

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
WEDNESDAY, December 8, 2010**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met on Wednesday, December 8, 2010, at 6:10 PM in the Upstairs Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Tom Crowel called the meeting to order. Minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Commissioners present included Michael Maloney, Greg Kuzmar, Bridget DeYoung, Tom Crowel, and Dominic Noce. Also in attendance were Co-Commissioner Appointment from the School Town of Highland Larry Vassar, Attorney Carol Green-Fraley, Northwest Indiana Community Liaison with the Indiana Office of Community & Rural Affairs Gerry White, Program Manager with Indiana Main Street Shae Young Kmicikewycz, Highland Economic Development Commissioner George Vande Werken, Highland Main Street Steering Committee Applicant Shirley Frankiewicz, and Redevelopment Director Cecile Petro.

General Substance of the Discussion

1. Meeting with the Program Manager of the Indiana Main Street Program Shae Young Kmicikewycz and the Northwest Indiana Community Liaison with the Indiana Office of Community & Rural Affairs Gerry White

Ms. Young-Kmicikewycz and Mr. Gerry White briefly explained the Indiana Main Street program and announced that Highland is now the latest community to join the one hundred and two communities in Indiana that participate in the program. Indiana Main Street is able to assist local Main Street programs by providing trainings and information sharing on projects undertaken by Main Street communities; and if available, provide grants through the state’s Downtown Enhancement Grants. She also stressed the importance of the Four Points of the Main Street approach: organization, design, promotion, and economic restructuring. Discussion ensued.

2. Agenda

The Commission reviewed the agenda for the evening including the minutes and claims. No comments were received on either.

The Discussion ended at 7:06 PM. for the public meeting.

**HIGHLAND REDEVELOPMENT COMMISSION
PUBLIC MEETING
December 8, 2010**

The Highland Redevelopment Commission ("Commission", "RC") met in a Public Meeting on December 8, 2010 at 7:08 PM in the Upstairs Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Tom Crowel called the meeting to order.

ROLL CALL:

Present on roll call included Redevelopment Commissioners Greg Kuzmar, Michael Maloney, Bridget DeYoung, Tom Crowel, and Dominic Noce. Also in attendance were Attorney Carol Green-Fraley, Highland Economic Development Commissioner George VandeWerken, 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 November 10, 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:

Commissioner Noce made a motion to cancel the regularly scheduled Study Session on December 22, 2010. Commissioner Maloney seconded the motion. **By unanimous voice vote, the motion was passed.**

ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS:

Commissioner Kuzmar made a motion to accept accounts payable vouchers as prepared. Commissioner DeYoung 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 January 12, 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 January 26, 2010 at 6:30 pm. Highland Main Street will begin at 6:00 PM.

PUBLIC COMMENTS: None

ADJOURNMENT:

Commissioner Maloney made a motion to adjourn. Commissioner Noce seconded the motion. **By a unanimous voice vote the meeting was adjourned at 7:11 PM.**

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION RECONVENED
December 8, 2010**

The Highland Redevelopment Commission (“Commission”, “RC”) reconvened at 7:25 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, Bridget DeYoung, Tom Crowel, Redevelopment Director Cecile Petro and Economic Development Commissioner George Vande Werken.

General Substance of the Study Session

Commissioners resumed their **Highland Main Street** discussion. They directed Ms. Petro to contact the Griffith Main Street Program Director and ask him/her to attend our next Main Street meeting on January 26, 2011 at 6:00 PM. The Commission would like to gain information on Griffith’s façade improvement program. Commissioner De Young updated the Commission on the Business Data Base project utilizing a Purdue Student Intern, Morris Sims.

Commission President Crowel informed the Commission that a property owner in the downtown wants to rehab his building and asked whether or not the town had a façade improvement program. The Commission directed Ms. Petro to begin developing the guidelines and requirements for a **façade grant** program to begin in 2011.

Commissioners discussed the **Storm Water Policy Recommendation** prepared by the Director and the Commission for small one lot commercial areas undergoing redevelopment. Commissioner Kuzmar recommended that the final recommendation be placed at the beginning of the document, as well as, in the final paragraph. Commissioner DeYoung presented several ideas for long-term storm water policy. Discussion ensued.

The Commission reviewed the final letter sent to the Board of Zoning Appeals (BZA) regarding the sign variance request from **Circle Buick GMC**. The BZA met this evening to consider this request.

Commission President Crowel discussed a possible property swap between a downtown property and the former **Bult Oil** site. Director Petro informed the Commissioners about the discussions she has had with the property owner. +

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

Adjournment: The Study Session was adjourned by voice vote at 9:15 PM.