

**HIGHLAND REDEVELOPMENT COMMISSION
SPECIAL STUDY SESSION MINUTES
WEDNESDAY, May 1, 2017**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Monday, May 1, 2017, at 7:45 PM in the Council Chambers within the Municipal Building at 3333 Ridge Road, Highland, Indiana. Vice President Steve Wagner called the meeting to order. Minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Commissioners present included Steve Wagner, Michael Griffin, Dan Vassar, and Mark Herak. Commissioner Bernie Zemen was absent with notice. Also present were School Town of Highland Commissioner Pat Krull and Redevelopment Director Cecile Petro. In the audience were resident Larry Kondrat, Board of Zoning Appeals members Susan Murovic and Steve Mileusnich, and Water Board Member Ed Dabrowski.

General Substance of the Discussion

1. Acquisition List

Commissioners reviewed the proposed update to the Acquisition List. Commissioner Wagner asked that each property address and parcel number taken off of the Acquisition List be retained and carried forward to provide historic documentation of properties that have been on the list and then subsequently removed. The revised list demonstrates that request. This item, as a resolution, will be prepared for the next public business meeting.

Commissioners also discussed properties that have been vacant for a very long time and requested a legal opinion as to potential actions that may be taken by the town.

2. Façade Improvement Grant Application

Commissioners stated that they were ready to approve the present application for 2017 at the next public business meeting.

3. Goals for 2017

Commissioner Herak suggested that another goal, hiring a new Redevelopment Director, should be added to the list. Later in the discussion, it was also suggested that a review and a plan be developed for the disposition of present and future allocation monies. This will also be added to the list of goals. Commissioners stated that they were ready to act on this item at their next public business meeting.

4. Minutes of the Highland Main Street Bureau

The Director requested direction on the manner of updating the Commission on the projects and events of Highland Main Street. After discussion, the Commission stated that they would like to continue to receive updates through the minutes of the Bureau.

5. South Indianapolis Boulevard Bridge Reconstruction

Commissioners discussed a safety improvement to the new bridge, a barrier between the roadway and the sidewalk. INDOT (Indiana Department of Transportation) will be providing information on whether or not they consider it to be a part of the project or if the town will be financially responsible for the barrier. The Commission will also decide on whether to include a visual barrier on the east side of the bridge to block the view of the industrial park. These items will be included on the next meeting's agenda.

6. 8620 Kennedy Avenue

The Commission was informed that the tenant in units #1 & #2 has not responded to a letter written by the Commission's attorney requesting an explanation for non-payment of rent.

Relocation efforts on the part of staff for the occupant of unit #3 are ongoing.

7. 2711 & 2717 Condit Street

No report.

8. 8610 & 8620 Kennedy Avenue

An asbestos abatement contract has been signed and initial work will begin within two weeks on 8610 Kennedy. Work will be completed on 8620 Kennedy Avenue when the building is empty and ready for demolition.

9. 8608 Kennedy Avenue

Another appraiser has been contacted to complete a second appraisal of the property at 8608 Kennedy Avenue. It should be completed within one month.

10. Senior Housing

The developer of a possible senior housing project is continuing to plan his project. He has received the results of a market research study which shows a need for senior housing in Highland.

11. Relocation of Public Works Complex

A rendition of a future public works complex is being prepared by an engineering firm. Once completed, the Commission will have a better idea of the amount of area needed with an aerial view of the complex.

12. Prairie & Main Proposed Development

The developer of the proposed Prairie & Main development will be presenting information to the Plan Commission at their Study Session on Wednesday, May 3, 2017. They will be requesting a public hearing to approve a change of zoning from R-2 to PUD-B. Beginning preparations are underway to explore the possibility of incentives for this potential project.

13. Former Bult Oil Property—2605 & 2609 Condit Street and 2606 Garfield Street

The Director received a letter from Mr. Dan Eriks (Highland Body Shop, 8529 First Street, Highland, Indiana) regarding his decision to not move forward with a proposal to purchase the for Bult Oil property.

Discussion ended at 8:21 PM