

# HIGHLAND REDEVELOPMENT COMMISSION

## STUDY SESSION MINUTES

TUESDAY, JUNE 13<sup>TH</sup>, 2023

Members of the Highland Redevelopment Commission (RC Commission) met in person at Town Hall on Tuesday, June 13<sup>th</sup>, 2023.

The Study session was called to order at 6:30 pm by President Sean Conley.

**Present:** Commissioners Sean Conley, George Georgeff, Bill Leep, Alex Robertson, and Town Council President Tom Black were present in person at Town Hall.

**Additional Officials Present:** Susan Hale, Assistant Redevelopment Director; Maria Becerra, Redevelopment Director; Pat Krull, Non-Voting Commissioner & School Town Representative  
Attorney John Reed was absent.

**Also Present:** Catherine (Cathy) Perrin, Highland Neighbors for Sustainability; Connie Wachala, Highland Neighbors for Sustainability

### General Substance and Discussion

1. SolSmart Presentation – Catherine Perrin and Connie Wachala from Highland Neighbors for Sustainability gave a powerpoint presentation to the Commission on the SolSmart program that was created by the US Department of Energy. The Commission was also given a list of other communities in Indiana that have received the SolSmart designation, as well as a draft copy of the Letter of Commitment that the Highland Neighbors for Sustainability are asking Town Council President Tom Black to sign. Catherine Perrin also explained how SolSmart designation works, what steps Highland would need to take, and the different levels of designation. Tom Black asked Connie and Cathy to give this presentation at the next Town Council Study Session.
2. 2024 Budget – The Commission began preliminary discussions regarding the budget for next year. They were also given a copy of the previous year's budget for their review.
3. Combining TIF Districts – At a previous meeting, Dan Botich of SEH gave his presentation on the TIF Allocation Areas, and he mentioned the possibility of combining the TIF districts. The Commission specifically wanted to examine the possibility of combining Commercial Corridors with Highland Acres. Dan Botich was asked to prepare a quote for how much it would cost for him to assist with this project. The Commission was given a quote of 3-4 months and an estimate of \$8,750. This was included in their packet and discussed by the Commission. The Commission also discussed the possibility of combining all 3 TIF districts. President Sean Conley asked Commissioner/Town Council President Tom Black to place this on the Town Council's meeting agenda. Commissioner Alex Robertson inquired about what point the Commission will let these TIF districts sunset. Pat Krull answered some questions regarding how the School Tax is impacted by any of this.
4. New TIF Legislation for 2023 – The Commission was presented with the new legislative changes for 2023 regarding TIF money. They discussed what they consider to be the

biggest change, the annual spending plan that needs to be submitted into DLGF by December 1<sup>st</sup>.

5. Black Trash Can Request – The Commission was notified about a business’s request for a black trash can outside their business on Highway Ave because Public Works said that was what the can needed to look like to be picked up by the town. After some discussion, it was determined that this program does not exist anymore. President Sean Conley mentioned that there are three different types of trash cans along Highway Ave right now, and the Commission discussed changing this to make the cans all uniform.
6. Volunteers for 4<sup>th</sup> of July Festival – President Sean Conley relayed information from Linda Carter of CCE, who had emailed him asking if he knew anyone that could volunteer for the festival. They need volunteers to run the ticket booth for the festival June 30<sup>th</sup> - July 4<sup>th</sup>.
7. Commercial Grant – The Commission is waiting on the revised version that Attorney John Reed is working on.
8. Commissioner Comments – The Commission discussed the property owned by the Redevelopment Commission that someone has inquired about purchasing. The Commission asked Director Maria Becerra to look into the relationship with the previous owner who installed the billboard on that property when they owned it. She was also asked to look into the possible INDOT easement on this property.

The meeting was adjourned by President Sean Conley at 7:18 pm.