

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES -
TUESDAY, MAY 24, 2022**

Members of the Highland Redevelopment Commission ("RC", "Commission") met in person at the Highland Municipal Building on Tuesday, May 24, 2022. The study session was called to order at 6:33 p.m. by Commission President Sean Conley.

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

Roll Call: Commissioners present in person included Sean Conley, Cyril Huerter and Bill Leep. Commissioners George Georgeff and Alex Robertson were absent. A quorum was established.

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; Scott Bilse, Abrahamson, Reed and Bilse; Kathy DeGuilio-Fox, Highland Redevelopment Director and Lance Ryskamp, Redevelopment Assistant, were present in person.

Also Present: Lydia Shotts, Highland resident.

General Substance of the Discussion

1. **New Director Search:** Ms. DeGuilio-Fox asked if the Commissioners had made any decisions and were in need of her assistance scheduling and noticing meetings. Ms. DeGuilio-Fox advised that she is discussing part-time positions with several firms in Northwest Indiana and so would not be able to stay on with Redevelopment indefinitely. She mentioned that Redevelopment Assistant, Lance Ryskamp is on vacation May 30th thru June 9th and she would continue her current schedule of work and be available during that time to schedule and/or notice special meetings if needed. Discussion ensued regarding the commissioners next steps.
2. **Cardinal Campus Phase II:** Ms. DeGuilio-Fox advised the Commissioners that she has been a part of a conversation with the Cardinal Campus development team and that they intend to move forward with Phase II although with modified dates than were first approved. The modification of dates is due to the time during COVID when progress was halted due to the pandemic. This will require a modification of the Development Agreement. She explained that the development team has not completed their project update nor yet confirmed their availability for the presentation schedule. However, she advised that the tentative date for the Cardinal Campus development team to present to the Redevelopment Commission is Tuesday, June 14th and that the tentative date for their presentation to the Town Council is Monday, June 20th. Ms. DeGuilio-Fox reiterated that this is tentative until the Cardinal Campus development team confirms these dates. Discussion ensued. Commissioner Conley asked if a copy of the development agreement could be sent to all of the commissioners to review as the sitting commissioners were not members when Cardinal Campus was proposed or approved several years ago. Ms. DeGuilio-Fox will provide that information to the Commissioners.
3. **Highland Plaza Proposed Development:** Ms. DeGuilio-Fox directed the commissioner's attention to the information in their packets that were emailed to them on Thursday, May 19, 2022. She explained that these materials were presented to the Plan Commission at their study session on May 4, 2022, during which she was present. The preliminary plans were presented by Jack Rosencrans and Jack O'Brien, representatives of Sursee Improvements, Inc. Ms. DeGuilio-Fox reminded the commissioners that DLC is the current owner of the south half of the Highland Plaza and Sursee Improvements, Inc will seek to improve the property. Discussion ensued. She

advised that this project will go next before the Highland Board of Zoning Appeals to seek a Use Variance. The petitioner has sought to appear at the May 25, 2022 meeting of the BZA.

4. **Highland Main Street Activity Report:** Lance Ryskamp reported the Highland Main Street May 18, 2022 meeting discussion topics. There was a lack of a quorum at the event so main Street members were unable to make any final decisions. Their discussion included topics including:

- Small Business Saturday, May 28th;
- Downtown Restaurant Crawl, May 31st;
- Community Garden Planting Day, May 14th;
- Pet Blessing event, June 18th;
- Car Shows, July 30th, August 27th and September 27th;
- Concerns of small business owners for more to be done about signage in the downtown;
- Cancellation of the June HMS meeting due to Mr. Ryskamp's vacation schedule.

The Redevelopment Commission revived their discussion regarding the downtown wayfinding signage including installing a sign in the municipal parking lot with a QR code on it that would lead interested persons to a website with a map of the downtown and names of the businesses. The commission's requested the IT Director attend their next meeting to discuss development of a website for this purpose. Discussion ensued. Ms. DeGuilio-Fox will invite Mr. Dobrowski, Highland IT Director, to attend the upcoming study session.

5. **Redevelopment Commission Comments:**

Prior to comments from the Commissioners Ms. DeGuilio-Fox asked for leave to provide two updates. Ms. DeGuilio-Fox commented that she was able to answer the commissioner's questions from the May 10, 2022 Study Session:

- **Trolley Center:** Commissioners had asked if a cost estimate was determined during planning for the trolley and the trolley center. Ms. DeGuilio-Fox advised that only an estimated cost for the trolley center was determined. She further commented that it was Randy Sherman, Weaver Sherman Architects and Planners, who determined the Trolley Center shelter estimate through the RS Means construction catalog.
- **2821 Jewett Street Property Improvement:** Commissioners had inquired as to the improvement plans of the new owners of the property located at 2821 Jewett and if it included changing the mural on the east wall of Miles Books at 2819 Jewett. Ms. DeGuilio-Fox reported communicating with one of the owners, Mark Fleishman, of the 2821 Jewett property. He had advised that their current plans would include removing the mural (geometric shapes) on the front of their property but that they have no intention of doing anything with the mural (pink heron) on the east side of Miles Books, especially since they do not own the property. This led to conversation regarding HMS repairing or removing the pink heron mural and finally sealing all of the murals in the downtown art district with the sealer that was purchased last fall. Mr. Ryskamp advised he had spoken with the Public Works director about it and would work on getting that taken care of.

There being no further discussion the Redevelopment Commission study session was adjourned at 7:29 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.