

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION MINUTES  
TUESDAY, APRIL 13, 2021**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met in an electronically convened meeting using the Zoom platform on Tuesday, April 13, 2021. The meeting was convened as an electronic meeting pursuant to Governor Eric Holcomb’s Executive Order 20-04, 20-09 and 20-25 now extended through 30 April 2021 by his Order 21-08, 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 6:30 p.m. by Commission President Cy Huerter.

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

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

**Additional Officials Present:** Patrick Krull, School Town of Highland Liaison and non-voting member; Roger Sheeman, Council Liaison to the Redevelopment Commission; Ed Dabrowski, IT Consultant; and Kathy DeGuilio-Fox, Redevelopment Director.

*Also Present:* John Jurisa, Weichert Realtors and one unidentified participant.

**General Substance of the Discussion**

- 1. Bult Oil Property – Report:** Mr. Jurisa provided an update report as to his activities and potential prospects over the past two weeks. Mr. Jurisa also advised that the only inquiry to follow up was PuroClean from Alsip, Illinois. PuroClean does fire and water damage remediation, environmental remediation, COVID-19 sanitation and Radon remediation. The prospect wants to expand into Indiana. He proposes to clean up the property and reuse the building. Discussion ensued regarding the structural soundness of the building as well as the environmental remediation. Commissioners asked Director DeGuilio-Fox to contact Chester Construction regarding the structural viability of the structure. They also asked Mr. Jurisa to inquire of PuroClean about an offer for the property.
- 2. Kennedy Avenue Properties – Discussion:** Ms. DeGuilio-Fox reported she had no updates to provide at this time.
- 3. Downtown Lighting Project:** Director DeGuilio-Fox reported that the street light luminaires have all been installed. Discussion ensued.
- 4. Downtown Parking Lot Project – Report:** Director DeGuilio-Fox provided a project update. She reported that change orders had been received and they would be included on the Commission’s April 27<sup>th</sup> agenda. The change orders include: 1. Installation of five (5) ADA posts and signage; 2. Installation of gutter and downspout for the Depot; and 3. Installation of French drains for the downspout discharge. Ms. DeGuilio-Fox reported that she had not yet received the information she requested from Grimmer as to why there is a request for additional funds for asphalt. Discussion ensued.
- 5. 8955 Indianapolis Blvd – Discussion:** Director DeGuilio-Fox advised the Commissioners that Building Commissioner Ken Mika had asked once again for their opinion in regard to a proposed redevelopment of the property located at 8955 Indianapolis Boulevard, previously a restaurant/bar establishment and vacant for 10+ years. As explained during their March 23<sup>rd</sup> meeting, the proposed use for the property is a car wash. She reminded the Commissioners that the site is in a Redevelopment Overlay District and

that car washes are not an allowed use. Commissioner Georgeff commented that he would think the Traffic Safety Committee will have to review this use. He believes it would have negative impact on traffic in the area and add to the traffic congestion on Indianapolis Blvd. He further commented that he is aware of traffic issues in the vicinity of the car wash a short distance south of this site. He reiterated that he believes the Traffic Safety Committee will weigh in on this proposed project. Discussion ensued. After some discussion the Redevelopment Commissioners agreed that the decision should be left to the Traffic Safety Committee, Plan Commission and BZA and that they would support the decision of these commissions/committee.

6. **Wayfinding Signs – Discussion:** Director DeGuilio-Fox advised she has no new information to share at this time except that the need for wayfinding signs was brought up at the recent Highland Main Street re-organizing meeting. Downtown businesses feel that there is not enough signage to draw public attention to their business throughout the downtown. Those interested in being a part of the Highland Main Street group were told that the project is one of the Redevelopment Commission's goals for 2021 and is in the works. Discussion ensued. School Town of Highland member, Pat Krull commented that Chesterton has a wayfinding sign program and that he's seen the signs on occasion when he is in that community.
  
7. **Redevelopment Commission Comments:** Commissioner Georgeff opened a discussion about the property located at 2933 Highway Avenue. He explained the current circumstances and offered that although there was an interested local buyer the property has been removed from sale consideration due to the legal issues surrounding it. Discussion ensued. Ms. DeGuilio-Fox reported that she had been in contact with the Gina Scheidt at the County Auditor's office and learned that there are two years back taxes owed on the property and that if not paid the property will be added to the fall tax sale list. Commissioners asked Ms. DeGuilio-Fox to inquire with the Auditor's Tax Sale Department as to what the current status of the taxes are and if the property is set to go on the fall tax sale whether or not the County Commissioner's would deed the property to the Highland Redevelopment Commission.

There being no further discussion Commission President Cyril Huerter adjourned the study session. The Redevelopment Commission study session was adjourned at 7:55 P.M.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.