

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION MINUTES  
TUESDAY, AUGUST 11, 2020**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met in an electronically convened meeting using the Zoom platform on Tuesday, August 11, 2020. The meeting was convened as an electronic meeting pursuant to Governor Eric Holcomb’s Executive Order 20-04, 20-09 and 20-25 and now extended by Executive Order 20-38 through 2 August 2020 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 7:02 p.m. by Commission President George Georgeff.

Minutes were prepared by Kathy DeGuilio-Fox, Redevelopment Director and Recording Secretary.

**Roll Call:** Commissioners present included George Georgeff, Bill Leep, Sean Conley and Robyn Radford. Commissioner Cyril (Cy) Huerter was absent. A quorum was established.

**Additional Officials Present:** Pat Krull, School Town of Highland liaison and non-voting member; Ed Dabrowski, IT Consultant; and Kathy DeGuilio-Fox, Redevelopment Director.

*Also Present:* There were no additional attendees identified.

**General Substance of the Discussion**

**1. Parking Lot Project Highway & Kennedy – Update:**

- a. Construction: Director DeGuilio-Fox provided a brief update including reporting to the Commissioners that construction is well underway. The focus recently has been soil management preparation and tree removal. Brick and masonry samples have been selected for the Depot as well as the roofing. Ms. DeGuilio-Fox also reported that discussion has been ongoing regarding the water service lines. Ted Rohn (architect), Mark Knesek, Derek Snyder and John Talbot (project manager) have all weighed in on the materials for the water service lines.
- b. EV Charging Stations: Ms. DeGuilio-Fox advised that she has been in close contact with Carl Lisek, Vice President of South Shore Clean Cities (SSCC) and that SSCC will write the grant for several communities who plan to apply for the Project Plug-IN program grants and act as the communities’ consultant. However, this accommodation does require that we join SSCC. The annual membership fee is \$1,000.00. If awarded a grant INDOT will pay 90%, approximately \$9,000.00, of the cost of a Level II EV Charging Station. And, Ms. DeGuilio-Fox reported that a local organization, although not announced yet, plans to pay each grantee \$500.00 toward the cost of the Level II EV Charging Station. A public announcement of this partnership is expected next week. So, if awarded a grant, Highland will receive about \$9,500.00 of the \$10,000.00 that it costs for a charging station. Ms. DeGuilio-Fox proposed that Highland consider installing two charging stations next spring, one as a grantee and the other as part of the ongoing commitment to clean energy. She explained that the full cost of \$10,000.00 would be the responsibility of the Redevelopment Commission and that this money had been planned for and is in the budget. She reminded the Commissioners that the infrastructure for

multiple EV Charging Stations will be installed as part of the parking lot renovation project. Ms. DeGuilio-Fox also advised that while the South Shore Convention & Visitor's Authority (SSCVA) had planned to apply for grant funds their president, Speros Batistatos, decided to withdraw from the grant completion and support Highland Redevelopment because of the size of the commitment being made in our downtown. The SSCVA believes it is their responsibility to support the downtown and the downtown businesses and when visitors stop at the Welcome Center they will be directed to our downtown to charge up and eat/shop in our downtown.

- c. Khatra Petro: Ms. DeGuilio-Fox reminded the Commissioners that at their last meeting she reported having spoken with Dharmind Khatra and that he and his brother continued to be interested in the possibility of selling their gas station property to the Redevelopment Commission. With instruction from the Commission Ms. DeGuilio-Fox did reach out to Mr. Khatra to schedule a meeting however has not received a reply as of yet.
2. **Downtown Streetlight Retrofit – Update**: Ms. DeGuilio-Fox advised that she received a proposal from EMCOR Hyre Electric, a Highland Company, and they would charge \$23,690.00 for retrofit kits for 116 streetlights. She also advised that once those kits have been installed and paid for there is a potential for receiving a rebate from NIPSCO that would reduce the cost to \$18,470.00 over time. The lights from Hyre would provide 6000 lumens. Ms. DeGuilio-Fox reported talking with Paul Ziemniak, who had done light readings with John Bach prior to his retirement, however the difference between the retrofitted lights and the old lights was minimal. Ms. DeGuilio-Fox also spoke with Chicago Light Works. They provided a quote of \$9,960.00 for the retrofit of 120 lights with 6500 lumens. They also were able to provide a better price on new lights, although the total would still be more than the Redevelopment budget could currently support. The quote for new lights, with 7312 lumens, was \$105,600. Director DeGuilio-Fox asked if the Commissioners would like to provide direction so she may provide the appropriate paperwork for them to make a final decision at their August 25<sup>th</sup> meeting. Discussion ensued. The Commissioners asked that Director DeGuilio-Fox ask Hyre again if they have a product that would provide the same lumens as what Chicago Light Works proposed and to also ask Chicago Light Works if they would install one of their lights in order to be able to compare lighting output.
3. **Bult Oil Property – Update**: Ms. DeGuilio-Fox advised that she had very little new to report except that in speaking with IFA at the end of July they advised they were still reviewing the application and had additional questions about the history of the property and the environmental testing that had been conducted.
4. **8100 Indianapolis Blvd – Information**: Ms. DeGuilio-Fox advised that Ken's initial reaction to the trucking company was due to several issues. A primary issue is that the business that inquired about the property and wanted to relocate their trucking company there would be hauling heavy materials: steel and construction materials. Trucks would be entering the roadway against southbound traffic and competing with truck traffic entering and exiting the truck stop. They would also be competing with Indianapolis Blvd traffic traveling north and south. Also, there are issues in regard to the levee and water detention already at the site and zoning. Currently the site is zoned B-3 and a trucking firm requires a Light Industrial zoning. Ms. DeGuilio-Fox advised

that she had spoken to a realtor who has a couple of interested parties in mind for the site although one was another trucking firm. Updates will be provided as they are available.

5. **Redevelopment Commissioner Comments:** As a side note Ms. DeGuilio-Fox advised that she had heard from Hoddypeak Holdings and that they had finally received State approval of their design. They will now be able to move forward with the renovation of the microbrewery. Commissioner Leep asked if there was any additional to share regarding the container market. Ms. DeGuilio-Fox advised that they had not because she has simply not had time to get into that with the other projects and activities she's required to be involved in.

There being no further business the August 11, 2020 study session of the Highland Redevelopment Commission was adjourned at 7:32 PM.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.