

CARMEL REDEVELOPMENT COMMISSION Meeting Wednesday, October 21, 2020

ATTENDANCE:

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Present
Member	Adam Campagna	Present (Telephonically)
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	Not 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

September 23, 2020 minutes were presented Vice President Bowers moved to approve the minutes. Commissioner Brooks seconded. President Hammer asked Mr. Lee 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 September balance totaled \$3,547,436 and, including the restricted funds, the balance totaled \$10,678,321.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$303,654.00.

Mr. Lee requested the Commission to approve the 2016 COIT Bond claims in the amount of \$168,397.94.

Mr. Lee requested the Commission to approve the 2019A-1 Bond claims in the amount of \$5,677.45.

Mr. Lee requested the Commission to approve the 2019A-2 Bond claims in the amount of \$11,005.35.

Secretary Brooks moved to approve the claims, seconded by Vice President Bowers. President Hammer asked Mr. Lee 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 and Zotec roundabout per State Board of Accounts requirements, in the amount of \$45,160.61 payable from the Hotel construction loan and the Supplemental Reserve Fund, respectively. The hotel related change orders are already included in the final budget presented to Council.

Vice President Bowers moved to approve. Commissioner Worrell seconded. President Hammer asked Mr. Lee 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 reported that construction continues throughout the City of Carmel, including the central core. He informed the Commission that during his last report to City Council, the Hotel Carmichael did double what the budget had as a placeholder during the first full month of operations. Every weekend the Hotel Carmichael is packed with events and the City of Carmel is benefiting from it.

Committee Reports

Finance Committee – none.

Architectural Review Committee – none.

Old Business

None.

New Business

- a. **Action Item #2** – Dedication of Veterans Way ROW

Deputy Director Fairman asked that the Commission approve the dedication for a portion of Veterans Way ROW, within the confines of the Mélange project, to the City of Carmel.

Secretary Brooks moved to approve. Vice President Bowers seconded. President Hammer asked Mr. Lee 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** – Services Agreement with Speck & Associates, LLC

Executive Director Mestetsky asked that the Commission approve an agreement with Speck & Associates, LLC for design and real estate development services.

Commissioner Worrell moved to approve. Vice President Bowers seconded. President Hammer asked Mr. Lee 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** – Purchase Agreement for 998 S. Rangeline Road

Executive Director Mestetsky asked that the Commission approve the CRC's purchase of 998 S. Rangeline Road, subject to Council approval.

Secretary Brooks moved to approve. Vice President Bowers seconded. President Hammer asked Mr. Lee 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 6:50 p.m.

The next regularly scheduled meeting is Wednesday, November 18, 2020, 6:30 p.m.