

**HIGHLAND REDEVELOPMENT COMMISSION
SPECIAL STUDY SESSION MINUTES
WEDNESDAY, July 27, 2016**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Wednesday, July 27, 2016, at 6:12 PM in the Upper Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. Vice President Kathy DeGuilio-Fox called the meeting to order. Minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Commissioners present included Bill Leep, Ed Dabrowski, Dominic Noce, and Kathy DeGuilio-Fox. Also present included School Town of Highland Commissioner Pat Krull and Redevelopment Director Cecile Petro. Commissioner Greg Kuzmar entered at 6:16 PM. Councilman Wagner entered later into the agenda.

General Substance of the Discussion

1. **Review of the Retown Presentation**
The Commission decided to table this discussion until the next meeting.
2. **Kennedy & Main Engineering Study**
Redevelopment Commission members briefly discussed the Engineering Study of Main & Kennedy Avenue. They decided to make the study available to potential developers, but will decide on further action at a later date.
3. **Art & Cultural District**
Commissioners requested additional legal information from the Commission's attorney regarding purchasing properties and eminent domain. The Director will request this information. In addition, the Commission restated their intention to concentrate on acquiring properties within the proposed Art & Cultural District.
4. **8616-8618 Kennedy (Town Theatre)**
President Kuzmar and Director Petro updated the Commission on the status of the architectural plan for the theatre. Morris Architects Planners is nearing the end of Phase II. Once the plan is reviewed and any adjustments are made, the architect will begin the final Phase, Construction Design. Following Construction Design, which includes blueprints for the renovation, the bidding process will begin.
5. **8630 Kennedy Avenue**
Commissioners were informed that potential new owners of this property made a presentation to the Town Council on July 25, 2016. After their presentation, the Town Council stated that they could apply for a Façade Improvement Grant once they became owners of the property.
6. **8620 Kennedy Avenue**
Director Petro stated that an offer to purchase has been sent to the owners of 8620 Kennedy Avenue.
7. **8608 Kennedy Avenue**
The Director reported that the owner of 8608 Kennedy Avenue is out of the country until next week. When he returns he will contact her to schedule a meeting.
8. **2711 & 2717 Condit Street**
The Director reported that a counter offer to purchase has been sent to the owners of 2711 & 2717 Condit.

9. **Highland Main Street (HMS)**

The Director reported that Highland Main Street is preparing for the Festival of the Trail on October 15, 2016 at the intersection of the walking/biking trail and the municipal parking lot on the southwest corner of Highway Avenue and Kennedy Avenue.

Two applications have been received to date by artists seeking to win the grant to paint a mural on the south wall of 2821 Jewett Street. The \$500.00 grant was provided by Legacy Foundation.

The Northwest Indiana Forum grant to provide a sculpture for the downtown for two years has not been publicly announced. When it is announced, HMS will begin to accept applications.

10. **North Kennedy Avenue Bridge Replacement**

Commissioners discussed whether or not they would contribute for “betterments” or non-essential improvements on the proposed bridge. They decided that they would not participate.

11. **Indianapolis Boulevard and Main Street**

The Director informed the Commission about a possible development within the northwest quadrant of Indianapolis Boulevard and Main Street.

12. **Housing Study**

This topic will be taken up at the next meeting.

13. **Maintenance Checklist**

This topic was briefly discussed, however, the Commission will discuss it further at the next meeting.

Discussion ended at 8:25 PM