



2025 Redevelopment Department Budget

Henry Mestetsky, Director

Redevelopment Department's mission

The Redevelopment Department works with private developers, professionals, and other departments to build transformative projects in the City's core. These projects aim to provide a walkable and pedestrian-friendly environment, retain and attract high quality jobs, and beautify and create financial sustainability for the City of Carmel.

The projects we work on epitomize the mantra of "live, work, play". The focus on creating spaces where citizens and workers want to be helps attract and retain businesses. This 2025 budget will aid staff in continuing this mission to beautify the City, create safer environments for pedestrians, attract and retain world-class jobs, and help with the City's economic sustainability efforts.



Department Structure

Our department includes 5 team members. Each member has unique and complimentary skill sets:

Henry Mestetsky, Executive Director

Justin Myers, Director of Construction

Michael Lee, Director of Finance

Larysa Glaspie – Senior Project Manager

Marianna Berzins – Office Manager

2025 Personal Services Budget - \$858,953

The four other team members all equally report to the Director, and the Director reports to the Director of Economic Development.

Overhead Costs

\$45,195

Overhead costs include all office-related costs for the department and general items needed for basic support of operations. Here are some highlights for this priority:

- Office utility bills
- HVAC maintenance
- All new uniforms due to new branding expected for 2025
- 2 new laptops and replacement for tv computer
- Other Contracted Services is mostly to cover unforeseen items.

Training and Continued Education

\$23,500

Most of the Redevelopment team members participate in professional real estate and urban planning organizations. Attending these organizations' annual conferences help our team members learn the best practices and latest innovations in our field from the real estate industry's best and brightest. Here are some highlights for this priority:

- Real estate and urban planning conferences for 4 team members
- Legal conferences for Executive Director for CE credits
- Local events and room for unforeseen events

Administrative and Consulting Fees

\$88,500

These fees are essential, professional work that aid staff in day-to-day operations for the department. This will help staff create projects that attract and retain businesses and help the City's long-term financial sustainability. Here are some highlights for this priority:

- Administrative legal fees for attorneys to attend meetings and work on general legal matters for the department.
- Fees to aid in drafting resolutions for allocation areas.
- Annual arbitrage calculations that have previously been paid out of the Finance Department's budget.
- The bulk of legal and consulting fees are paid from the CRC's 902 Fund Budget and are more project specific.

Property Management

\$27,505

These are the utilities for properties that the CRC currently own. The CRC can not pay for utilities and other operational items from TIF and should be paid from the department budget until these properties have been transferred to their permanent owners. Here are properties that will be covered:

- 611 3rd Ave – Laser Flash building
- 622 S. Rangeline – Monon Square South land parcels

Vehicle Maintenance

\$2,190

The Redevelopment Department has one vehicle that was donated from the Police Department. Team members utilize the vehicle for project site visits, taking project update photos, and carpooling to events. This will minimize risks to team members personal vehicles while on the job. The line-item categories include the following :

- Gasoline
 - Oil changes
 - Tires and tubes
 - Auto repair and maintenance
 - Car cleaning
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Budget Summary

<u>Category</u>	<u>Fund</u>	<u>2025 Request</u>
Personal Services	101 - General Fund	\$ 858,953
Overhead Costs	101 - General Fund	\$ 45,195
Training and Continued Education	101 - General Fund	\$ 23,500
Administrative and Consulting Fees	101 - General Fund	\$ 88,500
Property Management	101 - General Fund	\$ 27,505
Vehicle Maintenance	101 - General Fund	\$ 2,190
	Total	\$ 1,045,843