

**HIGHLAND REDEVELOPMENT COMMISSION
PLENARY BUSINESS MEETING MINUTES
TUESDAY, JUNE 28, 2022**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met in person at Town Hall on Tuesday, June 28, 2022. The regularly scheduled plenary business meeting was called to order at 7:17 p.m. by Commission President Sean Conley. Commission President Conley called for a roll call. A quorum was established.

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

Roll Call: Commissioners Sean Conley, George Georgeff, Cy Huerter, Bill Leep and Alex Robertson were present in person at Town Hall.

Additional Officials Present: Pat Krull, School Town of Highland Representative and non-voting member to the Redevelopment Commission; Tom Black, Highland Town Council Liaison to the Redevelopment Commission; John Reed, Abrahamson, Reed and Bilse; Kathy DeGuilio-Fox, Highland Redevelopment Director and Lance Ryskamp, Redevelopment Assistant, were present in person.

Also Present in Person: Dr. Claude Gendreau, Owner/Developer of the Cardinal Campus of Highland; Jodi Kennedy, Veterinary Orthopedic Center; R. Kymn Harp, Robbins DiMonte – Chicago; James D. Shanahan, Taft Law.

Minutes of Previous Sessions: Commission President Conley asked if everyone had reviewed the minutes as submitted. Hearing that everyone had reviewed the minutes he called for a motion to approve minutes. Commissioner Cy Huerter made a motion to approve the Study Session and Plenary Business meeting minutes of May 24, 2022, the Special Public Meeting of June 14, 2022 and the Study Session minutes of June 14, 2022. Commissioner Bill Leep seconded the motion. There being no discussion or corrections the minutes of the May 24, 2022 and June 14, 2022 meetings were approved as presented by a voice vote of five affirmatives and zero negatives.

Special Orders: None

Public Comment: Dr. Gendreau, Owner/Developer of the Cardinal Campus of Highland commented that they are very happy to be a part of Highland and plan to play a bigger role as they work to develop Cardinal Campus as a landmark in Highland. He further commented that the experience so far working with Highland in the public-private partnership has gone very well with great cooperation from those he’s worked with. Dr. Gendreau commented that he looks forward to similar experiences as they move forward with the development phases and believes the hotel will have a great impact on the development. Commissioner Bill Leep thanked Dr. Gendreau for his interest in Highland and for what is thus far a wonderful development. He also asked that Dr. Gendreau please not let a single councilman discourage him from doing his good work in Highland. There were no other public comments noted.

Communications:

1. **Letter of Resignation from Lance Ryskamp, Redevelopment Commission Assistant:** Commissioner Conley noted the letter of resignation from Mr. Ryskamp.
2. **Parks Department Request for Funds for Embankment Beautification:** Commissioner Conley noted that during earlier discussion the Commission decided to ask the Town Council to pay the amount requested.

Unfinished Business and General Orders: None

New Business:

1. **Memorandum of Extension of Completion Deadline by Reason of Force Majeure Event:** Commission President Sean Conley introduced the item. Commissioner Cy Huerter moved to adopt the Memorandum of Extension of Completion Deadline by Reason of Force Majeure Event. Commission President Conley asked for a second. Commissioner Alex Robertson seconded the motion. There was no discussion. Commissioner Sean Conley called for a roll call vote. Upon a voice vote the motion passed by a vote of five affirmatives and zero negatives.
2. **Resolution 2022-13: Amended and Restated Resolution of the Highland Redevelopment Commission Pledging TIF Revenues:** Commissioner Cy Huerter moved to adopt and approve Resolution 2022-13. Commissioner George Georgeff supported the motion. Commissioner Sean Conley clarified that this resolution simply restates the original pledge of TIF revenues for the Cardinal Campus development and that nothing additional is requested. Ms. DeGuilio-Fox reminded the Commissioners that Dr. Gendreau is buying his own bonds so there is no liability to the Town in this development. Brief discussion ensued. There being no further clarifications or discussion Commissioner Conley asked for a roll call vote. Upon a voice vote the motion passed by a vote of five affirmatives and zero negatives.
3. **Resolution 2022-14: Resolution of the Highland Redevelopment Commission Approving an Agreement with VIA Marketing for a Downtown Sign with Wayfinding Map.** Commissioner George Georgeff asked if this resolution should be tabled until further information is provided. Commission Bill Leep commented that he'd be in favor of approving the resolution because this topic has been discussed for an extended period of time and he felt it's time to move forward with the project. He commented that the prices do not seem out of line to him. Comments were made that the prices are less than half of what was budgeted for the project so there will be funds remaining even after these signs are completed. Discussion ensued. There being no further discussion Commissioner Leep moved to approve and adopt Resolution 2022-14. Commissioner Cy Huerter seconded the motion. There being no further discussion Commissioner Conley asked for a roll call vote. Upon a voice vote the motion passed by a vote of four affirmative and one negative.
4. **Resolution 2022-15: Resolution of the Highland Redevelopment Commission Approving an Agreement with VIA Marketing for Downtown Business Directional Signs.** Ms. DeGuilio-Fox clarified the type of sign that would be approved with the passing of this resolution. Commissioner Huerter moved to approve Resolution 2022-15. Commissioner Georgeff seconded the motion to approve Resolution 2022-15. There being no further discussion Commissioner Conley asked for a roll call vote. Upon a voice cote the motion passed by a vote of four affirmatives and one negative.

Action to Pay Accounts Payable Vouchers: Commissioner Cy Huerter made a motion to pay accounts payable vouchers as filed on the pending accounts payable docket, covering the period May 26, 2022 through June 29, 2022 and the payroll dockets for June 3, 2022 and June 17, 2022 in the total amount of \$21,374.80. Commissioner Bill Leep made a motion to approve the Accounts Payable Vouchers. Commissioner Cy Huerter seconded the motion to approve Accounts Payable Vouchers as reported. There being no discussion, Commission President Conley called for a roll call vote. Upon a roll call vote the motion passed with five affirmatives and no negatives.

Vendors Accounts Payable Docket:

Redevelopment General Fund, \$21,374.80; Highland Economic Development, \$0.00; Redevelopment Capital Fund, \$0.00; Downtown Redevelopment District Allocation Area, \$0.00; Redevelopment Bond & Interest, \$0.00; CEDIT Economic Development Income Tax Fund, \$0.00 and Cardinal Campus Allocation Area, \$0.00. Total: \$21,374.80.

Payroll Docket for Payday June 3, 2022 and June 17, 2022: Redevelopment Department: Total Payroll: \$8,878.44

Business from the Commissioners: There was no business from the Commissioners.

Next Meeting: The next full Study Session will be July 12, 2022 and convene at 6:30 PM. The next Plenary Business meeting is scheduled for July 26, 2022 and will convene immediately following the Study Session preceding it. The Study Session will reconvene following the Plenary Business meeting if necessary. The next meeting of the Highland Main Street Bureau is scheduled for Wednesday, July 13, 2022 at 6:30 PM.

Adjournment: There being no further business of the Highland Redevelopment Commission, the Tuesday, June 28, 2022 meeting of the Highland Redevelopment Commission was adjourned at 7:31 P.M.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary