

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
TUESDAY, MAY 11, 2021**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met in an electronically convened meeting using the Zoom platform on Tuesday, May 11, 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 31 May 2021 by his Order 21-11, 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 6:31 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, Cyril 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 and three unidentified participants.

General Substance of the Discussion

- 1. Bult Oil Property – Report:** Mr. Jurisa provided an update report as to his activities and potential prospects over the past two weeks. Ms. DeGuilio-Fox directed the commissioner’s attention to the structural inspection report from Global Design Midwest and asked if there were any questions in that regard. She then reported her conversation with Ken Mika, Building Inspector in regard to what the Plan Commission would require. Although Mr. Mika is willing to accept the Global Design Midwest report he’d reminded Ms. DeGuilio-Fox that the Plan Commission would still want a full inspection to fill in the gaps of the current report. He’s also advised that the Plan Commission would still require all of the improvements required by code as well as by the overlay district design standards. Discussion ensued with Commissioners agreeing the required improvements would cost a buyer far more than most would be willing to pay for. The commissioner’s agreed it may be helpful to decrease the asking price to \$119,900 and instructed Mr. Jurisa to update the marketing information accordingly. Mr. Jurisa will send an amended contract to Ms. DeGuilio-Fox for her signature. Discussion ensued.
- 2. Downtown Parking Lot Project – Report:** Director DeGuilio-Fox provided a project update. She reported that the Parks & Rec Department had opened the Depot to the public on Saturday, May 8th. She also reported she’d corresponded with Tom Crowel, The Crowel Agency, in regard to insuring the Depot. Finally, Ms. DeGuilio-Fox reported that Gallagher Asphalt had been scheduled, weather permitting, to re-pour and stamp the asphalt walkways and area outside the Depot entrance no later than Monday, May 17th. Discussion ensued.
- 3. Wayfinding Signs – Discussion:** Director DeGuilio-Fox reported she had spoken with Highland’s IT director about the use of QR codes and that he’d suggested developing a website, controlled by the HRC, where all of the Town businesses information and website links could be accessed via the use of one QR code rather than using one for each business in the downtown. Brief discussion ensued ending with the Commissioners agreeing this was a good idea. Ms. DeGuilio-Fox also reported she’d contact VIA Marketing for a design and production quote for the campus-style wayfinding sign that would be installed in the parking lot. That information will be shared with the commissioners when received.

Commissioner Huerter asked whether wayfinding signs could be installed on the bike trail. Ms. DeGuilio-Fox advised she would speak with Alex Brown in regard to wayfinding signs on the bike trail.

4. **Lvl2 EV Charger Installation – Discussion:** Director DeGuilio-Fox reported she received another quote for the BTCPower brand of EV chargers along with a spec sheet which had been emailed to the commissioners. She explained that this charger is comparable to the others although the consultant felt it would be a more dependable purchase because it had been on the market for several years. The BTCPower brand also allows for use of open source software. Commissioner Huerter commented that he had reviewed the spec sheet and liked the retractable cable feature. Discussion ensued. Commissioners agreed that this purchase should be brought to their May 25th meeting for approval. Ms. DeGuilio-Fox will move forward with ordering so the equipment may be delivered and installed by mid to late summer. Commissioner Huerter also asked Ms. DeGuilio-Fox to check into whether the equipment can be ordered with a camera installed to log the time a customer uses occupies the charger space.
5. **8955 Indianapolis Blvd – Report:** Ms. DeGuilio-Fox reported speaking with Ken Mika who advised he'd recently heard from the car wash developers and that they intend to move forward with the project. Commissioner Georgeff reported he heard similar information. Discussion ensued. The Commissioners asked to be advised when the developer had been added to the Plan Commission agenda and/or for updates on the project.
6. **Redevelopment Commission Comments:** Commissioner's Leep and Georgeff informed the members that they would not be able to attend the May 25th plenary session. Their absence was duly noted.

There being no further discussion Commission President Cyril Huerter adjourned the study session. The Redevelopment Commission study session was adjourned at 7:45 P.M.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.