

**HIGHLAND REDEVELOPMENT COMMISSION
SPECIAL STUDY SESSION MINUTES
WEDNESDAY, April 3, 2017**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Monday, April 3, 2017, at 7:32 PM in the Council Chambers within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Bernie Zemen called the meeting to order. Minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Commissioners present included Bernie Zemen, Steve Wagner, Michael Griffin, Dan Vassar, and Mark Herak. Also present were Attorney Rhett Tauber and Redevelopment Director Cecile Petro. In the audience were resident Larry Kondrat, and Board of Zoning Appeals members Susan Murovic and Steve Mileusnich.

General Substance of the Discussion

1. 8620 Kennedy Avenue

Attorney Tauber stated that the tenant in units #1 & #2 has not paid his rent. He sent a certified letter to the tenant and a return receipt was received. If the Commission does not hear from him soon, then eviction proceedings will begin.

The Commission discussed several relocation possibilities for the tenant in unit #1.

Commissioners discussed the possibility of allowing the kitchen equipment to be a part of relocation expenses for tenant in unit #1, perhaps as an incentive to vacate the premises before the contract end date of August, 2018.

2. 8608 Kennedy Avenue

The owner will be contacting the Director this week to discuss allowing a second appraiser to obtain entry to conduct an appraisal.

3. 2711 & 2717 Condit Street

Discussion of negotiations between the owner and the Commission will be a part of the Executive Session on April 17, 2017.

4. 8610, 8612, 8616, and 8620 Kennedy

Commissioners discussed the disposition of the marquee from the former Town Theatre. The mayor of Homewood, Illinois is not interested in extracting and moving the marquee. The Commission decided that it would not entertain other private requests to salvage the theatre. They want the demolition company to demolish the marquee. If the letters (T,O,W,N) can be salvaged, then they can be stored.

Commissioners discussed the disposition of the ticket booth. They decided that if the booth can be extracted and salvaged, then they would like to find a place to store it.

Commissioners instructed the Director to contact Actin, the demolition company, to extract and salvage the projectors, if possible.

5. Acquisition List Update

The Director stated that she will review the Acquisition List and present suggested changes along with the addition of 8600 Kennedy and 2726 Garfield.

6. Senior Housing Developer

This item will be discussed in an Executive Session on April 17, 2017. A notice will be sent out this week.

7. **Relocation of the Public Works Complex**
Commissioners will discuss the possible purchase of land at the Executive Session on April 17, 2017.
8. **Prairie & Main Development**
The Director stated that she will be meeting with Commissioner Griffith and Financial Consultant Dan Botich to discuss incentives for the development on Wednesday, April 5, 2017.
9. **Former Bult Oil Site (2605 & 2609 Condit and 2606 Garfield)**
Discussions on a possible offer for this property will be discussed in Executive Session on April 17, 2017.
10. **Façade Improvement Grant Application for 2017**
Commissioners will send any concerns, changes, or additions to the Director before the next public meeting. They will be incorporated into the 2017 Façade Improvement Grant application.

Discussion ended at 8:24 PM