

HIGHLAND REDEVELOPMENT COMMISSION

PLENARY MEETING MINUTES

Monday December 16, 2024

The Highland Redevelopment Commission ("Commission", "RC") met in person at Town Hall on Monday December 16th, 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 George Georgeff and Patrick Krull (non -voting) were present in person at Town Hall). Commissioner Doug Turich and Commissioner Alex Robertson were excused

Minutes of Previous Session: Minutes of November 18th, 2024, December 2nd 2024 Approved

Public Comments: One person made a comment

New Business: Commissioner Black stated that we amend this evening's agenda to instruct the town attorney of our intention to terminate our agreement with the Arsh Group. It was seconded by Commissioner Scheeringa.

Commissioner Scheeringa stated so I think this is being done due to how poorly ran our public input session was at Lincoln Center on Friday. Received multiple complaints the night during. I believe our attorney also received a bunch of complaints during. Attorney Reed said that I did. Commissioner Scheeringa they were unprepared. Obviously, the scoring they put together a great package for us, to make it look like they were the best option, I don't, seeing the results so far, I don't think they were the best option, Commissioner Georgeff stated ,hearing from some of the residents that attended and I agree with you.

Motion to Amend the Agenda at a vote of 3-0.

Attorney Reed said Now that the agenda is amended under new business to contain that item, now If you want to move on that item, the motion would be to instruct me to find the most expedient cost-effective means of terminating that agreement. Motion made by Commissioner Scheeringa seconded by Commissioner Black. All in Favor 3-0

Old Business: Resolution 2024-24. Attorney Jasaitis stated Here, just special counsel for this particular matter in front of you, you should have resolution 2024 - 24. And this is to request that this be put on the agenda for this evening, which it already is, and to authorize the sale of this particular property. A little background on this for you all. In order to sell this property, the RDC. Needed to and did obtain 2 appraisals. The Indiana code 36. 7.1422 requires the offering price to be the average of the 2 appraisals, which is \$457,000. Okay? this does. This accepts the particular parcel that the town will continue to own and receive the billboard rent from in that particular parcel.

After this, assuming that this gets approved tonight, it'll be advertised for sale on the local paper, and then we will be preparing an offering sheet to be completed by prospective buyers. So that's kind of a summary of what you have in front of you. The goal would be for the bids to have a deadline of February 14th 2025

Commissioner Georgeff asked if this was to authorize the advertisement of such property.

Commissioner Scheeringa asked what the address of this property was?

Attorney Jasaitis stated the address of this particular property is, 8113 - 8200 Indianapolis Boulevard, and it consists of 6 parcels. It is 6.29 acres of vacant land, and the minimum offering price is \$457,000

This is the property next to the old bus station. This was the old bait shop, right, the old bait shop that, and it extends south from that location behind the bridge and there's the old Azermanian property.

Commissioner Scheeringa asked we received the 2 appraisals. So that's what. We're listing it at that. The minimum bid it has to be that right?

Attorney Jasaitis answered Correct

Commissioner Georgeff asked what happens if there are no bids?

Attorney Jasaitis answered If we get no bids, we start over. We have to follow statutory procedure, and I'll defer to Attorney Reid.

Attorney Reed stated what you would do is It's not so much a cold sale of the property. It's with the Redevelopment Commission come with an offer price and a development plan and if the development plan is of the caliber that the town is interested in or say very interested in, the price, becomes not the linchpin in the program.

In other words, if the caliber of the development is so high that it overcomes any deficiency in the price, you can still except it. Okay, that's only that's particular to redevelopment commissions, not councils.

Attorney Jasaitis the price can be adjusted. As Attorney Reid was talking about 30 days after, if no bid reaches the minimum price should have made that clear, you don't completely start over. But that's what happens.

Commissioner made a motion to accept Resolution 2024-24 and it was seconded by Commissioner Black. All in Favor 3-1. 1- abstained

Communications: Maria stated in your packet. I included the Highland neighbors for sustainability. 2024. Report for your review on their accomplishments for the year, and if you would want them to make a presentation at a future meeting, just let me know and also in communications.

Just because it's close to the year end. I did include the account balance cash report.

Action to Pay Accounts Payable Vouchers	
Redevelopment General	\$ 31,693.35
Safe Street Grant Fund	\$14,542.94
Redevelopment Capital	\$57,245.25
Downtown Redev District	\$355,013.93
Payroll	\$ 11,011.40
TOTAL	\$469,506.87

Commissioner Black made a motion to pay claims and Commissioner Scheeringa seconded. All in Favor 3-1. 1- abstained

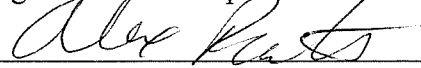
Commissioner Turich asked about the meeting Friday and what was being done and asked Are we paying for the work that's been completed, or are we challenging the work that's been completed?

Attorney Reed then stated that the motion was for me to find out the most expeditious, efficient cost, appropriate way to cancel the contract. So, I will do all of those things.

Business from the Commissioners: NONE

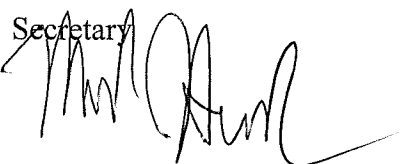
Meeting was Adjourned at 6:12pm

Highland Redevelopment Commission



President

ATTEST:



Secretary