

## **CARMEL REDEVELOPMENT COMMISSION Meeting Wednesday, July 15, 2020**

### **ATTENDANCE:**

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Present
Member	Adam Campagna	Not Present
Member	Jeff Worrell	Present
Member	Katie Browning	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
Legal Counsel	Ryan Wilmering	Present

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

The Pledge of Allegiance was recited.

### **Approval of Minutes**

The June 17, 2020 minutes were presented. Vice President Bowers moved to approve the minutes. Commissioner Worrell seconded.

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

### **Financial Matters**

Mr. Lee stated the Commission's end of the month June balance totaled \$3,386,005 and, including the restricted funds, the balance totaled \$8,698,194.

### **Approval of Claims**

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$81,548.02.

Mr. Lee requested the Commission to approve the 2017C-1 Bond claims in the amount of \$8,765.18.

Mr. Lee requested the Commission to approve the 2016 COIT Bond claims in the amount of \$14,790.25.

Secretary Brooks 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			
Jeff Worrell	X		

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

Deputy Director Fairman asked that the Commission approve the Change Orders for Hotel project per State Board of Accounts requirements in the amount of \$175,578.00 payable from Hotel construction loan and 902 Funds. These change orders are already included in the final budget presented to Council.

Commissioner Worrell moved to approve. Secretary Brooks seconded.

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

**Executive Director Reports with Update on Properties**

Executive Director Mestetsky reported that the Hotel Carmichael is moving full speed ahead towards an August opening. The art has been hung on the walls and the final pieces of furniture are being installed. The Hotel Carmichael, Vivante, and Feinstein Club exterior signage are now on the façade of the hotel. Construction is progressing on the Proscenium, and the Agora building is preparing to have its first tenant, Valeo, move in soon.

Director Mestetsky reported that the projects at City Center are moving along. The Kent's brick facade is almost complete. The Playfair-Holland is framed out and they are starting to work on the interior and exterior. The brick wall inside of the motor court, in front of the Hotel Carmichael, is about halfway done. Construction has started on the free public restrooms located on the south side of the Hotel Carmichael.

**Committee Reports**

Finance Committee – none.

Architectural Review Committee – none.

**Old Business**

None.

**New Business**

a. **Public Hearing for Magnolia confirmatory resolution**

President Hammer opened the Public Hearing at 6:41 p.m. With no members of the public wishing to speak, President Hammer closed the Public Hearing at 6:42 p.m.

b. **Action Item #2** – Resolution 2020-14 re: confirmatory resolution for Magnolia allocation area

Mr. Lee asked that the Commission approve the resolution to finalize the creation of the Magnolia allocation area.

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			
Jeff Worrell	X		

c. **Public Hearing for South Pennsylvania confirmatory resolution**

President Hammer opened the Public Hearing at 6:43 p.m. With no members of the public wishing to speak, President Hammer closed the Public Hearing at 6:44 p.m.

d. **Action Item #3** – Resolution 2020-15 re: confirmatory resolution for South Pennsylvania allocation area

Mr. Lee asked that the Commission approve the resolution to finalize the creation of the South Pennsylvania allocation area.

Vice President Bowers moved to approve. Commissioner Worrell seconded.

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

e. **Public Hearing for Lot One confirmatory resolution**

President Hammer opened the Public Hearing at 6:46 p.m. With no members of the public wishing to speak, President Hammer closed the Public Hearing at 6:47 p.m.

f. **Action Item #4** – Resolution 2020-16 re: confirmatory resolution for Lot One allocation area

Executive Director Mestetsky asked that the Commission approve the resolution to finalize the creation of the Lot One allocation area.

Secretary Brooks moved to approve. Commissioner Worrell seconded.

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

g. **Action Item #5** – Resolution 2020-17 re: TIF pledge for Lot One

Executive Director Mestetsky asked that the Commission approve the resolution to pledge the TIF generated from the Lot One allocation area towards the bonds that will support the Lot One development.

Vice President Bowers moved to approve. Commissioner Worrell seconded.

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

h. **Action Item #6** – Resolution 2020-18 re: Lot One project  
Executive Director Mestetsky asked that the Commission approve the terms of the Lot One project

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			
Jeff Worrell	X		

i. **Public Hearing for Firehouse confirmatory resolution**

President Hammer opened the Public Hearing at 6:53 p.m. With no members of the public wishing to speak, President Hammer closed the Public Hearing at 6:54 p.m.

j. **Action Item #7** – Resolution 2020-19 re: confirmatory resolution for Firehouse allocation area

Executive Director Mestetsky asked that the Commission approve the resolution to finalize the creation of the Firehouse allocation area.

Commissioner Worrell moved to approve. Vice President Bowers seconded.

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

k. **Action Item #8** – Resolution 2020-20 re: TIF pledge for Firehouse allocation area  
Executive Director Mestetsky asked that the Commission approve the resolution to pledge a portion of the TIF generated from the Firehouse allocation area towards the bonds that will support the Firehouse development, which is also known as the Mélange.

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			
Jeff Worrell	X		

l. **Action Item #9** – Resolution 2020-21 re: Firehouse project

Executive Director Mestetsky asked that the Commission approve the terms of the Firehouse project.

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			
Jeff Worrell	X		

m. **Public Hearing for Brookshire Village Shoppes confirmatory resolution**

President Hammer opened the Public Hearing at 6:59 p.m. With no members of the public wishing to speak, President Hammer closed the Public Hearing at 7:00 p.m.

n. **Action Item #10** – Resolution 2020-22 re: confirmatory resolution for Brookshire Village Shoppes allocation area

Executive Director Mestetsky asked that the Commission approve the resolution to finalize the creation of the Brookshire Village Shoppes allocation area.

Commissioner Worrell moved to approve. Secretary Brooks seconded.

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

o. **Action Item #11** – Resolution 2020-23 re: TIF pledge for Brookshire Village Shoppes

Executive Director Mestetsky asked that the Commission approve the resolution to pledge the TIF generated from the Brookshire Village Shoppes allocation area towards the bonds that will support the Brookshire Village Shoppes development.

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			
Jeff Worrell	X		

p. **Action Item #12** – Resolution 2020-24 re: Brookshire project

Executive Director Mestetsky asked that the Commission approve the terms of the Brookshire project.

Commissioner Worrell moved to approve. Secretary Brooks seconded.

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

q. **Action Item #13** – Resolution 2020-25 re: The Corner project  
Executive Director Mestetsky asked that the Commission approve the terms of The Corner project.

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			
Jeff Worrell	X		

r. **Action Item #14** – Declaratory Resolution 2020-26 re: The Star allocation area  
Mr. Lee asked that the Commission approve the first step in creating the Star allocation area.

Commissioner Worrell moved to approve. Vice President Bowers seconded.

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

#### **Other Business**

None.

#### **Adjournment**

The Commission adjourned the meeting at 7:16 p.m.

The next regularly scheduled meeting is Wednesday, August 12, 2020, 6:30 p.m.