

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
WEDNESDAY, August 11, 2010**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met on Wednesday, August 11, 2010, at 6:39 PM in the Upstairs Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. Vice President Greg Kuzmar called the meeting to order. Minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Commissioners present included Michael Maloney, Greg Kuzmar, and Dominic Noce. Absent with notice were Tom Crowel and Bridget DeYoung. Also in attendance were Co-Commissioner Appointment from the School Town of Highland Larry Vassar, Attorney Carol Green-Fraley, and Redevelopment Director Cecile Petro.

General Substance of the Discussion

1. Agenda

The Commission reviewed the agenda for the evening including the minutes and claims. No comments were received on the minutes. The Director explained items under Claims including an interest payment for the 2006 loan to Hammond. Attorney Green-Fraley discussed the terms of the loan to the Hammond Redevelopment Commission and the repayment schedule. She stated that the intent of the agreement was that the Hammond Redevelopment Commission would first pay back the Highland Redevelopment Commission when the former River Park Apartment property was sold. Discussion ensued.

The Discussion ended at 7:02 PM. for the public meeting.

**HIGHLAND REDEVELOPMENT COMMISSION
PUBLIC MEETING
August 11, 2010**

The Highland Redevelopment Commission (“Commission”, “RC”) met in a Public Meeting on August 11, 2010 at 7:03 PM in the Upstairs Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. Vice President Greg Kuzmar called the meeting to order.

ROLL CALL:

Present on roll call included Redevelopment Commissioners Greg Kuzmar, Michael Maloney, and Dominic Noce. Absent with notice included Tom Crowel and Bridget DeYoung. Also in attendance were Attorney Carol Green-Fraley and Co-Commissioner Appointment from the School Town of Highland Larry Vassar. Taking minutes for the meeting was Director Petro.

MINUTES OF PREVIOUS SESSIONS:

Commissioner Maloney made a motion to approve the minutes of the Study Session and Public Meeting of August 11, 2010. Commissioner Noce seconded the motion. **Minutes were approved by unanimous voice vote.**

SPECIAL ORDERS: None

COMMUNICATIONS: None

UNFINISHED BUSINESS AND GENERAL ORDERS: None

NEW BUSINESS: None

ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS:

Commissioner Noce made a motion to approve the claims as posted. Commissioner Maloney seconded the motion. **By unanimous voice vote, the accounts payable vouchers were approved.**

BUSINESS FROM THE COMMISSIONERS: None

NEXT MEETING:

The next public meeting will be held on September 8, 2010 at 7:00 pm. A study session will precede the public meeting at 6:30 pm and reconvene following the public meeting. The next full study session will be held on August 25, 2010 at 6:30 pm.

PUBLIC COMMENTS: None

ADJOURNMENT:

Commissioner Noce made a motion to adjourn. Commissioner Maloney seconded the motion. **By a unanimous voice vote the meeting was adjourned at 7:21 PM.**

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION RECONVENED
August 11, 2010**

The Highland Redevelopment Commission (“Commission”, “RC”) reconvened at 7:22 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: Greg Kuzmar, Michael Maloney, Dominic Noce, and Redevelopment Director Cecile Petro. Absent with notice included Tom Crowel and Bridget DeYoung.

General Substance of the Study Session

The Director updated the Commission on the two businesses that have received **tax abatement**. Bell Parts and Supply located at 2609 45th Street has finished the addition and improved the parking lot and façade. The abatement will begin in 2010 pay 2011. The new assessment after improvements will be certified in March 2011. Circle Buick GMC from Schererville, Indiana has purchased property located at 2440 45th street and will begin improvements once plans are approved by GM.

Commissioner Maloney and Director Petro shared information on conversations the Director has had with tenants and owners of the **Ultra Plaza**. The Commission discussed the tired look of the area and possible courses of action to reinvigorate the Plaza. Commissioner Maloney and Director Petro will continue to look into the matter and will report back to the Commission at the next meeting.

Commissioner Maloney presented the idea of a **Highland Redevelopment Commission Renovation Award**. He suggested that the Commission recognize with an award those business and property owners that have renovated their properties. This award might encourage other businesses to do the same and create a renovation momentum among property owners along the business corridors. Discussion ensued regarding the adherence to design standards and a threshold of spending on renovations made. Commissioners will consider this idea at the next meeting.

The Director updated the Commission on the status of the **Highland Main Street Program**. After discussing possibilities for attracting active volunteers, the Commission decided to discuss the issue with the Town Council. One suggestion was to advertise in the Gazebo Express, the town newsletter, requesting applicants interested in improving the downtown area to apply. From that list, the Town Council and the Commission would choose volunteers to serve on the Main Street Program. Others could be appointed by the Council and Commission.

Ms. Petro informed the Commission about possible **business development efforts** in town.

Adjournment: The Study Session was adjourned by voice vote at 9:26 PM.