

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
TUESDAY, DECEMBER 8, 2020**

Members of the Highland Redevelopment Commission ("RC", "Commission") met in an electronically convened meeting using the Zoom platform on December 8, 2020. 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 December 2020 by his Order 20-49, 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 7:01 p.m. by Commission President Cy Huerter.

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

Roll Call: Commissioners present included Jack Havlin, Cy Huerter, Renee Reinhart and Tony Washick. Commissioner Robyn Radford was absent. 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: There were no additional participants who identified themselves.

General Substance of the Discussion

1. Parking Lot Project Highway & Kennedy - Update:

- a. A brief overview was provided of the construction activities since the last report. Director DeGuilio-Fox reported the completion of all major aspects of the project except the Depot. There are a number of items that remain unfinished. Ms. DeGuilio-Fox reiterated that site landscaping will be installed next spring as will asphalt repairs. Ms. DeGuilio-Fox advised she is pushing to get as much completed as possible before the construction season ends. A punch list inspection is upcoming. Ms. DeGuilio-Fox also advised that Grimmer's November invoice will be included on the December docket. Their invoice for November is \$177,965.41. Brief discussion ensued.

2. **Downtown Streetlight Replacement Project - Update:** Director DeGuilio-Fox reported that responses to the recent RFQ were received mid-afternoon and directed Commissioners' attention to the spreadsheet that had been sent out late in the day. She asked that they discuss the quotes such that a decision could be made at their December 15th meeting. Ms. DeGuilio-Fox also advised that she had again invited Derek Snyder (NIES Engineering) to join them so that any remaining questions regarding the lights and/or quotes might be asked. Discussion ensued.

3. **Container Market – Update:** Ms. DeGuilio-Fox advised she had nothing new to report.

4. Commercial Property Improvement Grants – Information:

- a. Ms. DeGuilio-Fox advised that a request from Les Café & Pancake House had been received for a completion extension and that she would have a resolution prepared for the Commissioners to consider at their December 15th meeting. Ms. DeGuilio-Fox reported the Commercial Property Improvement project had moved forward and some progress made. However, materials are taking longer to arrive and it continues to be difficult to mobilize

workmen to complete the work. The owners had also been required to meet earlier obligations to the Town to satisfy outstanding issues that they had with the Building Department. All of this has caused the project to take longer than expected to complete. The grantees are seeking an extension completion date of May 1, 2021. Discussion ensued.

- b. Ms. DeGuilio-Fox advised the Commissioners that an inquiry regarding the program had been received from the owner of 8008 Kennedy Avenue, however an application has not been received. She advised that this location is outside the downtown development area in which recipients of grant money are, by policy, to be located. However, she reminded the Commissioners that they may choose to grant an award to a business outside of the downtown development area if they so choose.
5. **Highland Main Street – Restaurant Crawl:** Director DeGuilio-Fox reminded everyone that the December Restaurant Crawl is scheduled for Tuesday, December 29th. The Main Street group is working with the participating restaurants to create menus at this time. Brief discussion ensued.
 6. **Redevelopment Commissioner Comments:**
 - a. Commissioner Huerter commented that he believes the year has gone well and is pleased at the progress Redevelopment has made this year. He's happy to have been a part of it.
 - b. Council Liaison Sheeman asked what progress has been made with Speedway. Ms. DeGuilio-Fox provided as much of an update as she is aware of as far as the progress Speedway has made with changing the footprint of and expanding the 45th & Kennedy Avenue station. She also reiterated that Speedway has been told to develop and improve their former site on Kennedy Avenue to date she knows of no progress. Council Liaison encouraged pursuing access to that property through eminent domain. Ms. DeGuilio-Fox advised that it is her understanding Redevelopment Commissions are no longer able to do that singularly and must have the Town Council take the lead on that process. She inquired as to whether the Council is willing to do that. Councilman Sheeman assured the Commissioner's he felt they would be. Ms. DeGuilio-Fox mentioned she will speak with Ken Mika as to any updates and then also contact John Reed.

There being no further business President Huerter called for a motion to adjourn. Commissioner Havlin made a motion to adjourn. The motion was seconded by Commissioner Reinhart. Upon a roll call vote the motion passed with four affirmatives and zero negatives. The December 8, 2020 study session of the Highland Redevelopment Commission was adjourned at 7:29 P.M.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.