

**CARMEL REDEVELOPMENT COMMISSION Meeting
Wednesday, June 25, 2019**

ATTENDANCE:

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Present
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 6:55 p.m.

The Pledge of Allegiance was said.

Approval of Minutes

The May 14, 2019, minutes were presented. Mr. Rider moved to approve the minutes. Vice President Bowers seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

The June 5, 2019, minutes were presented. Mr. Rider moved to approve the minutes. Vice President Bowers seconded.

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 May balance totaled \$3,211,298 and, including the restricted funds, the balance totaled \$7,702,504.

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 \$12,898,758.32.

Mr. Lee stated that there is a disbursement to be paid out of the 2017-C Bond in the amount of \$7,698.50.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 TIF Bond in the amount of \$5,657.50.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 COIT Bond in the amount of \$10,813.95.

Mr. Rider moved to approve the claims, seconded by Secretary Brooks.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

Executive Director Mestetsky requested that the Commission add on Action Item #10 Ratification of Hotel Carmichael Bid Package 3 & 4 Awards and table Action Item #5 and Action Item #6.

Secretary Brooks moved to table Action Item #5 and Action Item #6. Mr. Campagna seconded. Approved unanimously.

Mr. Campagna moved to add on Action Item #10. Mr. Rider seconded. Approved unanimously.

Executive Director Reports with Update on Properties

Executive Director Mestetsky provided updates on the ongoing CRC projects. The Proscenium continues to be built-out. Midtown Flats continues to progress. Midtown Plaza is open. The Midtown Plaza and Monon Boulevard Corridor received a Charter award at the Congress for the New Urbanism in Louisville. The CRC continues to review the eight RFP responses received for Lot One.

Committee Reports

Finance Committee – none.

Architectural Review Committee – none.

Old Business

None.

New Business

- a. **Action Item #2** – Declaratory Resolution 2019-08 RE: Magnolia allocation area

Bruce Donaldson of Barnes & Thornburg asked that the Commission approve the first step in creating the Magnolia allocation area.

Secretary Brooks moved to approve. Mr. Campagna seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

- b. **Action Item #3** – Declaratory Resolution 2019-09 RE: Franciscan allocation area

Bruce Donaldson of Barnes & Thornburg asked that the Commission approve the first step in creating the Franciscan allocation area.

Mr. Rider moved to approve. Vice President Bowers seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

- c. **Action Item #4** – Declaratory Resolution 2019-10 RE: Zotec allocation area

Bruce Donaldson of Barnes & Thornburg asked that the Commission approve first step in creating the Zotec allocation area

Mr. Rider moved to approve. Mr. Campagna seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

- d. **Action Item #5** – Resolution 2019-11 RE: Grant of James Building office space to 4CDC

Tabled.

- e. **Action Item #6** – Resolution 2019-12 RE: Grant Agreement with 4CDC

Tabled.

- f. **Action Item #7** – Resolution 2019-13 RE: transfer of real property

Director Mestetsky asked that the Commission approve the transfer of property located at 130 1st Ave SW to the Carmel Clay Municipal Building Corporation

Mr. Rider moved to approve. Secretary Brooks seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

- g. **Action Item #8** – Approval of amendments to Woolpert contract

Deputy Director Fairman asked that the Commission approve the amendment of contracts with Woolpert to incorporate additional services.

Mr. Rider moved to approve. Vice President Bowers seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

- h. **Action Item #9** – Approval of contract for electrical conduit work

Deputy Director Fairman asked that the Commission approve a contract with Maxwell Electric to perform electrical conduit work in City Center.

Mr. Campagna moved to approve. Secretary Brooks seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

- i. **Action Item #10** – Ratification of Hotel Carmichael Bid Package 3 & 4 Awards

Deputy Director Fairman asked that the Commission approve the Hotel Carmichael contracts.

Mr. Campagna moved to approve. Mr. Rider seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Kevin Rider	X		

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Other Business

None.

Adjournment

Mr. Rider moved to adjourn, seconded by Vice President Bowers. The Commission adjourned the meeting at 7:19 p.m.

The next regularly scheduled meeting is Wednesday, July 17, 2019, 6:30 p.m.