

**CARMEL REDEVELOPMENT COMMISSION Meeting
Wednesday, January 17, 2018**

ATTENDANCE:

President	Bill Hammer	Present
Vice President	Dave Bowers	Not Present
Secretary	Bill Brooks	Present (telephonically)
Treasurer	Christine Pauley	Present
Member	Adam Campagna	Present
Member	Jeff Worrell	Not Present
Member	Michael Kerschner	Present
Executive Director	Henry Mestetsky	Present
Deputy Director	Michael Frischkorn	Present
Office Manager	Michael Lee	Present
City Attorney	Ashley Ulbricht	Present
Legal Consultant	Jenny Shoup	Present
Bond Counsel	Annelise Williams	Present

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

The Pledge of Allegiance was said.

Election of Officers

Mr. Hammer opens nominations for President. Mr. Campagna moves to appoint Mr. Hammer as CRC President for 2018. Mr. Brooks seconds. Mr. Hammer asks Mr. Frischkorn for a roll call vote.

Roll Call Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers			
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell			

Mr. Hammer opens nominations for Vice President. Mr. Brooks moves to appoint Mr. Bowers as CRC Vice President for 2018. Mr. Campagna seconds. Mr. Hammer asks Mr. Frischkorn for a roll call vote.

Roll Call Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers			
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell			

Mr. Hammer opens nominations for Secretary. Mr. Campagna moves to appoint Mr. Brooks as CRC Secretary for 2018. Mr. Hammer seconds. Mr. Hammer asks Mr. Frischkorn for a roll call vote.

Roll Call Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers			
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell			

Appointment – 4CDC Board Member

Mr. Hammer presented Ron Carter as the board member appointed by the CRC. Mr. Campagna moves to reappoint Ron Carter as 4CDC Board Member, Mr. Brooks seconds. Mr. Hammer asks Mr. Frischkorn for a roll call vote.

Roll Call Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers			
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell			

Approval of Minutes

The December 20, 2017 minutes were presented. Mr. Campagna moved to approve the minutes. Mr. Brooks seconded. Mr. Hammer asks Mr. Frischkorn for a roll call vote.

Roll Call Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers			
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell			

Financial Matters

Mr. Lee stated the Commission’s end of the month December balance totaled \$2,051,611.83 and, including the restricted funds, the balance totaled \$6,594,521.14.

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 \$346,410.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$222,038.34.

Mr. Lee stated that there is a disbursement to be paid out of the City Center Phase II Bond in the amount of \$4,356.25.

Mr. Lee stated that there is a disbursement to be paid out of the Midtown South Bond in the amount of \$245,858.68.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 TIF Bond in the amount of \$110,182.28.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 COIT Bond in the amount of \$172,964.76.

Mr. Campagna moved to approve the claims, seconded by Mr. Brooks. Mr. Hammer asks Mr. Frischkorn for a roll call vote.

Roll Call Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers			
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell			

Approval of Change Orders

Mr. Frischkorn presented the change orders. Mr. Campagna moved to approve the change orders as presented. Mr. Brooks seconded. Mr. Hammer asks Mr. Frischkorn for a roll call vote.

Roll Call Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers			
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell			

Executive Director Reports with Update on Properties

Mr. Mestetsky thanked Clerk Treasurer Pauley for her efforts to “refresh” the council chambers. He noted that the Christkindlmarkt was successful and that the ice rink continued to run. Mr. Mestetsky also highlighted the Monon Boulevard/Trail project, the Midtown West project, and the Proscenium project.

Committee Reports

None.

Old Business

There was no old business.

New Business

Action Item #2 – Resolution 2018-01 re: Amendment to Economic Development Plan for Legacy Economic Development Area

Ms. Williams stated that this will allow all Legacy TIF, in excess of Legacy attributed debt payments, will flow into the Integrated TIF District. Mr. Campagna moved to approve, seconded by Mr. Brooks. Mr. Hammer asks Mr. Frischkorn for a roll call vote.

Roll Call Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers			
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell			

Action Item #3 – Consulting contract regarding ice chiller noise mitigation

Mr. Mestetsky stated that this would approve IMEG as the consultant for mitigating the noise produced by the ice chiller. Mr. Hammer noted that Mr. Birkla, representing the Mezz development, was present. Mr. Campagna moved to approve, seconded by Mr. Brooks. Mr. Hammer asks Mr. Frischkorn for a roll call vote.

Roll Call Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers			
Bill Brooks	X		

Adam Campagna	X		
Jeff Worrell			

Action Item #4 – Amendment to Mezz Service Fees Agreement

Mr. Mestetsky stated that this is a procedural amendment in order for Anderson Birkla to refinance their long term loan associated with the Mezz development. Mr. Campagna moved to approve, seconded by Mr. Brooks. Mr. Hammer asks Mr. Frischkorn for a roll call vote.

Roll Call Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers			
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell			

Action Item #5 – Engagement letter for limited environmental counsel work

Mr. Mestetsky stated that this would approve the engagement letter and its terms with BGD as legal counsel for limited environmental legal work. Mr. Campagna moved to approve, seconded by Mr. Brooks. Mr. Hammer asks Mr. Frischkorn for a roll call vote.

Roll Call Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers			
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell			

Action Item #6 – Engagement letter for limited document review counsel work

Mr. Mestetsky stated that this would approve the engagement letter and its terms with Perkins Coie LLP as legal counsel for limited review and negotiation of documents related to the hotel project. Mr. Campagna moved to approve, Mr. Brooks seconded. Mr. Hammer asks Mr. Frischkorn for a roll call vote.

Roll Call Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers			
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell			

Other Business

None.

Adjournment

Mr. Campagna moved the meeting be adjourned subject to the execution of documents, seconded by Mr. Brooks. The meeting was adjourned at 7:02 p.m.

The next regularly scheduled meeting is Wednesday, February 21, 2017 at 6:30 p.m.

An executive session was held prior to the public meeting in which the purchase or lease of real property was discussed. The Commission hereby certifies that no subject matter was discussed in the executive session other than the subject matter specified in the public notice.