

**CARMEL REDEVELOPMENT COMMISSION Meeting  
Wednesday, June 20, 2018**

**ATTENDANCE:**

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Present (Telephonically)
Treasurer	Christine Pauley	Not Present
Member	Adam Campagna	Present
Member	Jeff Worrell	Not 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 6:43 p.m.

The Pledge of Allegiance was said.

**Approval of Minutes**

The May 22, 2018 minutes were presented. Mr. Campagna moved to approve the minutes. Mr. Bowers seconded.

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

**Financial Matters**

Mr. Lee stated the Commission's end of the month June balance totaled \$1,630,411.32 and, including the restricted funds, the balance totaled \$6,027,905.63.

**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 \$346,411.

**Approval of Claims**

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$12,514,829.02.

Mr. Lee stated that there is a disbursement to be paid out of the Midtown South Bond in the amount of \$320.00.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 TIF Bond in the amount of \$6,082.15.

Mr. Lee stated that there is a disbursement to be paid out of the 2016 COIT Bond in the amount of \$142,638.06.

Mr. Bowers moved to amend and approve the non-operating disbursement amount to \$12,514,829.02 with the other claims to approved as read. Mr. Campagna seconds.

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

**Executive Director Reports with Update on Properties**

Mr. Mestetsky highlighted the ongoing CRC projects. The Midtown West project has started foundations. The Midtown Plaza project has started with the Monon Boulevard project proceeding. The Proscenium project has received the necessary approvals and will be starting soon.

**Committee Reports**

Finance Committee - None.

Architectural Review Committee – The committee discussed the Proscenium and noted that most issues have been resolved. Also, the Kent project is proceeding.

**Old Business**

None.

**New Business**

- a. **Action Item #1** – Approval of contract for construction and architectural consultant

Mr. Mestetsky asked that Commission approve a contract with a consultant, Les Olds, to help aid the CRC in reviewing construction plans and provide architectural feedback. Mr. Bowers moved to approve, seconded by Campagna.

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

- b. **Action Item #2** – Resolution 2018 – 04 re: acceptance of property transfer from City of Carmel

Mr. Mestetsky asked that the Commission accept the transfer the Mohawk Landing property from the City of Carmel to the Redevelopment Commission. Mr. Bowers would like to have the budget of the property as well as information about the property manager. Mr. Campagna moves to approve, Mr. Bowers seconds.

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

**Other Business**

None.

**Adjournment**

Mr. Bowers moves to adjourn, seconded by Mr. Campagna. The Commission adjourned the meeting at 7:09 p.m.

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