

CARMEL REDEVELOPMENT COMMISSION Meeting Wednesday, April 15, 2020

ATTENDANCE:

President	Bill Hammer	Present (Videoconference)
Vice President	Dave Bowers	Present (Videoconference)
Secretary	Bill Brooks	Present (Videoconference)
Member	Adam Campagna	Present (Videoconference)
Member	Jeff Worrell	Present (Videoconference)
Member	Katie Browning	Present (Videoconference)
Executive Director	Henry Mestetsky	Present (Videoconference)
Deputy Director	Jenell Fairman	Present (Videoconference)
Finance Manager	Michael Lee	Present (Videoconference)
Project Manager	Larysa Glaspie	Present (Videoconference)
Office Manager	Rachel Finn	Present
City Attorney	Douglas Haney	Not Present
Legal Counsel	Ryan Wilmering	Present (Videoconference)

President Hammer called the meeting to order at 6:30 p.m.

The Pledge of Allegiance was recited.

Approval of Minutes

The March 18, 2020 minutes were presented. Mr. Campagna moved to approve the minutes. Mr. Worrell 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		
Jeff Worrell	X		

Financial Matters

Mr. Lee stated the Commission's end of the month March balance totaled \$1,846,755 and, including the restricted funds, the balance totaled \$7,737,962.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$89,392.42.

Mr. Lee requested the Commission to approve the 2016 COIT Bond claims in the amount of \$65,675.00.

Vice President Bowers moved to approve the claims, seconded by Secretary Brooks. 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		
Jeff Worrell	X		

Approval of Change Orders – Action Item #1

Mr. Mestetsky asked that the Commission approve the Change Order for the Hotel project per State Board of Accounts requirements, in the amount of \$37,024.00 payable from Hotel construction loan.

Vice President Bowers moved to approve. Secretary Brooks 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
Jeff Worrell	X		

Executive Director Reports with Update on Properties

Executive Director Mestetsky reported that the Governors' orders of a general shut down excluded construction. The Franciscan Orthopedic Center project and Zotec Headquarters, approved by Council in December 2019, continue to be under construction. Along Rangeline Road, the Proscenium project continues to progress. The Agora office building is almost complete and has masonry and glass on almost the entire building. Two additional buildings from the Proscenium are up, including the building just north of the Agora, which is up to 4 stories. Playfair and Holland is well underway, and the Kent building is quickly being built.

In City Center, Hotel Carmichael construction continues full speed ahead. Generally, everything is moving forward, and the Redevelopment Commission staff are tracking the status of the Hotel daily. They are tracking what's happening with the economy and relying on recommendations from Marriott, hotel consultants, and operators for guidance on when to ramp up hiring and open the Hotel for business.

The CRC hopes to have some projects brought before Council for approval next month including Brookshire Village Shoppes. The Redevelopment department staff all have laptops, utilize Microsoft Teams, and have daily conversations about projects.

Committee Reports

Finance Committee – none.

Architectural Review Committee – none.

Old Business

None.

New Business

a. **Action Item #2** – Resolution 2020-08 re: TIF pledge for City Center Phase II
Mr. Lee asked that the Commission approve the pledge a portion of the TIF generated from the Downtown 3, Pedcor Office 5, and Kent allocation areas towards the bonds that will support the City Center Phase II development.

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Secretary Brooks moved to approve. Mr. Worrell 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		
Jeff Worrell	X		

- b. **Action Item #3** – Approval of generator relocation contract.

Executive Director Mestetsky asked that the Commission approve a contract with IMS Electric to relocate a generator at 2 Civic Square.

Mr. Worrell 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		
Jeff Worrell	X		

Other Business

None.

Adjournment

The Commission adjourned the meeting at 7:11 p.m.

The next regularly scheduled meeting is Wednesday, May 20, 2020, 6:30 p.m.