

CARMEL REDEVELOPMENT COMMISSION Meeting Wednesday, October 16, 2019

ATTENDANCE:

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

President Hammer called the meeting to order at 6:42 p.m.

The Pledge of Allegiance was said.

Approval of Minutes

The September 18, 2019, minutes were presented. Mr. Rider moved to approve the minutes. Mr. Campagna seconded.

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

Financial Matters

Mr. Lee stated the Commission's end of the month August balance totaled \$3,793,053 and, including the restricted funds, the balance totaled \$8,984,259.

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 \$207,093.99.

Mr. Lee stated that there is a disbursement to be paid out of the 2017C-1 Bond in the amount of \$51,812.27.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 COIT Bond in the amount of \$7,562.64.

Vice President Bowers moved to approve the claims, seconded by Mr. Rider.

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

Executive Director Reports with Update on Properties

Executive Director Mestetsky reported that construction continues on the Agora building at the Proscenium. The Hotel Carmichael continues to progress and the grand opening is slated for April 30, 2020. Framing of the Kent building is complete. Foundations have been poured for the Playfair Holland building. Zotec Partners Headquarters construction is in full swing.

Committee Reports

Finance Committee – none.

Architectural Review Committee – Review of Proscenium elevations.

Old Business

None.

New Business

- a. **Action Item #2** – Declaratory Resolution 2019-18 RE: Magnolia allocation area

Mr. Lee asked that the Commission amend the previous resolution in creating the Magnolia allocation area.

Mr. Campagna moved to approve. Vice President Bowers seconded.

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

- b. **Action Item #3** – Resolution 2019-19 RE: intergovernmental transfer of land

Director Mestetsky asked that the Commission transfer a tract of land adjacent to Fire Station 41 from the City to the CRC.

Secretary Brooks moved to approve. Mr. Rider seconded.

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

Other Business

None.

CRC Meeting, October 16, 2019

Adjournment

Mr. Rider moved to adjourn, seconded by Secretary Brooks. The Commission adjourned the meeting at 6:52 p.m.

The next regularly scheduled meeting is Wednesday, November 20, 2019, 6:30 p.m.