

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
TUESDAY, NOVEMBER 23, 2021**

The Highland Redevelopment Commission ("Commission", "RC") met in person at Town Hall. The study session was called to order at 6:30 p.m. by Commission President Cyril (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, and Bill Leep. Commissioner Robyn Radford was absent with notice. A quorum was established.

Additional Officials Present: Town Council Liaison Roger Sheeman and Kathy DeGuilio-Fox, Redevelopment Director.

Also Present: John Jurisa, Weichert Realtors.

General Substance of the Discussion

1. **Review of Plenary Business Meeting Agenda:** Ms. DeGuilio-Fox reviewed the plenary business meeting agenda with the Commissioners. Brief discussion ensued.
2. **Disposition of 2815 Jewett – Report:** Director DeGuilio-Fox advised that there had been no proposals received as a result of the public offering advertised. Discussion ensued. Commissioners were further advised that once the 30-day waiting period elapsed they could list the property for sale and consider all offers.
3. **Disposition of 2821 Jewett – Report:** Director DeGuilio-Fox advised that at their meeting of November 22, 2021 the Highland Town Council approved and adopted Resolution 2021-54, a resolution approving the disposition of property located at 2821 Jewett as well as an appropriate agent to sign documents necessary for the sale of the property. The Commissioners were also advised that the buyer wishes to waive contingencies and close on the property as soon as possible so they may begin repairs. She commented that both public works and the parks department will be notified so they may remove their equipment, and that she will ask them right after the holiday to move the items owned by the Commission (items remaining from the Town Theatre) along with the other equipment/items. Commissioners suggested the Town Theatre items be disposed of through an auction and asked that Ms. DeGuilio-Fox look into this.
4. **Bult Oil Property – Update:** Ms. DeGuilio-Fox advised the Commissioners that she had just received the "development plan and timeline" as submitted on behalf of the "buyer". She commented that receipt of the materials was too late to include in the packet that was sent out or even in the packets prepared for the meeting and were therefore being distributed independently. She asked the commissioners to review the documents when they are able and to provide feedback in regard to the information submitted. Ms. DeGuilio-Fox commented that she'd had a few minutes to review the information and suggested that they pay particular attention to the suggested use, attention to environmental remediation and certain items related

to construction. Discussion ensued. Due to the late arrival of the “buyers” “development plan and timeline” a decision was not made.

5. **Speedway Property at 8436 Kennedy Avenue – Update:** Ms. DeGuilio-Fox provided information and feedback she’d received from Attorney Reed in regard to the recorded documents for this property. Discussion ensued. Commissioners suggested the Redevelopment Department purchase the property and try to recruit a developer for the property. Director DeGuilio-Fox advised that while the property is currently on the commission’s acquisition list they should be very careful about purchasing property without having current interest. And, she advised that it is not going to be a desirable property due to its size and the current code requirements for developing property. The Commissioners then suggested Ms. DeGuilio-Fox contact NISPCO and ask that they purchase the property and then donate it to the Town to develop into a pocket park. Ms. DeGuilio-Fox advised that she did not have any hope that NIPSCO would agree to do this, having worked with their real estate and pipeline departments in the past. However, she will check into the suggestion.
6. **EV Chargers: Update** – Director DeGuilio-Fox reported to the Commissioners that the EV chargers are installed and operational. However, she warned that the Clerk-Treasurer’s office continues to review the price point for customer usage. Ms. DeGuilio-Fox also reported that she’d approved the quote for the EV charger parking stall signage and decal. Signage will be installed before the end of the year although it is too late to adhere the decals to the asphalt due to night time temperatures. The decals will be installed next spring by public works.
7. **Welcome to Highland Sign: Discussion** – Ms. DeGuilio-Fox asked if the Commissioners would like to consider repair or replacement of the Welcome to Downtown Highland sign located as drivers enter the downtown at Highway and Ridge Road. She explained that over the past four years redevelopment has repaired the sign 2-3 times and that each time was rather expensive. She mentioned that the sign seems to need repair frequently and thought perhaps either renovating/reconditioning the sign with newer neon technology or using a different technology (LED perhaps) would cause it to work as intended and not need frequent repair. Discussion ensued. Commissioners agreed something should be done with the sign. Commissioner Conley suggested it be removed and a monument similar to what is on Indianapolis Boulevard be constructed. Ms. DeGuilio-Fox advised that she believes the sign has become a representative symbol for the downtown and that it should stay. She also commented that it was originally commissioned by a group of downtown businesspersons and that removing it would cause some controversy. Commissioner Leep recalled that it was designed by a local artist – Judith Mayer – with a Mid Century architectural feel in mind to support the downtown architectural design theme. The commissioners asked that the cost for both replacement and reconditioning be researched and reported back to them.
8. **2837 Highway Avenue – New Business Downtown: Information** – Director DeGuilio-Fox reported the addition of the Tasty Olive in the downtown. Tasty Olive was formerly located in Port de L’eau Plaza on 45th Street. When it sold the new owners, both residents of Highland, bought it and found their new location downtown. Both Sandy Ray and Kathy Smailis expressed their excitement at being able to be a part of the downtown. Tasty Olive will open on Friday, November 26th and plan to participate in the Restaurant Crawl on November 30th.

9. Redevelopment Commission Comments: None

There being no further discussion the Redevelopment Commission study session was adjourned at 7:28 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.

**HIGHLAND REDEVELOPMENT COMMISSION
PLENARY BUSINESS MEETING MINUTES
TUESDAY, NOVEMBER 23, 2021**

The Highland Redevelopment Commission ("Commission", "RC") met in person at Town Hall. The Plenary Business Meeting was called to order by Commission President Cy Huerter at 7:28 p.m. Commission President Huerter called for a roll call.

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

Roll Call: Commissioners George Georgeff, Bill Leep, Sean Conley and Cy Huerter were present at Town Hall. Commissioner Robyn Radford was absent with notice. A quorum was established.

Additional Officials Present: Town Council Liaison Roger Sheeman; and Kathy DeGuilio-Fox, Redevelopment Director were present in person.

Also Present: John Jurisa, Weichert Realtors.

Minutes of Previous Sessions: Commission President Huerter asked if everyone had received and reviewed the minutes. Hearing that everyone had reviewed the minutes he called for a motion to approve. Commissioner Bill Leep made a motion to approve the minutes as presented. Commissioner Sean Conley seconded the motion. There being no corrections or discussion Commission President Huerter approved the minutes of the October 26, 2021 study session and plenary meeting, as well as the study session minutes of the November 9, 2021 meeting and the Special Public Meeting convened Tuesday, November 9, 2021 as presented.

Special Orders: None

Public Comment: None

Communications: Letter from Jolie Dunn in regard to Support of the Tattoo Studio at 2716 Condit Street. The letter was reviewed and discussion ensued as to the opinion of the redevelopment commissioners. All present felt it is an appropriate use for the location and was satisfied with the Town Council's amendment of the current ordinance regarding operation of a tattoo studio in the Town of Highland.

Unfinished Business and General Orders: None

New Business:

1. **Consideration of Proposals for Purchase and Development of 2815 Jewett Street:**
 - a. **Attorney Verification of Proof of Publication:** Although Attorney Reed was not in attendance he provided verification of proof of publication of the notice for request for proposals via email.
 - b. **Opening of Proposals for Disposition of Property:** No proposals were submitted or received.
 - c. **Review of Proposals for Disposition of Property:** There being none received, no proposals were reviewed.
 - d. **Selection of Complying Proposal for Disposition of Property:** Discussion ensued as to the lack of proposals received.

Action to Pay Accounts Payable Vouchers: Commissioner George Georgeff made a motion to pay accounts payable vouchers as filed on the pending accounts payable docket, covering the period September 29, 2021 through October 27, 2021 and the payroll dockets for October 8, 2021 and October 22, 2021 in the total amount of \$141,527.65. Commissioner Robyn Radford seconded the motion to approve the Accounts Payable Vouchers. There being no discussion, Commission President Huerter called for a roll call vote. Upon a roll call vote the motion passed with five affirmatives and no negatives.

Vendors Accounts Payable Docket:

Redevelopment General Fund, \$14,031.32; Highland Economic Development, \$0.00; Redevelopment Capital Fund, \$130.32; Downtown Redevelopment District Allocation Area, \$0.00; Redevelopment Bond & Interest, \$0.00; CEDIT Economic Development Income Tax Fund, \$3,062.70 and Cardinal Campus Allocation Area, \$0.00. Total: \$17,244.34.

Payroll Docket for Payday of November 5, 2021 and November 19, 2021: Redevelopment Department: Total Payroll: \$10,359.14.

Business from the Commissioners: There was no business nor additional comments from the Commissioners.

Next Meeting: President Huerter advised that the next Study Session is scheduled for Tuesday, December 14, 2021 and will convene at 6:30 PM. The next Plenary Business Meeting is also scheduled for Tuesday, December 14, 2021 immediately following the study session at 6:30 PM. This date is due to the commissioners determining they would reduce the number of meetings in December due to the holidays. Highland Main Street has cancelled their December meeting. The next meeting of the Highland Main Street is tentatively scheduled to convene on Wednesday, January 12, 2021 at 6:30 p.m. The meetings will be convened in person at Town Hall unless otherwise advised through the issuance of a public notice.

Adjournment: There being no further business of the Highland Redevelopment Commission, the Tuesday, November 23, 2021 meeting of the Highland Redevelopment Commission was adjourned at 7:40 PM.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary