

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
TUESDAY, MAY 12, 2020**

Members of the Highland Redevelopment Commission ("RC", "Commission") met in an electronically convened meeting using the Zoom platform on Tuesday, May 12, 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 7:03 p.m. by Commission President George Georgeff.

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. 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; Scott Bilse, Abrahamson, Reed & Bilse; Ed Dabrowski, IT Consultant; Larry Kondrat, Water Board and Kathy DeGuilio-Fox, Redevelopment Director.

Also Present: Mary Ellis, Primitive Peddler Owner.

General Substance of the Discussion

1. **2811 Jewett Roof Repair:** Director DeGuilio-Fox advised the Commissioners that the garage roof at 2811 Jewett needs to be replaced after numerous repairs and patching over the past several years. Ms. DeGuilio-Fox advised she requested an estimate from Gluth Brothers Roofing and that estimate is included in the packet materials posted with the agendas. Ms. DeGuilio-Fox also advised that there are funds in the Maintenance Account that may be used for this purpose. Discussion ensued. While the Commissioners felt the Gluth estimate is a fair price they asked that a second estimate be requested from Hobson & Scott in Griffith. However, the Commissioners agreed a decision should be made at the May 26th meeting and asked that it be added to the plenary meeting agenda for action.
2. **Traffic Light at Kennedy Avenue & Jewett Street:** Director DeGuilio-Fox advised that this topic had been discussed numerous times by the Traffic Safety Committee as well as the Council during discussions in regard to whether or not to place a Hawk Signal at the Kennedy Avenue crossing of the bike path. Ms. DeGuilio-Fox added that it had been suggested that the Redevelopment Commission pay for installation of the traffic light. Councilman Sheeman commented about the Hawk Signal discussion as well as the idea of installing a traffic light on Kennedy Ave at Jewett Street. He also mentioned that discussion had ensued in regards to implementing a no left turn from Jewett onto Kennedy Avenue and a no left turn from Kennedy Avenue onto Jewett Street. Discussion among the commissioners ensued. The consensus of the Commissioners was that there is no budget or interest in paying for the installation of a traffic signal at Kennedy Avenue and Jewett Street. However, all were in full support of no left turns from Kennedy onto Jewett and from Jewett onto Kennedy.
3. **Downtown Streetlight Retrofit or Replacement:** Director DeGuilio-Fox advised that John Bach has been working on this project. His discussions with the manufacturer and others initially suggested that a retrofit could not be done due to the age of the light fixtures, however, we learned that Parks & Recreation had been able to retrofit the light fixtures around Main Square. John would look into this. Ms. DeGuilio-Fox also advised that Mr. Bach had installed a new light fixture in front of Fagen-Miller Funeral Home and was waiting for the Building Department to have one of their employees check the brightness of the light with a light meter. That information is forthcoming. The Commissions expressed

interest in moving this project forward and asked that Hyre Electric be contacted in regard to retrofitting the existing light fixtures. Ms. DeGuilio-Fox will speak with Mr. Bach and move this project forward.

4. **SW Corner of Highway & Kennedy – Development:** Ms. DeGuilio-Fox raised the idea again of moving the gas station on the corner of Kennedy and Highway to a location north on Kennedy Ave. She reminded the commissioners that when she last spoke with the owners of the gas station they were willing to explore this idea and preferred to relocate at the former Speedway site at 8436 Kennedy Avenue. During previous discussion the Redevelopment attorney, John Reed had mentioned he would look into the covenants currently held by Speedway on that property. His thought was that they would not be able to hold onto the property and decline development interest in the site. Attorney Bilse, attending on behalf of John Reed, commented that he will share this discussion with Attorney Reed so that he may do some research and provide direction to the Commissioners in the near future.
5. **Development of Property at 9333-9337 Indianapolis Blvd:** Ms. DeGuilio-Fox had been asked at a previous meeting to look into this property. Upon doing so she learned from the Building Department that currently a party interested in developing a gas station at the site was in discussion with Mr. Mika. Mr. Mika will keep Ms. DeGuilio-Fox apprised of the situation.
6. **Commercial Property Improvement Grant for 2907 Jewett – Completion Extension Request:** Director DeGuilio-Fox directed the Commissioners' attention to the email request from Antonio Belmonte that was included in the packets. She advised that Mr. Belmonte had been approved in 2019 for a faced improvement grant. However, due to the COVID-19 pandemic he is having difficulty moving forward with the project and requested an extension to complete the project until early December 2020. Discussion ensued. The Commissioners felt that an extension is reasonable under the current health emergency and the executive orders that have been made by Governor Holcomb for the State of Indiana. They asked that this subject be added to the May 26, 2020 agenda for approval. Ms. DeGuilio-Fox will prepare a resolution to be considered on May 26th.
7. **Redevelopment-Owned Property Leases: Potential Lease Addendum:** Ms. DeGuilio-Fox advised that she had received notice from the tenant at 2813 Jewett that due to the Executive Orders of the Governor closing all non-essential businesses during the COVID-19 pandemic she had lost significant revenues and was unable to pay May rent. Ms. DeGuilio-Fox reminded the Commissioners that this same tenant had alerted them of the same thing in April however had been able to pay that rent. And, Ms. DeGuilio-Fox advised that this same tenant had never been late or missed a rent payment in the past. Discussion ensued. The Commissioners agreed that this is a very difficult time for small businesses. Attorney Reed advised that the rent be waived for the month of May rather than to prepare an addendum to the lease. He explained that this would be a simple way to address the problem and that if the situation occurs again in the future the Commission could once again discuss how to address it. Discussion ensued. The Commissioners agreed with Attorney Reed and asked that the subject be placed on the May 26th agenda for approval. Ms. DeGuilio-Fox advised she would prepare a resolution for the Commissioners to consider.
8. **Redevelopment Commissioner Comments:** Commissioner Georgeff advised that he may be absent for the May 26th meeting, in which case, Vice President Bill Leep would be asked to convene and chair the meeting. Ms. DeGuilio-Fox advised the Commissioners that by Indiana Statute it is necessary for an annual presentation to be made to representatives of the Overlapping Taxing Units with respect to the 2021 budget year determination for tax increment for Highland allocation areas. She further advised that Dan Botich, Senior Economic Development Professional, SEH Indiana will once again make the presentation. Notice will be sent and the presentation will be added to the May 26, 2020 agenda under Special Orders.

There being no further business, Commissioner Bill Leep made a motion to adjourn. Commissioner Cyril Huerter seconded the motion. There was no discussion. By a roll call vote the May 12, 2020 study session of the Highland Redevelopment Commission was adjourned at 7:48 PM by a vote of four affirmative and no negatives.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.