

## **CARMEL REDEVELOPMENT COMMISSION Meeting Wednesday, February 19, 2020**

### **ATTENDANCE:**

President	Bill Hammer	Present
Vice President	Dave Bowers	Not Present
Secretary	Bill Brooks	Present (Telephonically)
Member	Adam Campagna	Present
Member	Jeff Worrell	Present
Member	Katie Browning	Not Present
Executive Director	Henry Mestetsky	Present
Deputy Director	Jenell Fairman	Present
Finance Manager	Michael Lee	Present
Project Manager	Larysa Glaspie	Present
Office Manager	Rachel Finn	Present
City Attorney	Douglas Haney	Present
Legal Counsel	Ryan Wilmering	Present

President Hammer called the meeting to order at 6:36 p.m.

The Pledge of Allegiance was recited.

### **Approval of Minutes**

The January 15, 2020 minutes were presented. Mr. Campagna requested to ratify the minutes regarding Mr. Hammer's presidency. Mr. Campagna motioned to reappoint President Hammer as CRC President for 2020. Mr. Worrell seconded. Approved unanimously.

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

Mr. Campagna moved to approve the January 15, 2020 minutes. Secretary Brooks seconded. President Hammer asked Mrs. Finn for a roll call vote.

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

### **Financial Matters**

Mr. Lee stated the Commission's end of the month January balance totaled \$3,021,5356 and, including the restricted funds, the balance totaled \$8,912,743.

### **Approval of Claims**

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$1,062,034.05.

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Mr. Lee stated that there is a disbursement to be paid out of the 2016 TIF Bond in the amount of \$447,331.26.

Mr. Lee stated that there is a disbursement to be paid out of the 2017C-1 Bond in the amount of \$41,248.75.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 COIT Bond in the amount of \$7,519.14.

Secretary Brooks moved to approve the claims, seconded by Mr. Campagna. President Hammer asked Mrs. Finn for a roll call vote.

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

### **Executive Director Reports with Update on Properties**

Executive Director Mestetsky reported that they are finishing up the Monon and Main southside façade project on Main Street. The Kent project continues to progress. Playfair Holland continues to be under construction. The Redevelopment Commission staff has been working with the Parks department and Pedcor on the public restrooms that are going to be south of the Hotel Carmichael, and accessible from the Monon. The Proscenium project is well underway, and they are currently working on the second stories of the other two buildings. Mr. Mestetsky discussed the presentation he provided to Council, weeks prior, regarding the Hotel Carmichael budget.

### **Approval of Change Orders – Action Item #1**

Mr. Mestetsky asked that the Commission approve the change orders for the Hotel project per State Board of Accounts requirements, in the amount of \$1,247,071.00 payable from 2019 Hotel Bonds, 2016 TIF Bond, and CRC Funds.

Mr. Worrell moved to approve. Secretary Brooks seconded. President Hammer asked Mrs. Finn for a roll call vote.

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

### **Committee Reports**

Finance Committee – none.

Architectural Review Committee – Secretary Brooks reported that the Committee did meet, and they discussed several projects. The Firehouse Condo design, City Center bridge skywalk, and the Wren were all approved with comments.

### **Old Business**

None.

### **New Business**

Mr. Lee provided a brief presentation regarding the locations and projects of the four allocation areas the CRC is asking the Commission to approve. Mr. Lee asked that the Commission approve the first step in creating the Firehouse allocation area, Hamilton Crossing allocation area, Brookshire Village Shoppes allocation area, and the South Pennsylvania allocation area.

a. **Action Item #2** – Declaratory Resolution 2020-03 RE: Firehouse allocation area

Mr. Worrell moved to approve. Mr. Campagna seconded. President Hammer asked Mrs. Finn for a roll call vote.

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

b. **Action Item #3** – Declaratory Resolution 2020-04 RE: Hamilton Crossing allocation area.

Mr. Campagna moved to approve. Mr. Worrell seconded. President Hammer asked Mrs. Finn for a roll call vote.

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

c. **Action Item #4** – Declaratory Resolution 2020-05 RE: Brookshire Village Shoppes allocation area

Mr. Campagna moved to approve. Secretary Brooks seconded. President Hammer asked Mrs. Finn for a roll call vote.

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

d. **Action Item #5** – Declaratory Resolution 2020-06 RE: South Pennsylvania allocation area.

Mr. Worrell moved to approve. Mr. Campagna seconded. President Hammer asked Mrs. Finn for a roll call vote.

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

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**Other Business**

None.

**Adjournment**

The Commission adjourned the meeting at 7:55 p.m.

The next regularly scheduled meeting is Wednesday, March 18, 2020.