

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
MONDAY, March 5, 2018**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met on Monday, March 5, 2018 at 7:30 p.m. in the Council Chamber of the Municipal Building located at 3333 Ridge Road, Highland, Indiana. President Bernie Zemen called the meeting to order. Minutes were prepared by Kathy DeGuilio-Fox, Redevelopment Director.

Roll Call: Commissioners present were Michael Griffin, Mark Herak, Dan Vassar, Steve Wagner and Bernie Zemen. A quorum was attained.

Additional Officials Present: Pat Krull, School Town of Highland Commissioner; Rhett Tauber, Esq. Redevelopment Commission Attorney; and Kathy DeGuilio-Fox, Redevelopment Director were present.

Additionally present: Larry Kondrat was additionally present.

General Substance of the Discussion

Cardinal Campus: Director DeGuilio-Fox directed everyone’s attention to the updated Contractor’s Report in their packet. CORE Construction planned to complete installation of first floor walls, complete installation of second floor trusses and begin electrical rough in the basement of building #1 by the end of the week. Their goal is to set the roof trusses by mid-March, Set AHU level 2 by early April and install the roof by mid-April. Ms. DeGuilio-Fox advised the Commissioners that Tim Kirkby has spoken to several medical groups inquiring about the buildings in the Cardinal Campus project. One of the medical groups, reportedly, is interested in buying the first floor of the second building. Ms. DeGuilio-Fox also advised she has spoken to a couple different realtors who are interested and watching the project. They feel that once a lease and/or sale has been closed the momentum will move the project forward more quickly.

Ms. DeGuilio-Fox also reminded Commissioners that the Highland Economic Development Commission will meet on Monday, March 19, 2018 for the Adoption of the Declaratory Resolution for the Cardinal Campus project as well as to hold a public hearing. Attorneys for both parties have been in discussion regarding the development agreement and expect that to be completed soon.

Bult Oil Property: Director DeGuilio-Fox reported that G & G Asphalt has expressed interest in the Bult Oil property. Ms. DeGuilio-Fox reminded the Commissioners of the past interest and inquired whether they were prepared to make a final decision regarding the sale and development of the Bult Oil Property. She suggested if they are not ready to sell it they may wait to make a decision until they’ve determined what the highest and best use is of the property. Discussion ensued regarding the proposals that had been received in January. It was determined that perhaps the best way to approach this situation at this time is to express to the interested parties that the Commission is trying to develop a long-term development plan for that area and assemble properties. Further, they might want to include that parcel in a development in the future. So, the Commission would like to delay a final decision at this time and wait to see if a plan is developed in the next six months, giving the proposer of the best offer time to also determine a timeline as to what kind of building, and its design, they would like to plan. Discussion ensued once again. Ms. DeGuilio-Fox was also asked to inquire about a possible exchange of property in that area.

Gazebo Express: Ms. DeGuilio-Fox reported that, as the Commissioners had requested, the March issue of the Gazebo Express would feature Promise You Art House. The article had been reviewed by Commissioner Vassar who commented that it was a nice article. Ms. DeGuilio-Fox also reported that the April issue of the Gazebo Express would feature the Corporate Thread. She asked that specific mention of the Façade Improvement Grant awarded to the business be made.

Building Organization Capacity: Ms. DeGuilio-Fox inquired whether the Commissioners had reviewed the resume information that had been forwarded to them on behalf of Clifford Fleming. Discussion ensued as to how Mr. Fleming would be able to assist in moving forward the redevelopment of downtown Highland. The Commissioners directed Ms. DeGuilio-Fox to schedule a gathering so that they could meet with Mr. Fleming.

There being no further discussion, the March 5, 2018 Study Session of the Highland Redevelopment Commission ended at 8:03 p.m.