

CRC Meeting, September 18, 2024

**CARMEL REDEVELOPMENT COMMISSION MEETING**  
**Wednesday, September 18, 2024**

**ATTENDANCE:**

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Present
Member	Adam Aasen	Absent
Member	Greg Brown	Absent
Member	Chuck Schalliol	Present
Executive Director	Henry Mestetsky	Present
Director of Finance	Michael Lee	Present
Office Manager	Marianna Berzins	Present
Legal Counsel	Ryan Wilmering	Present

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

The Pledge of Allegiance was recited.

**Bid Opening**

No bids submitted for sale of 311 and 331 W Main St.

**Approval of Minutes**

August 21, 2024 minutes were presented. Vice President Bowers moved to approve the minutes. Secretary Brooks seconded.

Vote:	Yes	No	Abstain/Recuse
Bill Brooks	X		
Dave Bowers	X		
Chuck Schalliol	X		

**Financial Matters**

Mr. Lee stated the Commission's end of the month balance for August totaled \$8,537,758. Including the restricted funds, the balance totaled \$17,425,313.

**Approval of Claims**

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$91,545.15.

Mr. Lee requested the Commission to approve the 2021 TIF bond invoices in the amount of \$1,200.00.

Mr. Lee requested the Commission to approve the 2021 LIT G.O. bond invoices in the amount of \$9,462.50.

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

Vote:	Yes	No	Abstain/Recuse
Bill Brooks	X		
Dave Bowers	X		
Chuck Schalliol	X		

**Executive Director Report**

Executive Director Mestetsky presented project updates to the Commission.

**Committee Reports**

Architectural Review Committee – Did not meet.

**Old Business**

None.

**New Business**

**a. Public Hearing for Lease regarding the Redevelopment Authority Bonds (2014B Refunding)**

Tim Foster, from Baker Tilly, gave an overview of the bonds. President Hammer opened the public hearing at 6:46 pm, with no interested speakers he adjourned the public hearing at 6:47pm.

**b. Public Hearing for Lease regarding the Redevelopment Authority Bonds (2024 Road Bonds)**

Tim Foster, from Baker Tilly, gave an overview of the bonds. President Hammer opened the public hearing at 6:49pm, with no interested speakers he adjourned the public hearing at 6:49pm.

**c. Action Item #1 – Resolution 2024-06 re: Lease rental bonds**

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

Vote:	Yes	No	Abstain/Recuse
Bill Brooks	X		
Dave Bowers	X		
Chuck Schalliol	X		

**d. Action Item #2 – Declaratory Resolution 2024-07 re: Main and 4<sup>th</sup> Avenue allocation area**

Mr. Lee stated this is the first step in the allocation area and gave an overview of the project.

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

Vote:	Yes	No	Abstain/Recuse
Bill Brooks	X		
Dave Bowers	X		
Chuck Schalliol	X		

- e. **Action Item #3** – Declaratory Resolution 2024-08 re: Frontage Road Hotel allocation area

Mr. Lee gave an overview of the project.

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

Vote:	Yes	No	Abstain/Recuse
Bill Brooks	X		
Dave Bowers	X		
Chuck Schalliol	X		

- f. **Action Item #4** – Declaratory Resolution 2024-09 re: Meridian Hotel allocation area

Mr. Lee gave an overview of the project.

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

Vote:	Yes	No	Abstain/Recuse
Bill Brooks	X		
Dave Bowers	X		
Chuck Schalliol	X		

**Other Business**

None.

**Adjournment**

The Commission adjourned the meeting at 7:02 pm

The next scheduled meeting is set for Wednesday, October 16<sup>th</sup>, 2024, 6:30 pm