

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
TUESDAY, FEBRUARY 9, 2021**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met in an electronically convened meeting using the Zoom platform on Tuesday, February 9, 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 01 March 2021 by his Order 21-03, 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, Cy 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; One unidentified attendee.

General Substance of the Discussion

1. **Highland Plaza Development – Scott Phillips, RPS Capital:** Ms. DeGuilio-Fox directed everyone’s attention to the presentation slides that had been sent to them and then Introduced Scott Phillips, Managing Partner, RPS Capital. He described the issues realized by vacant retail centers, how America’s Antique Mall will drive growth at the Highland Plaza as well as the business concept of that type of shopping experience. Discussion ensued.
2. **Wayfinding Sign Project – Discussion:** Ms. DeGuilio-Fox advised that she is seeking information regarding wayfinding sign projects in other communities and will work to have information to present at the commissioners upcoming meeting. Discussion ensued. The Commissioners agreed it is a project worth planning.
3. **2021 Goals – Review:** Brief discussion was held regarding the 2021 goals and whether the essence of the discussion during the Commissioner’s January 26th meeting was captured or not. The goals will be included on the upcoming agenda.
4. **Bult Oil Property – Discussion:** Mr. Jurisa provided an updated report on the former Bult Oil property. He advised he had received a copy of the sewer and water system maps from Public Works. Discussion ensued regarding existing water and sanitary systems, including identifying that certain properties are still on septic. Discussion ensued. A brief discussion was also held in regard to the vagrant that the broker found evidence of in the old shed on the property. Ms. DeGuilio-Fox advised she’d spoken to Assistant Chief Vassar at Highland PD, Ken Mika and Mark Knesek. Both will engage in ridding the shed of the paper and items left there from previous use as well as the vagrant’s tent.
5. **Redevelopment Commission Comments:** Commissioner Huerter asked if they would be ready to move forward with a decision regarding legal representation. Other Commissioners also commented and asked questions. Discussion ensued. Director DeGuilio-Fox reported she’d had a lengthy discussion with Mr. Reed about serving again as legal counsel and thought he understood what the commission

expects and needs from counsel. Councilman Sheeman remarked that it is up to the Commissioner to decide but that he thinks Mr. Reed understands the particular requirements of a Redevelopment Commission since he served as a councilman in Munster.

There being no further discussion Commission President Huerter asked for a motion to adjourn the study session. Commissioner Leep moved to adjourn and the motion was seconded by Commissioner Radford. By a voice vote of five affirmatives and zero negatives the February 9, 2021 study session of the Highland Redevelopment Commission was adjourned at 7:48 P.M.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.