

**HIGHLAND REDEVELOPMENT COMMISSION  
SPECIAL STUDY SESSION MINUTES  
WEDNESDAY, October 26, 2016**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met on Wednesday, October 26, 2016, at 6:01 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, Dominic Noce, Kathy DeGuilio-Fox and Ed Dabrowski. Commissioner Greg Kuzmar was absent with notice. Also present was School Town Commissioner Pat Krull and Redevelopment Director Cecile Petro.

**General Substance of the Discussion**

1. **8616-8618 Kennedy (Town Theatre)**  
Director Petro updated the Commission on the project timeline. She stated that the bid package will be sent out by the architect the first full week in November and bids should be received by the first full week in December. Actual dates will be known soon.
2. **8630 Kennedy Avenue**  
The Commission received a Façade Improvement Grant application from the owners of The Hydrant who purchased 8630 Kennedy Avenue. The application included most of the grant requirements; however, Commissioners made the following comments: the grant does not cover sidewalks, additional windows are needed on the north side of the building to meet the ratio of glazing vs. hard surface per facade, permanent angle parking may not be permitted, and the pylon sign is non-conforming to the area. They will consider the application at their public meeting in November.
3. **8620 Kennedy Avenue**  
Attorney Green-Fraley notified the Director that the attorney representing the owners of the property have accepted the Commission’s offer. It will now go to a Title Company for a complete title search before closing on the sale.
4. **8608 Kennedy Avenue**  
Two appraisals are being conducted on the property. Neither has been received to date.
5. **2711 & 2717 Condit Street**  
Attorney Green-Fraley notified the Director that she has sent a letter to the owner’s attorney requesting an option with rights of first refusal on the property.
6. **8835-8845 Kennedy Avenue**  
A Façade Improvement Grant application has not been received from the owners, Vyto’s Pharmacy, as yet.
7. **2209 Main Street**  
The developer is refining his concept for the area, conducting a traffic study, and seeking information on the utilities. Once these items are completed, the owner will request rezoning of the parcels and work with the Plan Commission to develop a planned unit development (PUD).
8. **Updates on Highland Redevelopment**  
The Director updated the Commission on other possible projects in Highland.

**Discussion ended at 8:32 PM**