

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
December 9, 2009**

The Highland Redevelopment Commission (“Commission”, “RC”) met in Study Session on Wednesday, December 9, 2009 at 6:32 PM in the Upstairs Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. The Study Session was called to order by President Adam Gawlikowski. The minutes were prepared by Director Cecile Petro.

ROLL CALL: Present on silent roll call included Commissioners: Adam Gawlikowski, Greg Kuzmar, Tom Crowel, and Dominic Noce. Also in attendance were Attorney Carol Green-Fraley and Substitute School Board Liaison Larry Vassar entered at 6:56 PM. Commissioner Selena Rich resigned from the Commission.

General Substance of the Study Session

The Commission discussed the **agenda** and **claims** for the public meeting. No comments were received.

Resolution 2009-06, A Resolution to Authorize Compensation for Certain Employees to be Derived from the Proper Fund of the Redevelopment Department of the town of Highland, Lake County, was discussed. This resolution establishes wages and salaries for the Redevelopment Department effective January 2010.

Resolution 2009-07, A Resolution Authorizing the Commission to Enter into an Agreement with a Firm for Professional Services for a Wetland Assessment and Memorandum, was reviewed by the commission. After extensive discussion, the President, on the recommendation of the attorney, decided to table this item until more information can be gathered from the two firms that responded to the Request for Proposals.

The approval of the **cancellation of the Study Session for December 23, 2009** due to the Christmas Holiday was discussed.

ADJOURNMENT: The Study Session was adjourned at **7:09 PM** for the Public Meeting.

**HIGHLAND REDEVELOPMENT COMMISSION
PUBLIC MEETING
December 9, 2009**

The Highland Redevelopment Commission (“Commission”, “RC”) met in a Public Meeting on December 9, 2009 at 7:10 PM in the Upstairs Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. Redevelopment Commission President Adam Gawlikowski called the meeting to order.

ROLL CALL:

Present on roll call included Redevelopment Commissioners Adam Gawlikowski, Greg Kuzmar, Tom Crowel, and Dominic Noce. Also in attendance were Attorney Carol Green-Fraley and Substitute School Board Liaison Larry Vassar. Taking minutes for the meeting was Director Petro. Commissioner Rich resigned from the Commission.

MINUTES OF PREVIOUS SESSIONS:

Commissioner Crowel made a motion to accept the minutes as prepared for the Public Meeting and Study Session of November 11, 2009. Commissioner Kuzmar seconded the motion. **Motion carried 4 ayes and 0 nays.**

SPECIAL ORDERS: None

COMMUNICATIONS: None

UNFINISHED BUSINESS AND GENERAL ORDERS: None

NEW BUSINESS:

Commissioner Noce made a motion to approve Resolution 2009-06, a Resolution to Authorize Compensation for Certain Employees to be Derived from the Proper fund of the Redevelopment Department of the Town of Highland, Lake County. Commissioner Crowel seconded the motion. **Motion passed 4 ayes and 0 nays.**

Commissioner Gawlikowski tabled for further study, Resolution 2009-07, A Resolution Authorizing the Commission to Enter into an Agreement with a Firm for Professional Services for a Wetland Assessment and Memorandum.

Commissioner Crowel made a motion to approve the cancellation of the regularly scheduled Study Session of December 9, 2009. Commissioner Noce seconded the motion. **Motion carried 4 ayes and 0 nays.**

ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS:

Commissioner Kuzmar made a motion to accept accounts payable claims as posted. Commissioner Crowel seconded the motion. **Motion passed 4 ayes and 0 nay.**

BUSINESS FROM THE COMMISSIONERS: None

PUBLIC COMMENTS:

NEXT MEETING:

The Redevelopment Commission will meet in a Public Meeting on January 13, 2010 with a Study Session before and following the Public Meeting. The next full Study Session will be January 27, 2010 at 6:30 PM.

ADJOURNMENT:

Commissioner Noce made a motion to adjourn. Commissioner Crowel seconded the motion. **By a unanimous voice vote the meeting was adjourned at 7:14 PM.**

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION RECONVENED
December 9, 2009**

The Highland Redevelopment Commission (“Commission”, “RC”) reconvened at 7:15 PM in the Upstairs Conference Room of the Municipal Building at 3333 Ridge Road, Highland, Indiana.

ROLL CALL: Present on silent roll call included Commissioners: Dominic Noce, Greg Kuzmar, Tom Crowel, and Adam Gawlikowski. Also in attendance was Attorney Carol Green-Fraley and Substitute School Board Member Larry Vassar. Commissioner Selena Rich has resigned.

General Substance of the Study Session

Attorney Green-Fraley informed the Commission about two items. She is still in discussions with the Plan Commission Attorney as to how to proceed with the possible rezoning of the former Bult Oil site. She is also looking into whether all of the Riverfront Development District must be in a Redevelopment Area. Ms. Green-Fraley and Mr. Vassar left after this discussion.

Commissioners reviewed the meeting on November 18, 2009, with the owners of property in the **largest light industrial area** within Highland. President Gawlikowski and Commissioner Noce attended the meeting and provided comments to the Commission. They stated that this was the first time the Town had met with the owners of property in that area. In addition, the Commissioners learned that some owners want to grow their businesses while others are ready to sell and retire. A second meeting is planned for the first quarter in 2010. The head of the Port of Indiana and someone from the Sanitary Commission will meet with the group at the next meeting.

Commissioners reviewed the meeting on December 1, 2009 with Cressy Everett/Grubb Ellis. Commissioners Crowel and Gawlikowski attended the meeting and stated that they were impressed with the business park that Cressy Everett developed and looked forward to receiving their proposal.

Director Petro presented a draft of the proposed Goals for 2010. Discussion ensued.

The appointment procedure for the Redevelopment Commission was shared with Commissioners.

Ms. Petro provided the Commission with an update on the kiosks. The insurance company has been contacted and she will share information with the Commission as soon

as a resolution is made. She also stated that the recent town newsletter contained information on the leasing of the kiosk. Several inquiries have been received.

Commissioners discussed listing the Redevelopment Commission in the *Build Indiana* magazine.

The Director informed the Commission about possible **business development efforts** in town.

Adjournment: The Study Session was adjourned by voice vote at 9:20 PM.