

**CARMEL REDEVELOPMENT COMMISSION MEETING  
Wednesday, January 18, 2023**

**ATTENDANCE:**

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Virtual
Member	Lea Lockhart Sasena	Present
Member	Jeff Worrell	Absent
Member	Greg Brown	Present
Executive Director	Henry Mestetsky	Present
Deputy Director	Jenell Fairman	Present
Finance Manager	Michael Lee	Present
Project Manager	Larysa Glaspie	Absent
Office Manager	Tara Greaves	Present
Legal Counsel	Ryan Wilmering	Present
City Legal	Sergey Grechukhin	Present

President Hammer called the meeting to order at 6:35 p.m.

The Pledge of Allegiance was recited.

**Election of Officers**

President Hammer opened nominations. Vice President Bowers nominated Bill Hammer to remain commission President. Secretary Brooks nominated Dave Bowers to remain Vice President and Commissioner Sasena nominated Bill Brooks to remain Secretary. All nominations were voted on and approved unanimously.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Lea Sasena	X		

**Approval of Minutes**

December 15, 2022 minutes were presented. Vice President Bowers moved to approve the minutes. Commissioner Sasena seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Lea Sasena	X		

**Financial Matters**

Mr. Lee stated the Commission's end of the month balance for December totaled \$7,327,920. Including the restricted funds, the balance totaled \$ 16,488,763.

**Approval of Claims**

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$467,490.47

Mr. Lee requested the Commission to approve the 2021 TIF bond invoices in the amount of \$178,701.31. Mr. Lee stated that the Illinois St. bond defeasance approved in December has been executed.

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

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Lea Sasena	X		

**Executive Director Report**

Executive Director Mestetsky presented project updates to the Commission

**Committee Reports**

Architectural Review Committee – Secretary Books stated the Architectural Review Committee met on January 11, 2022. He stated they discussed the LOR mixed use Rangeline project. During this meeting they reviewed and approved (with notes), the architecture for the project. Secretary Brooks noted that this review did not include the architecture for the proposed townhomes.

**Old Business**

None.

**New Business**

**a. Public Hearing of Concourse confirmatory resolution**

Mr. Lee gave an overview of the project. President Hammer opened the public hearing at 6:48 pm, with no interested speakers he adjourned the public hearing at 6:49 pm.

**b. Action Item #1 – Resolution 2023-01 re: Concourse Confirmatory Resolution**

President Hammer asked for questions from the commission, no questions were asked.

Vice President Bowers moved to approve, seconded by Commissioner Sasena.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Lea Sasena	X		

**c. Action Item #2 – Declaratory Resolution 2023-02 re: 1933 allocation area**

Mr. Lee stated this is the first step in the allocation area and gave an overview of the project. President hammer reiterated that this is the first step in the process and gave an overview of the rest of the process.

Secretary Brooks moved to approve, seconded by Vice President Bowers.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Lea Sasena	X		

**d. Action Item #3 – Resolution 2023-03 re: LOR/1933 project terms**

Director Mestetsky gave an overview of the project, stating that the CRC owns the land. He verified that all the proper procedures had been followed, including opening a public bid for the sale of land. Director Mestetsky took questions from the commissioners.

Vice President Bowers moved to approve, seconded by Commissioner Sasena.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Lea Sasena	X		

**e. Action Item #4 – Resolution 2023-04 re: ERS Old Meridian project terms project terms**

Director Mestetsky gave an overview of the project, stating the bonds were approved by City Council in 2022.

Commissioner Sasena moved to approve, seconded by Secretary Brooks.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Lea Sasena	X		

**f. Action Item #5 – Approval of engagement letter with Wallack Somers & Haas**

Director Mestetsky highly recommended that the commission approve the 2023 engagement letter with Wallack Somers & Haas for legal services. He stated they have not raised their rates since 2020 and that they provide the commission with a discounted rate for these services.

Commissioner Sasena moved to approve, seconded by Vice President Bowers.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Lea Sasena	X		

**g. Action Item #6 – Approval of acoustic consulting agreement**

Deputy Director Fairman gave an overview of the agreement, she stated that this is the first phase of the project. Director Mestetsky stated that the funds for this project are being reallocated from a project that will not be moving forward, the reallocation of these funds have already been approved by city council to be used towards certain improvements at the Palladium, this is the first step and there will be further resolutions for these funds.

Vice President Bowers moved to approve, seconded by Commissioner Sasena

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Lea Sasena	X		

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**Other Business**

No other business

**Adjournment**

The Commission adjourned the meeting at 7:14 P.M.

The next scheduled meeting is set for Wednesday, February 15, 2023, 6:30 p.m.