

CARMEL REDEVELOPMENT COMMISSION MEETING
Thursday, December 15, 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	Present
Executive Director	Henry Mestetsky	Present
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	Allison Lynch-Mcgrath	Present

President Hammer called the meeting to order at 3:40 p.m.

The Pledge of Allegiance was recited.

Bid Opening

Mike Lee stated no bids were received for the property located at 111 South Rangeline.

Appointment of 4CDC Member

Director Mestetsky recommended that Ron Carter be reappointed to the 4CDC. Secretary Brooks moved to approve. Vice President Bowers seconded.

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

Approval of Minutes

November 16, 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		
Lea Sasena	X		

Annual Report of Taxing Districts

Tim Foster from Baker Tilly presented the Annual report.

Financial Matters

Mr. Lee stated the Commission's end of the month balance for November totaled \$6,774,567, including the restricted funds, the balance totaled \$15,617,119.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$15,652,127.21

Mr. Lee requested the Commission to approve the 2021 Local Income Tax General Obligation bond invoices in the amount of \$127,759.18.

Mr. Lee requested the Commission to approve the 2021 TIF bond invoices in the amount of \$387.00.

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		
Lea Sasena	X		

Executive Director Report

Executive Director Mestetsky presented project updates to the Commission

Committee Reports

Architectural Review Committee – Did not meet last month

Old Business

None.

New Business

a. Action Item #1 – Resolution 2022-33: Defeasance of 2013 Illinois Street Bonds

Mr. Lee asked that the Commission approve the resolution to approve paying off the balance of the 2013 Illinois Street Bonds, this would save approx. 1.2 million dollars in interest.

Commissioner Sasena moved to approve, seconded by Secretary Brooks.

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

b. Action Item #2 – Declaratory Resolution 2022-34 re: ATT allocation area

Mr. Lee gave a recap overview of this project, he asked that the Commission approve the first step in creating the ATT allocation area. President Hammer gave an overview of the remainder of the approval process.

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	
Lea Sasena	X		

c. **Action Item #3** – Declaratory Resolution 2022-35 re: Crossing allocation areas

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

Commissioner Worrell moved to approve, seconded by Commissioner Sasena.

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

d. **Action Item #4** – Declaratory Resolution 2022-36 re: 111 Penn Redevelopment Area

Mr. Lee gave an overview of the project and explained the benefit to creating the redevelopment area. He asked the commission to approve the resolution as the first step in creating the redevelopment 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		
Lea Sasena	X		

e. **Action Item #5** – Approval of 2023 Budget

Mr. Lee presented the 2023 Redevelopment Commission budget for approval.

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		
Lea Sasena	X		

Other Business

No other business

Adjournment

The Commission adjourned the meeting at 4:42 P.M.

The next scheduled meeting is set for Wednesday, January 18, 2022, 6:30 p.m.