hammer opened the public hearing at 2:48 P.M. There was one resident present that did not want to speak for or against the project but had questions regarding the project. Director Mestetsky responded to the pertinent questions. President Hammer closed public hearing at 2:52 P.M.

Mr. Lee confirmed that all CRC procedures were followed and asked that the Commission approve this resolution as the last step in creating the Flora allocation area.

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

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

e. Action Item #3 – Resolution 2022-30 re: Franciscan North Declaratory Resolution

Mr. Lee gave an overview of this project, he asked that the Commission approve the first step in creating the Franciscan North allocation area.

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

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

f. Action Item #4 – Resolution 2022-31 re: Bridges II Declaratory Resolution

Mr. Lee gave an overview of the project and explained the benefit of creating the allocation area at the current lower assessed value. He asked the commission to approve the resolution as the first step in creating the allocation area.

Commissioner Worrell moved to approve, as amended, understanding that some items may be modified later, seconded by Vice President Bowers.

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

g. Action Item #5 – Contract amendment for additional reinforcement for Civic Square Garage mural

Deputy Director Fairman asked that the Commission approve an amendment to the Civic Square Garage mural contract to include additional reinforcement. This amendment is due to a change in the materials necessary to mount the murals.

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

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

h. Action Item #6 – Resolution 2022-32 re: Property acquisition

Director Mestetsky gave an overview of the parcels to be purchased which are located at 111 S. Rangeline, 41 1st Street SE, 130 1st Ave SE, and 140 1st Ave SE. and asked that the Commission approve the purchase of the land from the developer. He noted that this is a continuation of a project that has been approved by City Council. He confirmed that all necessary appraisals have been completed and that all proper acquisition procedures under state statute were followed. Commissioner Worrell asked for some examples of projects that were created in similar ways, Director Mestetsky gave several examples.

Commissioner Worrell moved to approve, seconded by Secretary Brooks.

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

i. Action Item #7 – Amendment to Monon Square demolition agreement

Ms. Glaspie asked the Commission to approve an amendment to the Monon Square demolition agreement, to include the removal of the foundations and slabs from the North and Western Portion of the site.

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

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

Other Business

Commissioner Worrell asked Deputy Director to provide updates on the Tarkington and Sophia Square garage repairs. Deputy Director Fairman provided updates on both repair projects. She also provided an update on the EV charging stations at the Civic sq. garage as requested by President Hammer.

Adjournment

The Commission adjourned the meeting at 3:17 P.M.

The next scheduled meeting is set for Wednesday, December 15, 2022, 3:30 p.m.