

CARMEL REDEVELOPMENT COMMISSION Meeting Wednesday, September 23, 2020

ATTENDANCE:

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Present (Telephonically)
Member	Adam Campagna	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 6:30 p.m.

The Pledge of Allegiance was recited.

Approval of Minutes

The August 12, 2020 minutes were presented. Commissioner Campagna moved to approve the minutes. Commissioner Worrell 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	X		

Financial Matters

Mr. Lee stated the Commission's end of the month August balance totaled \$3,579,318 and, including the restricted funds, the balance totaled \$10,790,122.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$251,233.58.

Mr. Lee requested the Commission to approve the 2016 COIT Bond claims in the amount of \$535,784.53.

Mr. Lee requested the Commission to approve the 2017C-1 Bond claims in the amount of \$62,673.68.

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

Approval of Change Orders – Action Item #1

Deputy Director Fairman asked that the Commission to approve the Change Orders for the Hotel project per State Board of Accounts requirements, in the amount of \$237,140.02 payable from Hotel construction loan. These change orders are already included in the final budget presented to Council.

Vice President Bowers moved to approve. Commissioner Worrell 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	X		

Executive Director Reports with Update on Properties

Executive Director Mestetsky provided a presentation with project updates to the Commission.

Commissioner Browning, Vice President of the Carmel Clay School Board, provided a presentation with School Board updates to the Commission. The new elementary schools they are building are Clay Center Elementary and Carmel Elementary School.

Committee Reports

Finance Committee – none.

Architectural Review Committee – none.

Old Business

None.

New Business

- a. **Action Item #2** – Declaratory Resolution 2020-29 re: 136th and Keystone allocation area

Mr. Lee asked that the Commission approve the first step in creating the 136th and Keystone 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		X	

b. **Action Item #3** – License Agreement re: Monon and Main micro office space

Executive Director Mestetsky asked that the Commission approve the resolution to grant a license to Monon and Main LLC to use the Monon and Main garage micro office space on a month-to-month basis.

Commissioner Campagna moved to approve. Commissioner Worrell 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	X		

c. **Action Item #4** – City model contract

Executive Director Mestetsky asked that the Commission approve the contract with Church Interiors to design and fabricate a model of the City's core. The contract will be paid out of the Redevelopment Gift Fund.

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
Jeff Worrell	X		

d. **Action Item #5** – Purchase of the property located at 31 1st St SE and 2014 PAC Bonds and approval of Amended and Restated Revenue Deposit Agreement.

Mr. Lee asked that the Commission approve the purchase of the property located at 31 1st Street SE.

Commissioner Worrell 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	X		

Other Business

None.

Adjournment

The Commission adjourned the meeting at 7:23 p.m.

The next regularly scheduled meeting is Wednesday, October 21, 2020, 6:30 p.m.