

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
WEDNESDAY, June 5, 2017**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met on Monday, June 5, 2017, at 7:36 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 Steve Wagner, Bernie Zemen, Michael Griffin, Dan Vassar, and Mark Herak. Also present were School Town of Highland Commissioner Pat Krull, Redevelopment Commission Attorney Rhett Tauber, and Redevelopment Director Cecile Petro.

General Substance of the Discussion

1. **Public Meeting Agenda**
President Zemen cancelled the Special Public Meeting scheduled for this evening.
2. **Discuss Possible Purchase of 8532 Kennedy Avenue and 8535 Henry Street**
Commissioners discussed the location and the assessed value of each property. The Commission directed the Redevelopment Director to notify the owners that the Commission is not interested in these properties at this time. Neither property is located within the property acquisition targeted area. In addition, these two parcels are not included within the Acquisition List at this time.
3. **8620 Kennedy Avenue, Unit #1 & #2**
The Attorney stated that he will be filing a judgment suit against the lessee for non-payment of rent.
4. **8620 Kennedy Avenue, Unit #3**
Efforts are still underway to locate a suitable option to relocate the tenant at 8620 Kennedy, Unit #3.
5. **8610 Kennedy Avenue**
Safe Environmental has completed the asbestos abatement at this location.
6. **Kennedy Avenue Corridor Plan (Formerly the Art & Cultural District Plan)**
The Director is requesting acceptance of the plan to improve the Kennedy Avenue Corridor from LaPorte Street to Highway Avenue. The plan provides basic engineering information on the area including the location of underground storage tanks, utility lines, businesses, and parking availability. In addition, the plan provides options on traffic patterns along Kennedy Avenue, suggestions for redevelopment of the area, and an outline of the next steps that should be taken for redevelopment. The Commission will vote on acceptance at their next public meeting.
7. **Landscaping Maintenance along North Indianapolis Boulevard**
The Director stated that she is seeking a second quote for maintenance along the east side of North Indianapolis Boulevard which will include increasing the mulch around the approximately 200 trees, creating a deep “v” edge around the perimeter of each tree and cupping the mulch in order to store rain water. The Commission directed the Director to accept the lowest quote.
8. **Highland Main Street (HMS) Update**
The Director provided an update on the projects and plans of Highland Main Street. The Car Cruise was well attended and over 140 classic cars participated this year. The Festival of the Trail is tentatively scheduled for October 14, 2017 and HMS would like to shut off Jewett Street from Kennedy Avenue to Fourth Street. Commissioners stated that they would like to see the vacant lot at 2821 Jewett Street (the location of the two murals) paved before the event. A third mural is

planned in the fall on the building to the east of the lot. A “Cash Mob” will take place on June 24th at 2513 Highway Avenue (Tinker’s Attic). This event encourages those attending to spend a certain amount of money at the business during the Cash Mob. HMS would like to have the two Commission owned buildings (the back facades facing the alley) power washed. The HMS members would like to encourage other owners to improve their buildings and then provide murals on them. The Assistant to the Commission will be on vacation from July 13, 2017 through July 23, 2017.

9. Senior Housing

The Director stated that she will be meeting with the potential senior housing developer tomorrow along with two other Commissioners, Mr. Wagner and Mr. Griffith.

10. Public Works Relocation

Garcia Consulting has provided renditions of a possible public works complex. Further refinements have been requested. When they are received, the Director will forward them to the Commission.

11. Prairie & Main (2209 Main)

The potential development at 2209 Main is currently going through the rezoning process. The Plan Commission has approved the request and now it will go before the Town Council on June 12, 2017. The subdivision request will go before the Plan Commission on June 20, 2017.

12. Consulting Agreement

The Commission requested consulting services from the Redevelopment Director once she is retired. Attorney Tauber and the Director will meet to develop an agreement.

13. Acquisition List

The resolution adding and deleting properties from the Acquisition List has been sent to the Plan Commission. They will determine whether or not the resolution complies with the Master Plan of the town. If so, they will send it to the Town Council and then back to the Redevelopment Commission for a public hearing and confirmatory resolution.

14. Comments from the Commissioners

Commissioner Vassar clarified misperceptions that have been generated in social media regarding the comprehensive time accumulated by the Redevelopment Director. He stated that she did not request payment and that the town does not pay out compensatory time upon retirement. Mr. Vassar also thanked Ms. Petro for her years of dedicated service to the town. Other Commissioners also thanked her and wished her well.

Discussion ended at 8:21 PM