

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
TUESDAY JUNE 9, 2020**

Members of the Highland Redevelopment Commission ("RC", "Commission") met in an electronically convened meeting using the Zoom platform on Tuesday, June 9, 2020. The meeting was convened as an electronic meeting pursuant to Governor Eric Holcomb's Executive Order 20-04 and 20-09, and extended by his Order 20-19, allowing such meetings pursuant to IC 5-14-1.5-3.6 for the duration of the COVID-19 emergency. The Study Session was called to order at 7:07 p.m. by Commission President George Georgeff.

Minutes were prepared by Kathy DeGuilio-Fox, Redevelopment Director and Recording Secretary.

Roll Call: Commissioners present included George Georgeff, Cyril Huerter, Bill Leep and Robyn Radford. Commissioner Sean Conley was absent. A quorum was established.

Additional Officials Present: Pat Krull, School Town of Highland liaison and non-voting member; Roger Sheeman, Council Liaison to the Redevelopment Commission; John Reed, Abrahamson, Reed & Bilse and Redevelopment Attorney; Ed Dabrowski, IT Consultant; and Kathy DeGuilio-Fox, Redevelopment Director.

Also Present: There were no additional attendees identified.

General Substance of the Discussion

- 1. June Rent Assistance – Request to Waive Rent:** Ms. DeGuilio-Fox advised that she had received notice from the 2813 Jewett, Mary Ellis, that due to continued effect of the closing all non-essential businesses during the COVID-19 pandemic Primitive Peddler has lost significant revenues and struggles to reopen for sufficient revenues to be realized. Ms. Ellis advised on June 2, 2020 that she is unable to pay June 2020 rent. Ms. DeGuilio-Fox reminded the Commissioners that this same tenant had been unable to pay May and the Commission provided a rent waiver for that timeframe. Discussion ensued. The Commissioners agreed that this is a very difficult time for small businesses and suggested it would take a couple months to get back to a full business schedule. The Commissioners also agreed that they would be reluctant to waive rent in future months and asked Ms. DeGuilio-Fox to relay this message. Ms. DeGuilio-Fox advised she had provided information to Ms. Ellis about the CARES ACT Small Business Restart Grant and that Ms. Ellis has applied for funds. Ms. DeGuilio-Fox was instructed to prepare a resolution waiving June rent on the space occupied by The Primitive Peddler for the Commission's consideration at their June 23, 2020 plenary business meeting.
- 2. SW Corner of Highway & Kennedy – Development:** Ms. DeGuilio-Fox opened discussion by asking Attorney Reed to report to the Commissioners what he learned from the title work he'd ordered on properties located at 2744 Highway Avenue (Khatro Petro Gas Station) and 8436 Kennedy Ave (former Speedway Gas Station). Attorney Reed reported he'd received title work on 2744 Highway and the adjoining small parcel from Indiana Title Company. He is still waiting for title work on 8436 Kennedy Avenue. However, upon review of the title work on 2744 Kennedy Avenue he found no serious issues at the property. He reported finding what he thought to be a rather high mortgage recorded on the property considering the assessed value. He noted this is information that will have to be considered when/if negotiating a possible exchange of properties. Otherwise, his opinion is that there are minimal issues that would cause problems during negotiation. Attorney Reed reported he found information about a 2008 environmental study that had been completed although little was reported that would cause concern. He reiterated he continues to wait for the title work on the former Speedway property at 8436 Kennedy Ave and owned by Cheker. Attorney Reed will send copies of the reports to the Redevelopment Director. Discussion will be continued at a future meeting.

3. Bult Oil Property – Update and Next Steps: Ms. DeGuilio-Fox advised that she had reached out to IFA (Indiana Finance Authority), the organization that a Site Status application had been submitted to. She has not heard back from them as to the status of their application. However, she advised that a local business who had previously expressed interest in the property had inquired as to what the Commission had decided to do with the Bult Oil property. Ms. DeGuilio-Fox advised that she had a discussion regarding the property with Attorney Reed and he had confirmed that due to the number of years that had passed since the last appraisals and the initial public offering, the process must be started anew. Attorney Reed confirmed that. Ms. DeGuilio-Fox suggested she get appraisal proposals and prepare a resolution for the Commissioners to consider at their upcoming June 23rd meeting. Once the appraisals are received a public offering can be prepared and advertised. The Commissioners agreed this would be acceptable.

4. **Redevelopment Commissioner Comments:** Due to impending weather conditions advising residents to seek shelter and hearing tornado sirens sounding in the background caused the Commissioners to quickly adjourn the meeting and bring it to an end with no further comments or discussion.

There being no further business, the June 9, 2020 study session of the Highland Redevelopment Commission was adjourned at 7:40 PM.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.