

HIGHLAND REDEVELOPMENT COMMISSION

SPECIAL BUSINESS MEETING MINUTES

MONDAY April 14, 2025

The Highland Redevelopment Commission met in person at Town Hall on Monday April 14, 2025. The regular scheduled plenary business meeting was called to order at 9:11 P.M. by President, Alex Robertson

Roll Call: Commissioners Phil Scheeringa, Doug Turich, Alex Robertson, Tom Black, George Georgeff and Pat Krull, were present in person at Town Hall

Additional Officials Present: Attorney John Reed, Redevelopment Director - Maria Becerra

Public Comment: 1 person made a comment

New Business: Awarding the Main Square Fence Bid

Commissioner Robertson answered Just to comment on what you raised there is a rush, because this project, if it moves forward, does have to get done. There was no secret meeting. This is a Park Board project that they're asking the Redevelopment Commission to pay for, which is why we had a study session standing study session today to go over what they were proposing and now we're voting on it.

Commissioner Krull stated I believe also; the Park Board has a meeting on Thursday just throwing it out there. I'm assuming if the Redevelopment Commission votes one way or another, it would hit possibly the Park Board agenda for the upcoming meeting copy that, thank you.

Commissioner Robertson asked if there any other public comments

Commissioner Scheeringa added We also did get a high recommendation from an engineer that we secured for the town and redevelopment.

Attorney Reed stated We will make a motion to add it to the agenda.

Commissioner Scheeringa added No, I'm saying he made a recommendation on the bids.

Attorney Reed Agreed

Commissioner Robertson stated okay, moving on to new business. If there's an amendment to

the agenda, should that be made?

Attorney Reed answered I think we would do, because we won't need the second item unless the 1st item passes So I would go with the whether to not to award the bid.

Commissioner Robertson stated on to new business awarding the main square fence bid

Commissioner Georgeff made a motion to accept the to accept the bid for the Main Square fence to Gariup 2nd by Commissioner Scheeringa

Commissioner Robertson made one final comment I'll just reiterate what I said in the study session. I do not think that this is a wise use of redevelopment funds, considering. There are other projects that we want to get down the pipeline and complete before our terms are over but time will tell if this is a wise decision or not, and that's my only comment.

Motion passed 4 in favor and 1 opposed

Attorney Reed stated the next item was then as discussed in the study session would be a motion, and a second to amend the agenda to add the item concerning the approval of NIES Engineering for construction management services.

Commissioner Scheeringa made a motion to amend the agenda to add the NIES Engineering proposal and it was seconded by Commissioner Turich

Motion passed 5 in favor and 0 opposed

Attorney Reed stated So then all the items on the agenda. I think you'll see that the document submitted earlier by Derek Snyder from NIES Engineering has a for construction management services of a \$593,700 project would be a not to exceed construction management fee of 39,000, based on the hourly rates of the various employees. Of these on the back of that form. There we need to be a motion if you would choose to approve it, a motion to approve the proposal of NIES Engineering and not to exceed amount of \$39,000

Commissioner Scheeringa made a motion to accept seconded by Commissioner Turich

Commissioner Robertson stated I guess my only discussion point is even though I disagree with the fence project If someone's going to be out there managing it, I do. agree that it should be NIES

Motion passed 5 in favor 0 opposed

Business from the Commissioners:

Commissioner Scheeringa asked Is this something that we will have to vote on in would have to be voted on in the council meeting to appropriate the funds. So that coming from the capital fund.

Commissioner Georgeff stated we'd have to appropriate the funds for that..

Attorney Reed stated Now I think, because of this approval, will trigger Gariup has 7 days to get all its bonds in place, and everything to guarantee their completion of the project. If they don't, we execute on those bonds as we finish it and then, once they have that they can send the contract, and we have 7 days to send the contract by that time we're going to have another meeting. We can do that. But of these funds transfer.

Commissioner Turich stated I would like to bring up in the next park for meeting. So everybody's aware of the rubber matting for Main Squares Park. I know that Alex shared a dollar amount today from a quote that he got so I'd like the Park Board to discuss that and review it on Thursday, and then I'll share their feedback and possible next steps from there.

Commissioner Krull asked what the quote was ?

Commissioner Turich stated it was \$85,263 per Alex Brown during the Town Council meeting

Commissioner Georgeff stated Speaking with the individual in town here that thought he might be able to get us the product. At no cost. We may have to pay for transportation.

Commissioner Turich asked okay, so then, who would install it if we got it at no cost ?

Commissioner Robertson stated that would be a Park Board matter

Commissioner Turich went on to say So I just I didn't know if that was like something. It's normal that a park department would install it, or do you hire a contractor? I don't know. They put the mulch down now they do the mulch. Yes, because that's considered a port in place.

Attorney Reed stated I remember I wanted to know from Alex, and I'm sure he'll have the information he probably already does. But what's what was the delta between getting all the mulch out redoing it? Because you have to do that all the time how often that has to be done versus what does this cost?

Commissioner Turich answered I don't know, you know and the reply that I got back from Alex It did not include those details hopefully between Mr. Cole and I ,we can get that information during the next park board meeting.

Commissioner Krull we looked at this a while ago for the school town. I think it's specialty and installation if I recall correctly right, because it's if you don't port right, the warranty gets voided right, or if you don't do, if you don't install it right? I think there's warranty issues. I mean, just I'm going to air it to you guys since it's brought up one of the main concerns, and you all talked about it earlier. The vandalism that's been going on around town, especially in the parks that gets vandalized. I don't know if, again, it's been a while since we talked about it repairing, that is not sure. If it's repairable.

Commissioner Turich asked Do other communities have issues with vandalism of those rubber mats.

Attorney Reed stated then we'd have to see we'd have to check with Tom Brown to see if that's insurable. Yeah, since it wasn't necessarily on the schedule. We'll get the policies ready.

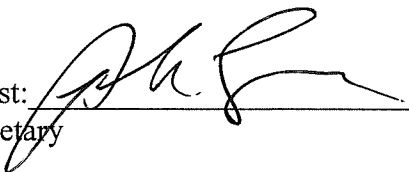
Commissioner Krull stated It's \$85,000 to do at this point.

Commissioner Robertson again stated It's not a Redevelopment matter, and these are things to consider with the Park Board.

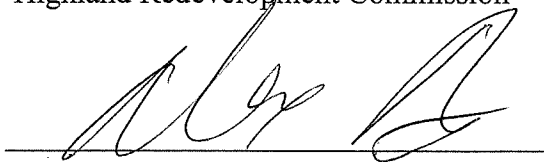
Adjournment: Meeting was adjourned by President Robertson at 9:22 PM.

DULY PASSED AND RESOLVED by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 28th day of April 2025, having passed by a vote ...____in favor and ____ opposed.

Attest:
Secretary



Highland Redevelopment Commission



President