

HIGHLAND REDEVELOPMENT COMMISSION

STUDY SESSION MINUTES

MONDAY SEPTEMBER 9TH, 2024

The Highland Redevelopment Commission (“Commission”, “RC”) met in Highland Town Hall on Monday September 9th, 2024. The Study Session was called to order at 6:00 P.M. by President George Georgeff.

Commissioners Phil Scheeringa, Commissioner Tom Black, Commissioner George Georgeff, Commissioner Alex Robertson, Commissioner Turich and Pat Krull, Non-Voting Member/School Board Representative were present in person at Town Hall.

Other Officials present: Director Maria Becerra, Redevelopment Assistant Kendra Hernandez, Chief Pipta and Attorney Reed was not present

New Business: Discussion on 8529 1st Street Highland Autobody, George and Phil have been getting calls and went to see the people at Highland Body Shop and found that their septic system had failed and we need a resolution to the situation or they will have to move. George also stated that the Sanitary Board was going to extend the 1st street sewers.

Derek from Nies Engineering came to speak about the idea of cost starting back in 2018 and then came back up again in 2021 and selling of Bult Oil property and that’s when they were looking to sell for several \$100,000 and keep bringing down the price because of environmental concerns and it didn’t have sanitary sewer and eventually that’s when Highland Autobody purchased the property he believes part of the condition was providing sanitary sewer. Derek thought it was on the property owner, but you can always look back in that document and see what it is, we looked at extending it from Highway Avenue all the way to the north end of their north building. That's how far you need to extend it to be able to pick up their furthest connection.

In the section from highway to the alley halfway to Condit. There's already Sanitary who are there, but it's shallower. We were saying the Sanitary board would should be participating 100% in that part because it's already exists. It's 1 that we would want to line anyway, but if we're able to lower it an extra 3 feet, this would allow us to extend all the way to the north. That's why you know that 1st.st I believe it's a hundred 90 feet of 10inch pipe. Sanitary Board would pay that part and the rest of it I had reduced from 2018-2023. I just recently updated it after 2024 numbers, and we stopped it at Garfield. This would all be only in the right of way.

Everything from highway all the way up to there would be about \$256,000. As the construction cost is our estimate. You still have design engineering on that construction engineering. But the actual construction cost for a contractor, we think, is about \$256,000. You have to bid that out, and actually see what the price is at that time and that envisions. Replacing, lowering the pipe from Highway to the 1st alley, and then extending it with 8 inch all the way up to Garfield, and ending at a manhole which then Highland auto body could extend it onto their property.

Highland Autobody had engaged Garcia consulting to design it. We had come up with an initial concept for redevelopment back in 2018 and then as part of that condition of the sale of the bolt oil the Highland Autobody hired Garcia to design it. They did a preliminary design. They got about halfway and stopped. And that's where I haven't heard anything in a while over a year. Now it's come back up. But I have the sketches, preliminary plans that Garcia prepared, which is envisioning exactly what we're wanting. You would just end it at Garfield, and the portion from Garfield north to their site would be on them.

You want to look back at that original agreement, to see who actually is responsible for the costs or work with them on it. But my estimate of current dollars is about \$256,000. Would this project be beneficial to any other property owners, it could be extended east along Garfield and Condit, but every property there already has sanitary service. The one on Condit 1st building east of 1st Street a little way over. Technically has sanitary service, although it's very shallow going across the road and it ties in a manhole that goes right behind where the dairy's at., And one manhole is under their one dumpster of all places. But it could provide a deeper sewer connection for that property if they ever needed one and then all the properties that Highland Autobody owners own at that north corner could be served by it. If you wanted to extend it down Condit or down Garfield would a special assessment be possible?

The Sanitary Board in the past did one was south Kennedy Avenue. It's basically from Georgetown subdivision all the way to the tracks and the way that happened is people in that neighborhood were on septic and several were having failing septic's. The Sanitary Board set up a special assessment district. but they had to go through the process of public hearings and things, getting petitions from all the property owners involved and then, once that all happens, then they engage us to design it. The town paid the cost to design the sewer, but then the actual construction costs and they assessed to all the property owners, and it got assessed on their property. Then they had to either pay that off or get a loan to pay it off. The property owner is still paying that. It's just that the Sanitary board is the one that's taking charge of it and bidding it out, making sure it meets all of our standards, engaging a contractor through public bidding requirements, and then, once you have that lowest price and the actual cost to install it. They divvy it up to everyone who's would be connected to it.

Commissioner Robertson asked if is there any sort of funding we could go after, since we're transitioning from a septic to a sewer. Was there some talk of something like that in the sanitary meeting? Or is that misinformation.

There was talk about that but you have to get more finite details on whether it's like Lake County has money, they do for centers or extensions to get rid of septic. But that's unincorporated areas where incorporated but you could always contact them and see is there any possibility?

Commissioner Scheeringa stated they have that lot that they purchase right correct.so that for them to be able to develop it. this would be the benefit for them to develop it as well.

Commissioner Black stated when they purchased that lot they came to us. They had already had plans for buildings, would be there at least conceptual designs they'd had made, and were made aware that the sewer would need to be part of that.

Commissioner Georgeff stated We have to go back and take a look at that agreement when we sold the property to see if they committed to expending any funds for that sewer. But adding, if they had, they mentioned when I was talking with them about adding that building. It was going to be about a million dollars that they were going spend to put that building up. I'm just wondering what that would generate tax revenues back to the back to the town.

Commissioner Black stated It seems like would be in addition to the body shop. I don't know if that would improve the assessment of their overall business, or just that one thought so we'd have to cause they're already paying them set amount of taxes. We basically gave it to them, I thought and then they agreed

Commissioner Georgeff asked Maria to look into the previous agreement and what they had agreed to if any, for the for the sewer.

Commissioner Turich stated Yeah, and that's why they about \$25,000. The number rings a bell to me as a purchase. I can't remember the exact number, but it could be that.

Derek stated that's why they engaged Garcia because they first asked me if I could design. I'm like on the town engineer, unless everyone directed me to design it, or if it does sign it on behalf of the town, I would just be in the capacity just reviewing it. So that's why they had Garcia. They went and did a design. I reviewed it, made comments, and then that's where it got left off. They never replied.

Commissioner Turich asked Derek if he remembered when it was and Derek stated it was about 2yrs ago at the end of 2021 is when it was purchased and the stuff he has from Garcia was back in August 2023.

Commissioner Georgeff stated he would hate to lose a business number 2. They've got the other property there, and if they're going to develop it, and that's going to be a benefit to us, plus the Sanitary Board is going to, can participate in the other half of that project or part of it to.

Derek stated the idea was that if all of this got installed, this cost estimate is just patching the road over the trench, and then, once this is done, then we would. Time will come back depending on. When this gets built. Either later that year or the following year, we would include that section of 1st Street on our

CCG. Application. Try to get state money to essentially pay half of the road, resurfacing reconstruction costs. They do the sewer patch a trench, and then you come back later and resurface around holdings.

Commissioner Georgeff then stated that we will be needing more information.

CGI free digital video proposal. Maria stated Commissioner Robertson and I did speak to this company and what they were offering. It's a free video for the town to put on our website. It would be a 5 min video, Just kind of showcasing Highland. I did send the one-page agreement to attorney to review, but basically it would give them exposure to the businesses downtown. They would just want a letter of introduction to the businesses, and we did ask, what would the fee be for the businesses? That would be interested, and they said that it would range would be from 2,000 to 6,000 depending on what they would decide to use with their company. I guess they've attended some of the Aim conferences, and they were referred to our department.

Commissioner Robertson stated that somebody referred CGI from the State Conference to him, but it's a 5 min video and basically, they would just want a letter of introduction to all the businesses in Highland to be able to service them. no fee to us. And then, if any of the businesses downtown wanted to use their services, that's how they're going to fund the video is by any other businesses that might participate. I think it's really just kind of an introduction to foot the door to access potential clients. Several other municipalities have used this and have it on their website. Alex was looking through what they had provided but couldn't remember the cities and towns specifically, but there was some. There was some good content, and video and thought the Content is very, very useful.

Maria would like Attorney Reed to review it and see if everything is ok.

The downtown decorative string lighting proposal, we actually did receive a total of 3 and 2 came in late on Friday,

Commissioner Robertson has been working with one of the contractors and coordinating activities downtown. Looking at the project, some back and forth that it meets with the vendor that they'd be using for the lighting. And they have set up a demo for what they're proposing to install tonight after the council meeting. They're going to have it set up at the fire station and anybody can take a look at it. They could leave it up for a couple of days really just working off. Well, they give us all a chance, and we could talk with them to coordinate and make sure that they're good to have it out there tomorrow. Basically, they have a transformer that has to get plugged in. And then that works off of Wi-fi, and that controls the lighting. I don't know how much they have down there, but it's a small preview of what it should be.

The other proposals were from Midwestern and Landscape Illumination. Landscape Illumination they had really more proposed, a decorative like wrapping of the trees and Christmas decorations Midwestern. I think they were still trying to go with the original idea of the string lighting across the streets, I didn't see much in their proposal as far as a game plan to install. It was really just they would send a guy out there in a bucket truck and string them across. But we already know. And speaking with Derek and getting the cut sheets on down. Derek was going to ask if any of these were planning to use the string lights connected to bowls. Their proposal didn't have a lot of detail. It says that it's assumed that the existing outlets and power supplies to the polls will be robust and the integrity of each poll. then they'd assess it for the proposed aerial attachment. but based on our discussions with the whole manufacturer. Once you do that, and attention loading, it wouldn't be meet those requirements. You'd have to replace those poles. You're considering that and evaluate yeah, which is probably why they wrote their proposal the way they did basically, hey, we'll do this. And then once we get into it, we'll hit you with a bunch of extras and change orders to change capacity.

Commissioner Turich asked about some concern about when the leaves drop right. That's usually what. What will kind of drove that light and out that offer that decorative look? Did you ask them about that? How does it look when it's just the bare trees with, you know the limbs and no leaves?

Commissioner Robertson stated that he did not ask them about that that was kind of a thought that came up after we had met, and I saw their equipment that they were proposing. Certainly, something we can ask them about tonight. They'll be open for questions. But these things were quite powerful and I think I showed a few pictures off and, on the people, where I mean they're these lights are lighting up like high rise buildings. Almost. They're very robust, and they have a 10-year warranty. Which I was surprised that that's a long time. 1 thing to keep in mind with those up lights,

Derek stated that there were 3 ash trees at the intersection of 4th Street and 5th and 4th and Highway and those ones are ones that need to actually be removed. They've been kind of just hang on their kind of on life support. But they're not going to be able to make it. if you're planning on using those and uploading that's not going to be a long term. You need to get new trees there.

Commissioner Turich stated maybe talking to some of the business owners and seeing if we could do it on their on the buildings instead of the trees.

Commissioner Robertson said that was with the other vendor, the Landscape Illumination Company. They had originally talked about putting this RGB. Lighting on the businesses themselves rather than running anything in the landscaping, especially over on Jewett, because there's not a whole lot. by the way, of power on, you know, one side of the road, and then there's got a lot of trees on that north side, either, to light up. So, they thought, Yeah, maybe we'll put the lighting on the buildings themselves, but that did not come through in the proposal that I saw.

The painting of the murals, 2815 Jewett Street. We did receive 3 proposals as many of you are familiar with the mural alongside miles books, bookstore, and that's something that the town had

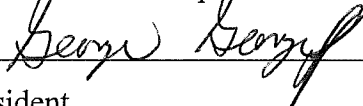
put there. With the cooperation of the owner along with part of the back area there the garage and it's in disrepair. It's cracking, it's peeling, it's painting. It needs to be repaired, And I believe when we put that up, that would be part of the commitment is that we would keep that up. we did receive 2 of which do not include the tuck pointing. So, you'll see the variation in pricing but the one that does include the tuck pointing, which is needed. Is \$8,565 and the others. It does not include the tuck plane and their price is \$8,840 without the touch pointing. It's supposed to run around like \$4,000. Yeah. So, for the for the price that it does include the tuck pointing that is needed overall, I think, Calumet Painting and Restoration would be a good choice, and it would just be a matter of finding the funding which is doable.

Commissioner Robertson stated that the murals were put up in 2016. Using some funds from a placemaking grant from the State of Indiana so that lot is pictured on one of the Indiana websites kinds of showing those murals, and they look great. But now, obviously, they're in rough shape, and those buildings are going to require a significant amount of cut pointing to have any chances, possibly putting a mural back or keeping them neutral. I did speak with one muralist and the Highland Arts Council about some advice as far as prepping those walls, you know, maybe for a future art installation of some sort. And they said, as long as it's you know, the tuck pointing's done, It's a neutral color. Then there's a lot of possibilities with that. I think there was some concern with all the contractors. They didn't want to sandblast those murals off because of the condition of the brick. So, they're going to power wash, get everything off there. That lot will be unusable for a few days while that's going on, and then get it painted and they'd like to start on it sooner than later. Obviously, with the weather change. So just for the record it is. The 3rd quote was \$3,240. But again, they said, price does not include tuck pointing and that contractor did reach out. They said that they spoke with 3 or possibly 4 other subcontractors that they would use for the tuck pointing, and they got no quotes. They were having a hard time finding somebody. I think the Calumet Painting and Restoration are kind of a 1-stop shop and They were very responsive.

Adjournment: Meeting was adjourned by President Georgeff at 6:26 PM.


DULY PASSED AND RESOLVED by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 10 day of September 2024, having passed by a vote 4 in favor and 0 opposed.

Highland Redevelopment Commission



President

ATTEST:



Secretary

Secretary

