

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
MONDAY, JUNE 3, 2019**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Monday, June 3, 2019 in the Council Chambers of the Municipal Building located at 3333 Ridge Road, Highland, Indiana. President Bernie Zemen called the Study Session to order at 7:45 p.m. 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: Rhett Tauber, Tauber Law; Pat Krull, School Town of Highland Commissioner and Kathy DeGuilio-Fox, Redevelopment Director.

Also Present: Susan Murovic, Board of Zoning Appeals; Larry Kondrat, Board of Waterworks; Ed Dabrowski, IT Consultant; Michelle Quinn, Post Tribune; Robin Carlascio, Idea Factory; and Roger Sheeman, Highland resident.

General Substance of the Discussion

- 1. 8620 Kennedy Avenue:** Commissioners were advised that while four landscape services in addition to Tim's Landscape Services had been contacted only one responded. Dean's Landscaping responded with a proposal to provide backfill and grade, apply seed and a soil erosion control cover for a cost of \$12,997.05. Those services were approved by Director DeGuilio-Fox and were provided and completed on Saturday, June 1st. Discussion ensued.
- 2. Bult Oil Property:** Ms. DeGuilio-Fox advised that testing of the former Bult Oil property had been completed although the EPA contractor was unable to do the soil gas sampling due to the wet condition of the soil. Even without the final soil gas samplings the Remedial Action Plan that TetraTech is preparing will not change. The analysis of the testing that was completed over the past eight months will be used to evaluate what treatment systems should be used. Consideration of offers will be the next step for the Redevelopment Commissioners.
- 3. 8200 Indianapolis Blvd Landscaping:** Ms. DeGuilio-Fox advised that repair work may be needed for the damage that occurred when fiber optics drilling was conducted on the property. Dean's Landscaping will begin their work as early as the weekend of June 7-9. At the request of Public Works, Dean's will also transplant the saplings that surround the base of the VIEW sign on the north end of the property. The saplings will be assimilated into the current plan. The project will be completed as soon as possible as weather permits.
- 4. Commercial Property Improvement Grants:** Ms. DeGuilio-Fox advised that the Highland Office Center project has been completed as has the Siemer Heating and Cooling project. Both will be included for payment on the June docket. The Hoosier Highlander project is underway.
- 5. DEF Properties at 2936 Highway Avenue:** Ms. DeGuilio-Fox reported that the major portion of the renovations has been completed. There are several minor items that must be completed yet. And, reportedly, kitchen and other equipment should be ready for installation over the course of the next few weeks.

- 6. OCRA QuIP Grant Mural Project:** Ms. DeGuilio-Fox reported that Patti Tobin Davis has submitted a design plan and begun to lay out her work on the east façade of the garage owned by the Redevelopment Commission located at 2821 Jewett. The façade was primed and prepared for paint application by Public Works. Jessica Haug is preparing her design and will begin work on the mural she will install on the east façade of the Pops Heating & Cooling at the corner of Highway and 2nd Street. Both murals, weather permitting, will be completed by the end of June.

- 7. Car Cruise Recap:** Ms. DeGuilio-Fox reported that there were approximately 115 cars that participated in the Car Cruise. This was a few less than participated last year reportedly due to the threat of bad weather. However, until after the Car Cruise ended the weather was sunny and dry. Attendance was good and everyone seemed to enjoy their time at the event. Numerous downtown businesses participated either with food specials or by setting up tables with merchandise on the sidewalk in front of their shop. Discussion as to how to improve the event has already begun.

- 8. Comments from the Commissioners:** Discussion ensued regarding various topics including areas of interest for redevelopment. Ms. DeGuilio-Fox commented that space was under renovation for an ice cream shop on 4th Street and would be a very nice addition to the downtown offerings.

There being no further business, the June 3, 2019 study session of the Highland Redevelopment Commission was adjourned at 8:10 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.