

## **CARMEL REDEVELOPMENT COMMISSION Meeting Wednesday, May 20, 2020**

### **ATTENDANCE:**

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

President Hammer called the meeting to order at 6:32 p.m.

The Pledge of Allegiance was recited.

### **Approval of Minutes**

The April 15, 2020 minutes were presented. Commissioner Campagna moved to approve the minutes. Vice President Bowers seconded. President Hammer asked Mrs. Finn for a roll call vote.

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

### **Financial Matters**

Mr. Lee stated the Commission's end of the month April balance totaled \$1,981,766 and, including the restricted funds, the balance totaled \$7,872,973.

### **Approval of Claims**

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$79,394,74.

Mr. Lee requested the Commission to approve the 2016 COIT Bond claims in the amount of \$75,520.00.

Mr. Lee requested the Commission to approve the 2017C-1 Bond claims in the amount of \$438,415.56.

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

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

**Executive Director Reports with Update on Properties**

Executive Director Mestetsky reported that construction is progressing on the Hotel Carmichael and all-around Carmel. Mr. Mestetsky discussed the presentation he provided to Council weeks prior. The projects introduced consisted of Lot One, Mélange, Brookshire Village Shoppes, and The Corner.

Mr. Mestetsky gave the Commission a synopsis of the three Finance Committee hearings, held by City Council, over three evenings.

**Committee Reports**

Finance Committee – none.

Architectural Review Committee – none.

**Old Business**

None.

**New Business**

a. **Action Item #1** – Resolution 2020-09 re: Intent of TIF Increment

Mr. Lee asked that the Commission approve the annual approval that is required by state statute where the Commission must state their intent to retain and use all TIF they are receiving for the next year.

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

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

b. **Action Item #2** – Revised Midtown Taxpayer Agreements

Mr. Lee asked that the Commission approve the revised Midtown Taxpayer Agreements to aggregate both the 2019 and 2020 TIF payments and PIATT payments as one obligation.

Commissioner Campagna moved to approve. Vice President Bowers seconded. President Hammer asked Mrs. Finn for a roll call vote.

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

c. **Action Item #3** – Declaratory Resolution 2020-10 RE: The Corner allocation area  
Mr. Lee asked that the Commission approve the first step in creating The Corner allocation area.

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

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

d. **Action Item #4 – TIF Pledge Resolution 2020-11 RE: The Corner Bonds**  
Mr. Lee asked that the Commission approve pledge TIF towards The Corner Bonds generated from the project.

Vice President Bowers moved to approve. Commissioner Campagna seconded. President Hammer asked Mrs. Finn for a roll call vote.

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

e. **Action Item #5** – Amendment to Programming, Facility Management, Operations, and Maintenance  
Executive Director Mestetsky asked that the Commission approve amendment, on behalf of City Legal, clarifies liabilities and responsibilities between The Center and the CRC regarding both the interior and exterior of the Palladium.

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

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

f. **Action Item #6** – Approval of utility easements  
Deputy Director Fairman asked that the Commission approve non-exclusive distribution easements for Duke Energy on three separate CRC parcels.

Vice President Bowers 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	X		
Bill Brooks	X		
Adam Campagna	X		

g. **Action Item #7** – Approval of contribution to TIF study  
Executive Director Mestetsky asked that the Commission approve a contribution to a TIF study to be conducted by Community Data Platforms.

Commissioner 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	X		
Bill Brooks	X		
Adam Campagna	X		

**Other Business**

None.

**Adjournment**

The Commission adjourned the meeting at 7:05 p.m.

The next regularly scheduled meeting is Wednesday, June 17, 2020, 6:30 p.m.