

CARMEL REDEVELOPMENT COMMISSION MEETING
Tuesday, April 11, 2023

ATTENDANCE:

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

President Hammer called the meeting to order at 6:39 p.m.

The Pledge of Allegiance was recited.

Approval of Minutes

March 15, 2023 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			
Jeff Worrell	X		
Lea Sasena	X		

Financial Matters

Mr. Lee stated the Commission’s end of the month balance for March totaled \$6,436,867, including the restricted funds, the balance totaled \$11,260,828.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$304,980.35.

Mr. Lee requested the Commission to approve the 2021 TIF bond invoices in the amount of \$309,600.00.

Mr. Lee requested the Commission to approve the 2021 LIT G.O. bond invoices in the amount of \$30,261.78.

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

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

Bill Brooks			
Jeff Worrell	X		
Lea Sasena	X		

Executive Director Report

Executive Director Mestetsky presented project updates to the Commission

Committee Reports

Architectural Review Committee – **Did not meet last month**

Old Business

None.

New Business

a. Action Item #1 – Resolution 2023-12 re: Bridges II project terms

Executive Director Mestetsky asked that the Commission approve the resolution to approve the terms of the Bridges II project.

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

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

b. Action Item #2 – Resolution 2023-13 re: Monon Square North project terms

Executive Director Mestetsky asked that the Commission approve the terms of the Monon Square North project.

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

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

c. Action Item #3 – Resolution 2023-14 re: Monon Square North TIF Pledge

Mr. Lee asked that the Commission to approve a pledge of a portion of the TIF generated from the Monon Square North allocation area towards the bonds that will support the Monon Square North project.

Commissioner Worrell moved to approve, seconded by Commissioner Sasena.

Vote:	Yes	No	Abstain/Recuse

Bill Hammer	X		
Dave Bowers	X		
Bill Brooks			
Jeff Worrell	X		
Lea Sasena	X		

d. Action Item #4 – Resolution 2023-15 re: Declaratory Resolution for City Center RDA

Mr. Lee asked the commission to approve the resolution as the first step in the expansion of the City Center RDA.

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

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

e. Action Item #5 – REI Management Agreement Amendment

Mr. Lee asked the Commission to approve the amendment to the current agreement with REI to manage the James Building.

Commissioner Sasena moved to approve, seconded by Vice President Bowers

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

f. Action Item #6 – WJE PSA Amendment

Deputy Director Fairman asked the Commission to approve the amendment to the current professional services agreement with WJE to include additional work for the Sophia Square courtyard project.

Commissioner Worrell moved to approve, seconded by Commissioner Sasena

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

Other Business
No other business

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Adjournment

The Commission adjourned the meeting at 7:22 P.M.

The next scheduled meeting is set for Wednesday, May 24, 2023, 6:30 p.m.