

HIGHLAND REDEVELOPMENT COMMISSION
HIGHLAND ECONOMIC DEVELOPMENT COMMISSION
JOINT STUDY SESSION MINUTES
TUESDAY, JUNE 14, 2022

Members of the Highland Redevelopment Commission ("RC", "Commission") and Highland Economic Development Commission ("EDC") met in person at the Highland Municipal Building on Tuesday, June 14, 2022. The joint study session was called to order at 6:30 p.m. by Commission President Sean Conley.

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

Roll Call: Redevelopment Commissioners present in person included Sean Conley, George Georgeff, Cyril Huerter, Bill Leep and Alex Robertson. Economic Development Commissioners present in person included John Bach and David Beanblossom. 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; and Kathy DeGuilio-Fox, Highland Redevelopment Director were present in person.

Also Present: Dr. Claude Gendreau, Cardinal Campus Developer; Kymn Harp, Robbins DiMonte Attorneys at Law; and James Shanahan, Taft Stettinius & Hollister LLP were present in person.

General Substance of the Discussion

- 1. Cardinal Campus Phase II:** Ms. DeGuilio-Fox asked presenters Dr, Claude Gendreau and Attorney Kymn Harp to please take a seat at a table nearer the dais so that their information may be heard and recorded for the minutes. Kymn Harp and Dr. Claude Gendreau made a presentation to the Commission including information regarding the delay of the development and their plans for Phase II. As is outlined in the Memorandum of Extension of Completion Deadline by Reason of Force Majeure Event the Commissioners were advised that when Governor Holcomb, by Executive Order 20-02, declared a public health emergency throughout the State of Indiana all remaining work on the project, delivery of supplies and materials as well as the leasing of office space stopped at Cardinal Campus. Through no fault of their own, those working on the project were required to wait until the worst of the pandemic passed before they could continue to move forward. Therefore, they wished to invoke the Force Majeure Effect and Definition clause of the contract and extend the completion deadline. They emphasized that they are only asking for a deadline extension and that nothing else about the project will change. Dr. Gendreau spoke about his plans for the hotel and provided reasons why he felt certain it would be successful, and pledged anew to build it to a higher standard than any such hotel in the area. He spoke of his hotel in Homewood, Le Banque, and the experiential learning that has come along with owning it. Ms. DeGuilio-Fox asked the presenters to address the purchase of the bonds and wanted the Redevelopment Commissioners to understand that it is the developer who has pledged to purchase all bonds. This she explained allowed the Town of Highland to enjoy the position of no liability for the entirety of the financing. Questions and discussion ensued. The Commissioners pledged their support and expressed satisfaction and gratitude that this project will continue to completion.
- 2. Wayfinding Sign Project:** Director DeGuilio-Fox renewed discussion in regard to the wayfinding sign project. She reported that she'd spoken with Highland's IT director, Ed Dobrowski, who is prepared to design a website that the public may access through the use of a QR code. Ms. DeGuilio-Fox updated the commissioners on the design of the parking lot sign by showing them a rendering of the sign design that would be used on each block downtown and described the

difference between the two. Discussion ensued. The Commissioners agreed that both the parking lot sign design with the QR code directing visitors to the website and the block signage design that would hold the names of the businesses is what they were looking for and would look very nice in the downtown. Ms. DeGuilio-Fox advised that she'd spoken with Ken Mika and he agrees that the block signage may be installed either in the sidewalk concrete or the parkway as long as it does not impede pedestrian or vehicular traffic. Ms. DeGuilio-Fox agreed she would do her best to provide an estimate from VIA Marketing for the parking lot sign if she receives it prior to her departure from the director's position.

3. **Town Theatre Items:** Director DeGuilio-Fox advised the Commissioners that she'd attempted to reach A1 Estate Sales and another group several more times and finally made contact with Mike and Summer at A1 Estate Sales on Ridge Road in Highland. She reported she had sent photos of the items salvaged from the old Town Theatre to A1 Estate Sales and they are in the process of listing them for sale both on EBay as well as locally. Ms. DeGuilio-Fox advised that perhaps Mr. Ryskamp would also list them on the Highland Redevelopment FB page. She will follow up. She shared their comments that due to the size of the items they would likely have to be sold locally because it would be too costly to ship them. She will touch base with A1 Estate Sale again prior to the next meeting.
4. **HCCE Request for 4th of July Festival:** Ms. DeGuilio-Fox shared the email she'd received from Jacqui Herrera inviting the Redevelopment Commissioners to help at the 4th of July festival. Discussion ensued. The Commissioners agreed that if they are interested in volunteering to work at the Festival they will contact the Highland Council of Community Events individually.
5. **Redevelopment Commissioners Comments:**
 - a. Commissioner Georgeff reported that it was not necessary for him to attend the most recent Traffic Safety Committee. He explained that he'd received a call advising the library had submitted a plan for the for Calumet National Bank parking lot and that the plan called for:
 - Closure of both Highway Avenue entrances to the lot;
 - Relocation of the handicap parking area in front of the parking lot nearer to the corner of Highway & 4th Street.
 - b. Commissioners asked if the bike rack pad and bike rack had been installed yet on Jewett Street. Commissioner Conley advised that it has and asked if Redevelopment has received an invoice for the cost sharing of the pad and rack. Ms. DeGuilio-Fox advised that Redevelopment has not received an invoice to date and is assuming that Park Superintendent Brown decided to simply pay for, install and maintain the bike rack within the Parks Department. Discussion ensued.

There being no further discussion the Redevelopment Commission study session was adjourned at 7:26 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.