

HIGHLAND REDEVELOPMENT COMMISSION

STUDY SESSION MINUTES

MONDAY MAY 12TH, 2025

The Highland Redevelopment Commission ("Commission", "RC") met in Highland Town Hall on Monday May 12th, 2025. 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: Attorney Reed. Director Maria Becerra, Redevelopment Assistant Kendra Hernandez

Discussion about the Jewett St. Decorative Lighting Zone 3 & 4 in the amount of \$52,659.00.

Commissioner Robertson commented that in order to proceed with this amount from pure elimination, we would have to get this approved today because the tariffs are kicking in, they're locked into a price but if we don't approve it, we have to send it all back out to rebid and they said they would likely come back in about 20% higher. So we want to consider that today. if that's something we want to move forward with, then it'd be worth approving any thoughts on that.

Commissioner Black asked if we had 2 bids last time ?

Commissioner Robertson answered Well, it's actually broken out into 4 bids. So it went 2 different bids and 2 sections on highway and 2 different bids on Jewett. Okay, so this amount is the entire Jewett side If we wanted to just do one section certainly could that is quoted that way.

Commissioner Robertson repeated everything for Commissioner Turich who had just walked in

Commissioner Scheeringa so we would have to approve it in Redevelopment and then approve it in council and we would have to go and do appropriations and could all this get done in a timely manner to where they will accept it.

Maria stated that we have a plenary meeting

Commissioner Georgeff asked if it was coming out of Capital Funds

Maria answered yes

Commissioner Georgeff you'll need an additional appropriation out of capital funds for this right?

Maria answered I believe Mark just has to advertise.

Maria asked Attorney Reed if this was correct and he answered yes

Commissioner Robertson commented

If we approved it in the plenary meeting, it would be up to them if they were comfortable buying everything before we officially signed on. We would need to wait for the council meeting or calls special meeting.

Attorney Reed answered I guess they would have to take it sort of on a somewhat of a leap of faith, but the same body that's approving it is the same body that we voting on the Council, and I assume they want. They're not going to be paid upfront payment upon completion and inspection. So think they'd be comfortable with that? I can't imagine it would.

Commissioner Scheeringa added that he just wanted to make sure everything was being done in a timely manner

Commissioner Robertson stated I've been communicating with them and let them know that we would have to consider it today

Commissioner Robertson went on to open the electrical bids there were two that would support the decorative lighting . There were 3 that received the Bid document but only 2 came back with something. The first was EMCOR which had 3 sequences the first being exploratory work came in at \$2,720.00 . Sequence 2 pulling new dedicated circuits to each pole and that was \$18,190.00 and Sequence 3 is a different option instead of pulling dedicated circuits that have the lights always on we could just use what's existing there the circuits go live when the timer is set when the streetlights go on, and then those outlets become hot. Just to do that basically just installing outlets on the existing polls and using what's there would be \$3,610.

Commissioner Black asked if they were still having problems with the wi-fi

Commissioner Robertson that was question for Ed and as far as he knew everything seemed to be working fine . It's been a little cumbersome because we can only work on the circuits when they are live.

Ed stated We haven't had any issues with Wi-fi or any conversations that there's a Wi-fi issues totally wrong. The issue that I'm encountering sometimes is zones not doing what I'm telling them to do. If they're like children, I'll tell Zone all the zones to go white, and all will go white except one. I'll tell all the zones to go off, and they all go off, and then I tell them to go blue and they go blue. Then I tell all of the white again and zone one won't go white, so it's not Wi-fi.and I'm working with the provider to try to figure it out so. But I mean it. It works. It does work. It would be nice, but it's not really worth the extra money to do it. But you got to understand like now, lights come on at night at night, and they go off at 5 in the morning real narrow opportunity to work on it, you know, for programming. You can work on it during the day, but you can't see so. But I do concur. It's not worth 6 times the amount to get it always on.

Commissioner Robertson stated So basically, if we want to have dedicated lights on for this quote, it would be \$20,910, total, all in or if we want to use what's there it'd be about \$3,600 .

Next was the bid from Foster Electric and Commissioner Robertson opened the Bid and it appeared that they quoted just option 3 Instead of pulling new circuits and all that. So their total came in at \$4,030.

Attorney Reed stated for the record that he can not comment because EMCOR is one of his clients.

Commissioner Robertson asked Attorney Reed Even though it's a small purchase, it is technically a public works project. Are we obligated to award it to the lowest bidder ?

Attorney Reed answered Yes, and I guess what that would come down to is if we wanted to select the option where they put a new service. there would only be one response better? But if pleasure is to go the other way and use the existing service without pointing lines, then you've got 2 companies .

Commissioner Scheeringa stated But EMCOR is the cheaper of the 2 but that's \$3,610 to \$4,030.

I believe the bid process is slightly different for these smaller purchases. When it's a public Works project. But I think you're still obligated to. You can either reject them all or You have to go with the logic and that's that. Unless anybody has any other questions, thoughts, comments, concerns for the subject.

Commissioner Turich brought up about the form place solution for the park at Main Square and stated that the Park Board is in support and if there was any interest from The Redevelopment Commission and see if there is any feedback.

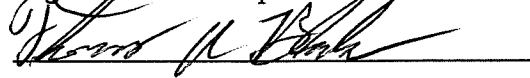
Commissioner Robertson stated we could discuss it at the June 9th Study Session

Commissioner Turich stated he will make sure someone from the Parks Board is here for the June 9th meeting .

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

DULY PASSED AND RESOLVED by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 27th day of May 2025, having passed by a vote 4 in favor and 0 opposed.

Highland Redevelopment Commission



President

ATTEST:


Secretary