

**CARMEL REDEVELOPMENT COMMISSION Meeting
Wednesday, March 21, 2018**

ATTENDANCE:

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Present (telephonically)
Treasurer	Christine Pauley	Present
Member	Adam Campagna	Present
Member	Jeff Worrell	Present
Member	Michael Kerschner	Present
Executive Director	Henry Mestetsky	Present
Deputy Director	Michael Frischkorn	Present
Finance Manager	Michael Lee	Present
City Attorney	Ashley Ulbricht	Present
Legal Consultant	Ryan Wilmering	Present

President Hammer called the meeting to order at 6:34 p.m.

The Pledge of Allegiance was said.

Approval of Minutes

The February 28, 2018 minutes were presented. Mr. Bowers moved to approve the minutes. Mr. Campagna seconded. Mr. Hammer asks Mr. Lee for a roll call vote.

Roll Call 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 December balance totaled \$2,099,133.09 and, including the restricted funds, the balance totaled \$6,642,042.90.

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 \$430,460.87.

Mr. Lee stated that there is a disbursement to be paid out of the Midtown South Bond in the amount of \$201,553.71.

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

Roll Call 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

Mr. Mestetsky highlighted the ongoing CRC projects and noted that construction was restarting after the winter. He noted that Midtown West would be closing on bonds and that project would move forward.

Committee Reports

Finance Committee - None.

Architectural Review Committee – Mr. Worrell noted that the committee met on March 6, 2018 and reviewed the Kent building, Hamilton East building, the Playfair and Holland buildings, and received an update on the Monon and Main building.

Old Business

There was no old business.

New Business

Action Item #1 – Award bid for Kent site work

Mr. Frischkorn stated that this will approve HIS Constructors as the contractor for the Kent site work. Mr. Campagna moved to approve, seconded by Mr. Worrell. Mr. Hammer asks Mr. Lee for a roll call vote.

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

Action Item #2 – Hotel Development contract amendment

Mr. Mestetsky stated that this will decrease the monthly payments to Coury Hospitality for hotel development services. Mr. Campagna recused because of a potential conflict. Mr. Worrell moved to approve, seconded by Mr. Brooks. Mr. Hammer asks Mr. Lee for a roll call vote.

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

Adjournment

Mr. Campagna moved the meeting be adjourned subject to the execution of documents, seconded by Mr. Bowers. The meeting was adjourned at 7:11 p.m.

The next regularly scheduled meeting is Wednesday, April 18, 2018 at 6:30 p.m.

CRC Meeting, March 21, 2018

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.