

CARMEL REDEVELOPMENT COMMISSION Meeting Wednesday, September 18, 2019

ATTENDANCE:

President	Bill Hammer	Present
Vice President	Dave Bowers	Not Present
Secretary	Bill Brooks	Not Present
Treasurer	Christine Pauley	Not Present
Member	Adam Campagna	Present
Member	Kevin Rider	Present
Member	Katie Browning	Present
Executive Director	Henry Mestetsky	Not Present
Deputy Director	Jenell Fairman	Present
Finance Manager	Michael Lee	Present
Office Manager	Rachel Finn	Present
City Attorney	Ashley Ulbricht	Not Present
Legal Counsel	Ryan Wilmering	Present

President Hammer called the meeting to order at 6:35 p.m.

The Pledge of Allegiance was said.

BID AWARDS – Hotel Carmichael – Ratification of contracts

Deputy Director Fairman requested that the Commission approve the award of Hotel Carmichael Bid Package III contracts 9.3 (tiling), 9.6 (resilient, carpet, and wood flooring), and 9.9 (painting and wallcoverings) as recommended by Shiel Sexton.

Mr. Campagna moved to approve. Mr. Rider seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers			
Bill Brooks			
Adam Campagna	X		
Kevin Rider	X		

Approval of Minutes

The August 21, 2019, minutes were presented. Mr. Rider moved to approve the minutes. Mr. Campagna seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers			
Bill Brooks			
Adam Campagna	X		
Kevin Rider	X		

Financial Matters

Mr. Lee stated the Commission's end of the month August balance totaled \$3,907,212 and, including the restricted funds, the balance totaled \$9,098,418.

Update on Outstanding Receivables

Mr. Lee stated there are two outstanding receivables:

- 1) Project Blue invoices of \$15,643.
- 2) Initial Energy Consumption Fee for The Mezz of \$519,616.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$210,811.87.

Mr. Lee stated that there is a disbursement to be paid out of the 2017C-1 Bond in the amount of \$13,331.17.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 COIT Bond in the amount of \$7,625.28.

Mr. Rider moved to approve the claims, seconded by Mr. Campagna.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers			
Bill Brooks			
Adam Campagna	X		
Kevin Rider	X		

Executive Director Reports with Update on Properties

Deputy Director Fairman reported that the CRC has moved forward with construction on the Monon and Main garage façade. The garage's south façade will be completed towards the end of 2019. In Midtown, work continues on the Monon Boulevard. JC Hart's Midtown Flats has started leasing units and are providing tours by appointment only. The Hotel Carmichael has a hotel manager on board who has started seeking a sales manager, and the timeline for hiring a food and beverage person is March 2020. Playfair and Holland foundations have started and the building is making progress. The Kent is under construction. The Agora is up and had a beam signing.

Committee Reports

Finance Committee – none.

Architectural Review Committee – Review of Proscenium elevations.

Old Business

None.

New Business

Mr. Wilmering discussed a change to the previously passed resolution and related to the James Building replacing one exhibit with another. The Commission members acknowledged the change.

Other Business

None.

Adjournment

Mr. Rider moved to adjourn, seconded by Mr. Campagna. The Commission adjourned the meeting at 6:50 p.m.

The next regularly scheduled meeting is Wednesday, October 16, 2019, 6:30 p.m.