

CARMEL REDEVELOPMENT COMMISSION Meeting Wednesday, December 18, 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	Not 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 6:32 p.m.

The Pledge of Allegiance was recited.

Appointment – 4CDC Board Member

President Hammer stated that the Chair requested a Resolution nominating Ron Carter as a board member appointed by the CRC. Secretary Brooked moved to submit the Resolution to reappoint Ron Carter as 4CDC Board Member. Mr. Campagna seconded.

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

Annual Report to Taxing Units

Heidi Amspaugh from Baker Tilly Municipal Advisors, LLC provided a presentation to the annual overlapping taxing units, as required by state law.

Approval of Minutes

The November 20, 2019, minutes were presented. Vice President Bowers 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			

Financial Matters

Mr. Lee stated the Commission's end of the month August balance totaled \$3,692,131 and, including the restricted funds, the balance totaled \$8,883,338.

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 \$12,847,710.43.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 COIT Bond in the amount of \$7,500.00.

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

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

Approval of Change Orders – Action Item #1

Mr. Mestetsky asked that the Commission approve two change orders for the Hotel Carmichael.

Secretary Brooks 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			

Executive Director Reports with Update on Properties

Executive Director Mestetsky reported that construction continues on the Holland-Playfair, Hotel Carmichael and Kent. Steel is up on three building at the Proscenium site. The CRC continues to have negotiations on the PNC site and hopes to have something for the Commission soon. The Redevelopment Commission has hired an additional employee that will start on the sixth of the New Year. Director Mestetsky thanked the Commissioner's for their service in 2019.

Committee Reports

Finance Committee – yes, discussed 2020 budget.

Architectural Review Committee – none.

Old Business

None.

New Business

- a. **Public Hearing for South Range Line confirmatory resolution**

President Hammer opened the Public Hearing at 7:07 p.m. With no members of the public wishing to speak, President Hammer closed the Public Hearing at 7:08 p.m.

- b. **Action Item #2** – Resolution 2019-21 re: confirmatory resolution for South Rangeline allocation area

Mr. Mestetsky asked that the Commission approve the creation of the South Rangeline allocation area.

Secretary Brooks made a motion to approve. Mr. Campagna seconded.

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

- c. **Action Item #3** – Resolution 2019-22 re: TIF pledge for South Rangeline

Mr. Mestetsky asked that the Commission approve pledge the TIF generated from the South Rangeline allocation area towards the bonds that will support the South Rangeline development.

Secretary Brooks moved to approve. Mr. Campagna seconded.

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

- d. **Public Hearing for Franciscan confirmatory resolution**

President Hammer opened the Public Hearing at 7:11 p.m. With no members of the public wishing to speak, President Hammer closed the Public Hearing at 7:12 p.m.

- e. **Action Item #4** – Resolution 2019-23 re: confirmatory resolution for Franciscan allocation area

Mr. Mestetsky asked that the Commission approve the creation of the Franciscan 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			

- f. **Action Item #5** – Resolution 2019-24 re: TIF pledge for Franciscan

Mr. Mestetsky asked that the Commission approve to pledge a portion of the TIF generated from the Franciscan allocation area towards the bonds that will support the Franciscan development.

Vice President Bowers moved to approve. Secretary Brooks seconded.

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

g. **Public Hearing for North End confirmatory resolution**

President Hammer opened the Public Hearing at 7:15 p.m. With no members of the public wishing to speak, President Hammer closed the Public Hearing at 7:16 p.m.

h. **Action Item #6** – Resolution 2019-25 re: confirmatory resolution for Smokey & Monon allocation area

Mr. Mestetsky asked that the Commission approve the creation of the Smokey & Monon allocation area.

Secretary Brooks moved to approve. Mr. Campagna seconded

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

i. **Action Item #7** – Resolution 2019-26 re: TIF pledge for Smokey & Monon

Mr. Mestetsky asked that the Commission approve to pledge a portion of the TIF generated from the Smokey & Monon allocation area towards the bonds that will support the Smokey & Monon development.

President Hammer stated that the Chair would accept an amended motion per Director Mestetsky's recommendation.

Secretary Brooks moved to approve. Mr. Campagna seconded.

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

j. **Public Hearing for Zotec confirmatory resolution**

President Hammer opened the Public Hearing at 7:26 p.m. With no members of the public wishing to speak, President Hammer closed the Public Hearing at 7:27 p.m.

- k. **Action Item #8** – Resolution 2019-27 re: confirmatory resolution for Zotec allocation area

Mr. Mestetsky asked that the Commission approve the creation of the Zotec 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			

l. **Public Hearing for Monon Square confirmatory resolution**

President Hammer opened the Public Hearing at 7:29 p.m. With no members of the public wishing to speak, President Hammer closed the Public Hearing at 7:30 p.m.

- m. **Action Item #9** – Resolution 2019-28 re: confirmatory resolution for Monon Square

Mr. Mestetsky asked that the Commission approve the expansion the City Center Redevelopment Area to include Monon Square.

Secretary Brooks 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			

n. **Public Hearing for Proscenium confirmatory resolution**

President Hammer opened the Public Hearing at 7:32 p.m. With no members of the public wishing to speak, President Hammer closed the Public Hearing at 7:33 p.m.

- o. **Action Item #10** – Resolution 2019-29 re: confirmatory resolution for Proscenium allocation area expansion

Director Mestetsky asked that the Commission approve finalize the expansion of the Proscenium allocation area.

Secretary Brooks moved to approve. Mr. Campagna seconded.

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

- p. **Action Item #11** – Resolution 2019-30 Amendment to Magnolia project

Director Mestetsky asked that the Commission approve amend Resolution 2019-05 to reflect current terms of the Magnolia project.

Secretary Brooks moved to approve. Mr. Campagna seconded.

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

- q. **Action Item #12** – Approval of planning/architecture services contract

Director Mestetsky asked that the Commission approve the contract with Studio M to provide planning and architectural services.

Secretary Brooks moved to approve. Mr. Campagna seconded.

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

- r. **Action Item #13** – Approval of 2020 Budget

Finance Manager Lee asked that the Commission approve the CRC's budget for 2020.

Secretary Brooks moved to approve. Mr. Campagna seconded.

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

Other Business

None.

Adjournment

CRC Meeting, December 18, 2019

Secretary Brooks moved to adjourn, seconded by Vice President Bowers. The Commission adjourned the meeting at 7:49 p.m.

The next regularly scheduled meeting is Wednesday, January 15, 2020, 6:30 p.m.