

CARMEL REDEVELOPMENT COMMISSION Meeting Wednesday, November 20, 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	Not 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 6:40 p.m.

The Pledge of Allegiance was recited.

BID Opening – Fire Station RFP

Director Mestetsky informed the Commission that the CRC has not received any bids.

Approval of Minutes

The October 16, 2019, minutes were presented. Vice President Bowers moved to approve the minutes. Mr. Campagna seconded.

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

Financial Matters

Mr. Lee stated the Commission's end of the month August balance totaled \$3,757,185 and, including the restricted funds, the balance totaled \$8,948,391.

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 \$339,749.61.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 TIF Bond in the amount of \$1,545,603.79.

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Mr. Lee stated that there is a disbursement to be paid out of the 2017C-1 Bond in the amount of \$32,444.19.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 COIT Bond in the amount of \$7,593.96.

Mr. Campagna 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			

Approval of Change Orders – Action Item #1

Mr. Mestetsky asked that the Commission approve the change orders for GSB Architects.

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			

Executive Director Reports with Update on Properties

Executive Director Mestetsky reported that the Redevelopment Commission is close to being finished with the south side façade of the Monon and Main project. The Railyard apartments are almost complete and they are in the process of obtaining their certificate of occupancy. Work continues on the Kent and Playfair-Holland is underway. Hotel Carmichael is progressing and still slated for completion on April 20, 2020. Construction continues on the Agora building at the Proscenium, and just north of there, the steel is up for the first floor retail building with an apartment above it.

Committee Reports

Finance Committee – none.

Architectural Review Committee – none.

Old Business

None.

New Business

- a. **Action Item #2** – Approval of Zotec project agreement

Mr. Lee asked that the Commission approve the terms of the Zotec project.

Vice President Bowers 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			

- b. **Action Item #3** – Approval of Zotec Economic Development Agreement and Industrial Development Grant Fund Agreement

Director Mestetsky asked that the Commission approve the agreements that will allow Zotec to receive Industrial Development Grant Funds from the IEDC.

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			

- c. **Action Item #4** – Approval of Resolution 2019-20 RE: authorization to use Supplemental Reserve Fund

Director Mestetsky asked that the Commission approve the resolution to authorize the use of the Supplemental Reserve Fund to pay for infrastructure benefitting the Zotec project.

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			

Other Business

None.

Adjournment

Mr. Campagna moved to adjourn, seconded by Vice President Bowers. The Commission adjourned the meeting at 7:15 p.m.

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