

**CARMEL REDEVELOPMENT COMMISSION Meeting  
Wednesday, January 16, 2019**

**ATTENDANCE:**

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Present (telephonically)
Treasurer	Christine Pauley	Not Present
Member	Adam Campagna	Present
Member	Kevin Rider	Present
Member	Katie Browning	Present
Executive Director	Henry Mestetsky	Present
Deputy Director	Jenell Fairman	Present
Finance Manager	Michael Lee	Present
Office Manager	Rachel Finn	Present
City Attorney	Ashley Ulbricht	Present
Legal Counsel	Ryan Wilmering	Present

President Hammer called the meeting to order at 6:33 p.m.

President Hammer welcomed new members of the Carmel Redevelopment Commission, Commissioners Kevin Rider and Katie Browning.

The Pledge of Allegiance was recited.

**Election of Officers**

President Hammer opened nominations for President. Mr. Rider moved to reappoint President Hammer as CRC President for 2019. Mr. Campagna seconded. Approved unanimously. Mr. Rider moved to close nominations. President Hammer closed nominations.

President Hammer opened nominations for Vice President. Mr. Rider moved to reappoint Vice President Bowers. Mr. Campagna seconded. Approved unanimously. Mr. Rider moved to close nominations. President Hammer closed nominations.

President Hammer opened nominations for Secretary. Mr. Campagna moved to reappoint Secretary Brooks. Mr. Rider seconded. Approved unanimously. Mr. Rider moved to close nominations. President Hammer closed nominations.

**Appointment – 4CDC Board Member**

Director Mestetsky presented Councilman Ron Carter as the board member appointed by the CRC. Mr. Rider moved to reappoint Ron Carter as 4CDC Board Member. Mr. Campagna seconded. Approved unanimously. Mr. Rider moved to close nominations. Mr. Hammer closed nominations.

**Opening of Bids – Sale of NW corner of Veterans Way and Monon Green Boulevard**

Mr. Mestetsky informed the commission that the CRC had not received any bids.

**Approval of Minutes**

The December 19, minutes were presented. Secretary Brooks moved to approve the minutes. Mr. 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		
Kevin Rider			X

**Financial Matters**

Mr. Lee stated the Commission’s end of the month December balance totaled \$1,537,701.00 and, including the restricted funds, the balance totaled \$7,335,195.00. All bond payments were made in December.

**Update on Outstanding Receivables**

Mr. Lee stated there are two outstanding receivables:

- 1) Project Blue invoices of \$15,643.
- 2) Initial Energy Consumption Fee for The Mezz of \$519,616.

**Approval of Claims**

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$676,688.33.

Mr. Lee stated that there is a disbursement to be paid out of the Midtown South Bond in the amount of \$69,696.90.

Vice President Bowers moved to approve the claims, seconded by Mr. Rider. 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		
Kevin Rider	X		

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

None.

**Executive Director Reports with Update on Properties**

Executive Director Mestetsky reported that the winter weather has caused construction to slow down a bit. The Proscenium has progressed well with the garage being 60-70% complete. Midtown continues to develop. The PNC site was closed on following the Commission’s approval, and the CRC is working on an RFP to send out to potential developers. The rotary clock at the corner of Rangeline and Main will stay.

Executive Director Mestetsky took a moment to welcome Kevin Rider and Katie Browning to the Redevelopment Commission. The new CRC offices have a substantial completion date of about a month and a half.

**Committee Reports**

Finance Committee – none.

Architectural Review Committee – none.

**Old Business**

None.

**New Business**

- a. **Action Item #2** – Approval of Resolution 2019-01 re: Amendment to Declaratory Resolution for the City Center Redevelopment Area

Director Mestetsky asked that the Commission approve the amendment to incorporate Monon Square into the City Center Redevelopment Area.

Mr. Campagna moved to approve. Mr. Rider 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		
Kevin Rider	X		

- b. **Action Item #3** – Approval of contract for project consulting services

Director Mestetsky asked that the Commission approve a contract with Urban Initiatives for project consulting services.

Vice President Bowers 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	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

- c. **Action Item #4** – Approval of CM at risk for Monon and Main south façade

Deputy Director Fairman asked that the Commission approve Garmong as the CM at risk for the Monon and Main south façade project.

Mr. 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		
Kevin Rider	X		

**Other Business**

None.

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**Adjournment**

Mr. Campagna moved to adjourn, seconded by Vice President Bowers. The Commission adjourned the meeting at 7:02 p.m.

The next regularly scheduled meeting is Wednesday, February 20, 2019, 6:30 p.m.