

HIGHLAND REDEVELOPMENT COMMISSION

PLENARY BUSINESS MEETING MINUTES

MONDAY AUGUST 19TH, 2024

The Highland Redevelopment Commission (“Commission”, “RC”) met in person at Town Hall on Monday August 19th, 2024. The regular scheduled plenary business meeting was called to order at 6:00 P.M. by President, George Georgeff

Roll Call: Commissioners Phil Scheeringa, Commissioner Tom Black, Commissioner Robertson, Commissioner Georgeff and Pat Krull, Non-Voting Member/School Board Representative were present in person at Town Hall. Commissioner Doug Turich was excused.

Additional Officials Present: Maria Becerra, Redevelopment Director, Attorney Reed, Kendra Hernandez, Redevelopment Assistant and Chief Pipta

Also Present: Several people were present from the public.

Public Comment: 2 comments were made by members of the public

Approval of the Minutes : 6-24-2024, 7-1-2024, 7-15-24, 7-22-24, 8-05-24, Motion made by Commissioner Black seconded by Commissioner Scheeringa, Minutes were approved 4 in favor 0 opposed.

New Business: K&S Proposal to do phase I environmental study for \$3000.00 of the property on North Kennedy Ave once we get an agreement on said property. Clarification was made that it was the property on 7944-7950 Kennedy Ave. Motion made by Commissioner Robertson and seconded by Commissioner Scheeringa. All in favor.

Old Business: Resolution 2024-20 The Arsh Contract for \$94,340.00, Commissioner Black moved that we adopt Resolution 2024-20 and it was supported by Commissioner Robertson. All in Favor.

Commissioner Black wanted to discuss the Purdue University agreement and was curious as to what Purdue is offering, that we're not already expecting from the Arsh Group. It says, bringing in stakeholders when we expect ours as part of building this community plan to do that for us. We allocated funds for, or permission to advertise for funds at our last meeting. It seemed like a pretty steep amount. If we adopt this for something, I would think would have been included in our proposal from Arsh. President Georgeff, suggested this be tabled for now.

Concerning Resolution 2024-21 the Purdue University Agreement Commissioner Scheeringa asked for some clarification from Maria. Maria then began explaining early on, when everyone started talking about developing a comprehensive plan, she was asked to reach out to Purdue, and that was already in the works before we even issued the RFP. In the mean time they did get a group of the staff that specializes in this type of work that we're willing to come together and work with the town. It's also not uncommon for universities to work with consultants. I know in other cities that I've worked in. You do have kind of a different perspective and their expertise.

But it was suggested by Commissioner Turich at the time to reach out to Purdue. I did that even before we issued the RFP. But it is not to exceed \$9,830. It's just another set of eyes, and they would be more concentrated in that field of study and work with the consultant.

Attorney Reed then stated that to some extent it was his understanding of the Purdue agreements having been through these before is that some of the people who are civil engineering students, and some will be the professors who are civil engineers, it's kind of understood that you're getting them cheap and they learn how to do things, so that's part of it. You know that number is probably low but that's how they do it and that's how they learn.

Commissioner Scheeringa asked if Maria had been in touch with the Arsh Group?

Maria said yes and actually another town where they are both working together and in Appendix B, they do elaborate on the team that they would have the Purdue Extension Community development team. So that's their area would consist of Daniel Walker. He's from Lafayette and the local Purdue representative Lupe Valtierra. They are aware and they facilitate and work together on the Consolidated Plan. Maria stated it was an option that's why it was separate. They do have the timeline here, reviewing our current plans data, preparation, evaluating there, they would have I guess, a total of 4 workshops and a final report.

Essentially, they would put on these workshops and We talked about bringing the community in to get their input. So, they would hold these workshops for us to gather that information, then present the information to us and we should also have public meetings. It went through a whole filtering process throughout the summer and it's really just a reimbursement of costs.

Phil stated that he see in Exhibit B, that ours does have a public engagement coordination line 38 weeks, or \$9,200, and Maria stated that Purdue, part one evaluation of the current plans that we have and part 2 would be meeting with the council

George questioned if Arsh was aware that Purdue was going to be involved and was also going to be doing the work to and have we been in contact with Arsh concerning Purdue. Maria stated Yes after the fact and it's more of a collaboration so they would be working together.

Attorney Reed stated that if they didn't know it was probably a good idea to let them know if it duplicates it, or if they both need to do it, but if one's replacing the other, we should not use that line item, if that's the truism.

A motion was made by Commissioner Scheeringa to table Resolution 2024-21 until further communication is made with the Arsh Group and Purdue to see if those line items need to be adjusted and seconded by Commissioner Black. All in Favor 4-0

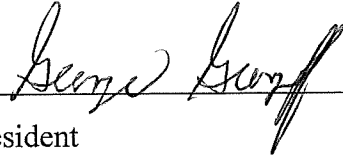
Communications: None

Action to Pay Account Payable Vouchers \$38,693.14 Motion made by Commissioner Scheeringa seconded by Commissioner Robertson. Motion approved 4 to 0.

Adjournment: Meeting was adjourned by President Georgeff at 6:14 PM.

DULY PASSED AND RESOLVED by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 16th day of September 2024, having passed by a vote 4 in favor and 0 opposed.

Highland Redevelopment Commission



President

ATTEST: 

Secretary