

**Memorandum of the Meeting
Regular Study Session/Meeting
Twenty-Eighth Town Council of Highland
Monday, February 03, 2014**

The regular study session of the Twenty-Eighth Town Council of the Town of Highland was convened at the regular place, the Highland Municipal, 3333 Ridge Road, Highland, Indiana, in the plenary meeting chambers on **Monday, February 03, 2014** at the time of 7:15 o'clock p.m.

Silent Roll Call: Councilors Bernie Zemen, Mark Herak, Dan Vassar, and Konnie Kuiper were present. Councilor Dennis Adams was absent owing to a trip related to the public safety site. A quorum was attained. The Clerk-Treasurer Michael W. Griffin was present to memorialize the proceedings.

Also present: Peter Hojnicky, Metropolitan Police Chief; Cecile Petro, Redevelopment Director; Ed Dabrowski of CBL Consulting - the IT Consultant; and Randy Bowman, Assistant Inspection for Electric were present.

Also present was Misty of the Randy Conn owned McDonald's Restaurants.

General Substance of Matters Discussed

1. The Town Council and Ms. Misty discussed the proposal first at the previous meeting styled as "*Hoppin' in Highland*", and Mc Legends Basketball Games raise money for Highland Little League and the Ronald McDonald House.

The various regulatory ordinances and impacts were discussed with the Town Council, the Metropolitan Police Chief, the Redevelopment Director and a representative from the McDonald's ownership that books the talent for the McLegends.

The discussion included ways and means for security and crowd control. Ms. Misty discussed the use of a wristband to be sold by the Town to control access to the outdoor event. Details of placement of car show and the event.

The discussion included seeking a possible patron who could support donating a used car for to be given away to an eligible High School Student as part of the McLegend's Basketball Exhibition.

2. Theresa Badovich and Robin Carlascio of Idea Factory displayed for discussion a prototype Web Page styled as "Highland Rocks!" It was noted that what are described as main tabs, would be charged at \$1,000 each. There could be an hourly rate for updating or arrangements could be made where some updating of the site could be performed by Town officials, such as regular updates of the minutes.

The Idea Factory representatives indicated as they had in their previous proposal that the fees for the Town would likely be \$5,000 one-time for the set-up of the five tabs. There would be a one-time template and other fee totaling \$1,060. This means that the total would be \$6,060 plus any hourly update work.

The Town Council President thanked the representatives. It was noted that the matter would be reviewed.

3. The Redevelopment Director, Cecile Petro, offered a survey of recent grant applications that were pending or were awarded associated with Redevelopment. She noted that one award supported the cost of a special NIPSCO/Banning Engineering Study of the southwest area near the intersection of Kennedy Avenue and Main Street. It was noted that the current zoning supports a special more affluent residential single family construction. The Redevelopment Director noted that the Study suggested that owing to current lot sizes and prevailing development concerns, that the area should be considered for rezoning to B-2 and light industrial. Once changed, the parcels would be organized and a developer would be sought to develop the site.

The Redevelopment Director then presented the Tax Abatement report from Bell Parts Supply, Inc. She noted that she is still waiting for the paperwork from Circle GMC. It was noted that the Bell Parts Supply, Inc., had been sold to Reliable Supply, but would continue to operate as Bell Parts. Also, it was noted that the workforce had been reduced by one. It was believed that the work force strength would likely be restored as the new owner assumes more control over operations.

The Redevelopment Director indicated that a grant was filed with NIRPC for its Livable Centers Initiative, aligned with the 2040 Plan. The grant is for the restoration of the Town Theater Marquee, at a 50/50 participation.

The Redevelopment Director discussed the Redevelopment Plan and property acquisition desired by the Commission. She outlined the status of current resources, including the net proceeds from the repayment from the City of Hammond Redevelopment Commission and the early retirement of the 2007 Taxable Redevelopment Bonds. The Redevelopment Taxing District is debt free at present.

The Redevelopment Director noted that there were suddenly available properties located at 2821 Jewett, 2815 Jewett, and 2917 Highway Avenue, that would be desirable for acquisition consistent with the Redevelopment Plan. Since existing money is earmarked or not sufficient for this stage of the acquisition plan, the Redevelopment Commission would be seeking to issue a \$2,000,000 special taxing district bond. The Redevelopment Director sought feedback from the Town Council. There was no critical rejoinder.

Finally, the Redevelopment Director reported that the Facade Improvement Grant Program had generated \$300,000 of new investment in the Downtown, with the Redevelopment Department's participation in that amount at \$90,000.

4. The Town Council discussed the status of the PSAP consolidation Interlocal Cooperation Agreement. The discussion included whether or not to hear again from St. John representatives. The discussion included whether to bring it to a vote at the February meeting. It was determined to allow for another meeting at the next study session and to take a vote at the last meeting in February.
5. The Town Council and the Clerk-Treasurer discussed the need to amend the section of the Municipal Code regarding payment in advance of board allowance to support an urgent, exigent purchase of road salt through a broker. The special purchase is required through a broker as the current State INDOT agreement is not meeting demand. The broker cost is roughly \$150 per ton versus \$50 per ton in the Cargill State based agreement. The Town Council did not vote but no member indicated any aversion to the plan to make the amendment.

6. The Town Council and the Clerk-Treasurer discussed the IACT Legislative Initiative opposing the elimination of the business personal property tax. The Town Council did not dissent from placing a sense of the council resolution opposing the removal and supporting the IACT initiative.
7. The Town Council noted the appointments it had made. With the absence of Councilor Adams, it was determined that the discussion should be delayed until there was the full membership of the Town Council available.

There being no further business to be discussed by the Town Council, the regular study session of the Town Council of **Monday, February 03, 2014**, was adjourned at 8:53 o'clock p.m.

Michael W. Griffin, IAMC/MMC/CPFA/CPFIM/CMO
Clerk-Treasurer