

**CARMEL REDEVELOPMENT COMMISSION MEETING**  
**Wednesday, February 15, 2023**

**ATTENDANCE:**

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

President Hammer called the meeting to order at 6:31 p.m.

The Pledge of Allegiance was recited.

**Approval of Minutes**

January 18, 2023 minutes were presented. Vice President Bowers moved to approve the minutes. Commissioner Brooks seconded.

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

**Financial Matters**

Mr. Lee stated the Commission's end of the month balance for January totaled \$6,794,861. Including the restricted funds, the balance totaled \$11,618,823

**Approval of Claims**

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$368,952.59

Mr. Lee requested the Commission to approve the 2021 TIF bond invoices in the amount of \$349.98.

Mr. Lee requested the Commission to approve the 2021 LIT G.O. bond invoices in the amount of \$64,364.07.

Secretary Brooks moved to approve the claims, seconded by Commissioner Sasena.

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

**Approval of Change Orders – Action Item #1**

Deputy Director Fairman asked that the Commission approve the Change Orders for the Server Room build-out project in the amount of \$4,250.40.

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

**Executive Director Report**

Executive Director Mestetsky presented project updates to the Commission.

**Committee Reports**

Architectural Review Committee – Secretary Books stated the Architectural Review Committee did not meet this month.

**Old Business**

None.

**New Business**

a. **Action Item #2** – Amendment to Monon Square demolition agreement

Mrs. Glaspie asked that the commission amend the professional services agreement with Renascent for the demolition services at Monon Square to include the removal of mastic from concrete discovered underneath the walls of one of the buildings during demolition. This will result in an increase of \$1,937.13 to the agreement.

Commissioner Sasena moved to approve, seconded by Commissioner Worrell.

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

b. **Action Item #3** – Amendment to Civic Square Garage solar array professional services agreement

Deputy Director Fairman asked that the commission amend the Civic Square Garage solar array professional services agreement with Telamon to provide additional solar monitoring.

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

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

c. **Action Item #4** – Contract for sculptures

Executive Director Mestetsky requests to contract with the Seward Johnson Atelier for the jazz dreams sculptures, in the amount of \$432,000 plus shipping and handling. These sculptures will be located outside of the Palladium and complete the existing Jazz Trio's band.

## CRC Meeting, February 15, 2023

Commissioner Worrell 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		
Jeff Worrell	X		

### **Other Business**

No other business

### **Adjournment**

The Commission adjourned the meeting at 7:08 P.M.

The next scheduled meeting is set for Wednesday, March 15<sup>th</sup>, 2023, 6:30 p.m.