

**CARMEL REDEVELOPMENT COMMISSION Meeting  
Wednesday, August 21, 2019**

**ATTENDANCE:**

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Not Present
Treasurer	Christine Pauley	Not Present
Member	Adam Campagna	Present
Member	Kevin Rider	Present
Member	Katie Browning	Not 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 6:41 p.m.

The Pledge of Allegiance was said.

**Approval of Minutes**

The July 17, 2019, minutes were presented. Vice President Bowers moved to approve the minutes. Mr. Rider seconded.

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

**BID AWARDS – Hotel Carmichael – Ratification of contracts**

Deputy Director Fairman requested that the Commission approve the award of Bid Package III for Hotel Carmichael. Recommendation from Shiel Sexton for contract 11.4 for food service equipment.

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

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

**Financial Matters**

Mr. Lee stated the Commission's end of the month July balance totaled \$ 4,117,130 and, including the restricted funds, the balance totaled \$9,308,336.

**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 \$203,049.96.

Mr. Lee stated that there is a disbursement to be paid out of the 2017C-1 Bond in the amount of \$2,643.74.

Mr. Lee stated that there is a disbursement to be paid out of the Midtown South Bond in the amount of \$10,908.78.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 COIT Bond in the amount of \$15,020.30.

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

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

**Executive Director Reports with Update on Properties**

Executive Director Mestetsky reported that construction continues on the Proscenium and that steel is up on the Lauth portion of the office building. The Hotel Carmichael continues to progress and the grand opening is slated for April 30<sup>th</sup> 2020. The CRC expects to receive updated RFP responses for the Lot One site on August 23<sup>rd</sup>. Midtown West hopes to have its certificates of occupancy in the next few weeks.

**Committee Reports**

Finance Committee – none.

Architectural Review Committee – none. The Architectural Review Committee approved the Agora elevations 08/21/19 by electronic vote.

**Old Business**

None.

**New Business**

- a. **Action Item #2** – Resolution 2019-14 RE: Amend Franciscan Allocation Area

Mike Lee asked that the Commission remove one parcel from the Franciscan allocation area.

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

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

b. **Action Item #3** – Resolution 2019-15 RE: Smokey & Monon Allocation Area

Mike Lee asked that the Commission approve the first step in creating the Smokey & Monon allocation area.

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

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

c. **Action Item #4** – Resolution 2019-16 RE: transfer of Brookshire pool parcel to City

Director Mestetsky asked that the Commission approve the transfer of Brookshire swimming facility property from the CRC to the City.

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

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

d. **Action Item #5** – Amendment to Proscenium Project Agreement

Director Mestetsky asked that the Commission approve the amendment to the project agreement, which will incorporate Lauth.

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

Director Mestetsky asked that the Commission amend the motion.

Mr. Rider accepted the amendment. Mr. Campagna seconded the amended motion.

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

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- e. **Action Item #6** – Resolution 2019-17 RE: Amend Proscenium Allocation Area

Mike Lee asked that the Commission approve the revised size of the parcel being added to the Proscenium allocation area.

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

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks			
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 7:07 p.m.

The next regularly scheduled meeting is Wednesday, September 18, 2019, 6:30 p.m.