

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION MINUTES  
January 20, 2010**

The Highland Redevelopment Commission (“Commission”, “RC”) met in Study Session on Wednesday, January 20, 2010 at 6:36 PM in the Upstairs Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. The Study Session was called to order and minutes were prepared by Director Cecile Petro.

**ROLL CALL:** Present on silent roll call included Commissioners: Greg Kuzmar, Tom Crowel, Bridget DeYoung and Michael Maloney. Absent with notice was Commissioner Dominic Noce. Also in attendance were Attorney Carol Green-Fraley and Substitute School Board Liaison Larry Vassar.

The Commission discussed and reviewed the **agenda** and **claims** for the public meeting.

**Resolution 2010-01, 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 2010. This resolution replaces Resolution 2009-06 due to an incorrect salary figure.

**Resolution 2010-02, 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. This item will be tabled until further information is received from one of the firms that responded to a letter requesting proposals for a wetland determination.

**Resolution 2010-03, A Resolution of the Highland Redevelopment Commission Approving a Retainer Agreement for Financial Advisory Services and General Redevelopment Consulting to the Highland Redevelopment Commission,** was reviewed and discussed. The cost of the contract remains the same for 2010, as it was for 2009.

**Resolution 2010-04, A Resolution of the Highland Redevelopment Commission Approving an Agreement for Legal Services to the Highland Redevelopment Commission for 2010,** was discussed. Legal fees will remain the same for 2010, as they were for 2009.

**The Meeting Schedule for the Redevelopment Commission for 2010** was considered and the **2010 Goals** will be placed on a future Study Session agenda.

**The 2009 Annual Report** was reviewed and corrections were offered.

**The Claims for January 2010** were examined and the format of the Accounts Payable statement was studied.

**ADJOURNMENT: The Study Session was adjourned at 7:08 PM** for the Public Meeting.

**HIGHLAND REDEVELOPMENT COMMISSION  
PUBLIC MEETING  
January 20, 2010**

The Highland Redevelopment Commission (“Commission”, “RC”) met in a Public Meeting on January 20, 2010 at 7:10 PM in the Upstairs Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. Redevelopment Director Petro called the meeting to order.

**ROLL CALL:**

Present on roll call included Redevelopment Commissioners Greg Kuzmar, Tom Crowel, Bridget DeYoung, and Michael Maloney. Dominic Noce was absent with notice. Also in attendance were Attorney Carol Green-Fraley and Substitute School Board Liaison Larry Vassar. Economic Development Commissioner George VandeWerken entered at 7:25 and Councilman Dan Vassar entered at 7:30. Taking minutes for the meeting was Director Petro.

**MINUTES OF PREVIOUS SESSIONS:**

Commissioner Crowel made a motion to accept the minutes as prepared for the Public Meeting and Study Session of December 9, 2009. Commissioner Maloney seconded the motion. **Motion carried 4 ayes, 0 nays, and 1 absent.**

**SPECIAL ORDERS: None**

**COMMUNICATIONS: None**

**UNFINISHED BUSINESS AND GENERAL ORDERS:**

Director Petro called for nominations for Redevelopment Commission President. Commissioner Maloney made a motion to nominate Commissioner Crowel for President. Commissioner DeYoung seconded the motion. Commissioner Kuzmar nominated Commissioner Noce. Commissioner Maloney seconded the motion. Commissioner Maloney then withdrew his second for Commissioner Noce. Motion died for lack of a second. Hearing no further nominations, the nominations for President were closed. **Motion to approve Commissioner Crowel for President was passed 4 ayes, 0 nays, and 1 absent.**

President Crowel asked for nominations for Vice-President. Commissioner DeYoung made a motion to nominate Commissioner Kuzmar for Vice-President. Commissioner Maloney seconded the motion. Hearing no further nominations for Vice-President, the nominations were closed. **The motion passed to approve Commissioner Kuzmar for Vice President with 4 ayes, 0 nays, and 1 absent.**

President Crowel asked for nominations for Secretary of the Commission. Commissioner DeYoung nominated Commissioner Noce for Secretary and Commissioner Maloney seconded the motion. Hearing no further nominations, the nominations were closed. **The motion carried to approve Commissioner Noce for Secretary with 4 ayes, 0 nays, and 1 absent.**

**NEW BUSINESS:**

Commissioner Kuzmar made a motion to approve Resolution 2010-01, 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 Maloney seconded the motion. **Motion carried 4 ayes, 0 nays, and 1 absent.**

President Crowel **tabled Resolution 2010-02**, A Resolution Authorizing the Commission to Enter into an Agreement with a Firm for Professional Services for a Wetland Assessment and Memorandum.

Commissioner Kuzmar made a motion to approve Resolution 2010-03, A Resolution of the Highland Redevelopment Commission Approving a Retainer Agreement for Financial Advisory Services and General Redevelopment Consulting to the Highland Redevelopment Commission. Commissioner Maloney seconded the motion. **Motion passed 4 ayes, 0 nays, and 1 absent.**

Commissioner DeYoung made a motion to approve Resolution 2010-04, A Resolution of the Highland Redevelopment Commission Approving an Agreement for Legal Services to the Highland Redevelopment Commission for 2010. Commissioner Maloney seconded the motion. **Motion carried 4 ayes, 0 nays, and 1 absent.**

Commissioner Maloney made a motion to approve the 2010 Highland Redevelopment Commission meeting schedule. Commissioner DeYoung seconded the motion. **Motion passed 4 ayes, 0 nays, and 1 absent.**

President Crowel **tabled the 2010 Goals** for the Redevelopment Commission until they can be reviewed at a Study Session.

Commissioner DeYoung made a motion to approve the 2009 Annual Report of the Highland Redevelopment Commission. Commissioner Maloney seconded the motion. The Director asked that the changes discussed in the Study Session be included. The motion was amended to reflect the changes discussed in the Study Session. **Motion carried 4 ayes, 0 nays, and 1 absent.**

Commissioner Kuzmar made a motion to allow the Director to attend the 2010 Legislative Reception hosted by the Northwest Indiana Forum in Indianapolis on January 26, 2010. Commissioner Maloney seconded the motion. **Motion passed 4 ayes, 0 nays, and 1 absent.**

#### **ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS:**

Commissioner Maloney made a motion to approve the accounts payable claims as presented by the Director. Commissioner Kuzmar seconded the motion. **Motion carried 4 ayes, 0 nays, and 1 absent.**

#### **BUSINESS FROM THE COMMISSIONERS:**

President Crowel welcomed the new Redevelopment Commissioners. Commissioner Kuzmar reported that WJOB radio station mentioned the Riverfront Development District on their "Food for Thought" program.

The next public meeting will be held on February 10, 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 27, 2010 at 6:30 pm.

#### **ADJOURNMENT:**

Commissioner Maloney made a motion to adjourn. Commissioner Kuzmar seconded the motion. **By a unanimous voice vote the meeting was adjourned at 7:50PM.**

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION RECONVENED  
January 20, 2010**

The Highland Redevelopment Commission (“Commission”, “RC”) reconvened at 7:52 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, Tom Crowel, Bridget DeYoung, and Michael Maloney. Commissioner Noce was absent with notice. Also in attendance were Town Councilman Dan Vassar and Economic Development Commissioner George VandeWerken.

**General Substance of the Study Session**

The Commissioner will look at alternatives to providing a **second meeting for the Light Industrial area.**

Director Petro shared information with the Commission **regarding efforts to obtain insurance money for the two damaged kiosks.**

The Commission reviewed a **letter dated January 6, 2010 from Cressy & Everett/Grubb & Ellis.** The letter stated that at the current time, this developer is not interested in developing in Highland. Councilman Vassar stated that he will support aggressive measures by the Commission to increase economic development.

Commissioner DeYoung stated that she would like to see the Commission explore these issues: student housing for Purdue Calumet, mixed use development with residential above commercial uses, additional retail in the downtown, new restaurants, a half-marathon in the evening, and possible satellite campuses for Chicago based colleges.

Director Petro asked for input on a possible letter to a new owner of a non-conforming use building on Kennedy Avenue. The Commission discussed the issue and decided that they did not have time to adequately review the situation.

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

**Adjournment:** The Study Session was adjourned by voice vote at 9:50 PM.