

**CARMEL REDEVELOPMENT COMMISSION Meeting  
Wednesday, February 20, 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 6:39 p.m.

The Pledge of Allegiance was recited.

**Approval of Minutes**

The January 16, minutes were presented. Mr. Rider 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 January balance totaled \$1,215,231 and, including the restricted funds, the balance totaled \$7,012,725.

**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 \$465,057.08.

Mr. Lee stated that there is a disbursement to be paid out of the Midtown South Bond in the amount of \$74,702.40.

Mr. Lee stated that there is a disbursement to be paid out of the 2017 C1 Bond in the amount of \$15,836.38.

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Mr. Lee stated that there is a disbursement to be paid out of the 2016 TIF Bond in the amount of \$142,393.88.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 COIT Bond in the amount of \$17,075.17.

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 January had some bad weather, but it was still a busy month. Midtown construction continues to progress. The parking podium on the Proscenium is about 60% complete. The PNC site at Rangeline and Main has received a lot of interest, and the CRC hopes to RFP the site in the next couple of months. The Kent is going up around the City Center area. Hope to get Playfair and Holland started in the near future. Wrapping up the Veteran’s Way Garage; part of the Hamilton East Project.

Mr. Campagna asked Director Mestetsky the projected time frame of when the CRC will move offices. Director Mestetsky stated that the CRC projects the end of March.

**Committee Reports**

Finance Committee – none.

Architectural Review Committee – The Playfair and Holland design was approved.

**Old Business**

None.

**New Business**

- a. **Action Item #2** – Resolution 2019 – 02 re: Playfair-Holland land swap

Director Mestetsky asked that the Commission approve a land swap with Pedcor so that they can develop the Playfair-Holland project, which will sit on land that the CRC currently owns.

Mr. Rider 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		

b. **Action Item #3** – Transfer of voluntary reserve funds

Director Mestetsky asked that the Commission approve a transfer from reserves to the cash account.

Vice President Bowers 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		

**Other Business**

None.

**Adjournment**

Mr. Rider moved to adjourn, seconded by Vice President Bowers. The Commission adjourned the meeting at 6:52 p.m.

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