

**HIGHLAND REDEVELOPMENT COMMISSION
SPECIAL STUDY SESSION MINUTES
WEDNESDAY, January 25, 2017**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Wednesday, January 25, 2017, at 6:08 PM in the Upper Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Greg Kuzmar called the meeting to order. Minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Commissioners present included Bill Leep, Kathy DeGuilio-Fox, Ed Dabrowski, and Greg Kuzmar. Dominic Noce was absent with notice. 2017 Redevelopment Commission appointments have not been made by the Council, as yet; therefore, those appointed in 2016 will continue to serve until new appointments are made. Also present were School Town Commissioner Pat Krull and Redevelopment Director Cecile Petro. Councilman Mark Herak entered at 6:40 PM. Resident Terry Fuqua entered at 7:30 PM.

General Substance of the Discussion

1. 8630 Kennedy Avenue

President Kuzmar noted that there has been continual progress on the rehab project at 8630 Kennedy Avenue by the owners of The Hydrant. He noted that the BZA had approved a sign variance allowing the owners to utilize a non-conforming pylon sign. The Commission had written a letter to the BZA arguing against the non-conforming sign.

2. 8620 Kennedy Avenue

The Director reported that the two tenants that had leases with the former owners are continuing the leases and rents are being paid.

3. 8608 Kennedy Avenue

One appraisal is almost completed and another appraisal has been contracted out this week. It has been difficult to find commercial appraisers due to the new regulations on that industry.

4. 2711 & 2717 Condit Street

No update.

5. 8835-8845 Kennedy Avenue

The Director stated that the owners of the new Vyto's Pharmacy located at 8835-8845 Kennedy Avenue have inquired into receiving a Façade Improvement Grant. The Commission stated that they want to have an application before they discuss the matter further.

6. 2209 Main Street

The Director reported that the owner of 2209 Main Street has indicated that the engineering and traffic study is still progressing. She also reported that she is working with the owner to assist him with potential lessees for his project.

7. Updates on Highland Redevelopment

The Director updated the Commission on other possible projects in Highland.

8. 8616-8618 Kennedy (Town Theatre)

The Commission received eight bids for the rehab of the Town Theatre on January 16, 2017. The top three bids were from the following construction firms: Pangere, Gariup, and Hasse. The architect is currently reviewing the bids for compliance with the bidding document. Once that is completed, the attorney will review. Commissioners also reviewed the deducts and one addition to the bids. The bids, including the deducts and addition were:

Pangere	\$2,979,743.00
Gariup	\$2,983,500.00
Hasse	\$2,997,000.00
Powers	\$3,178,000.00
Larson	\$3,218,305.00
Gibson	\$3,395,305.00
Gough	\$3,725,000.00
LoDestro	\$6,404,033.00

The Commissioners discussed the Presentation to the Town Council on Monday, January 23, 2017. Morris Architects Planners presented their design outlining the flow throughout the theatre. Steven Libman from The Libman Group provided an operating forecast for the theatre. Commissioners commented on the crowd (almost 200 attendees), the number of comments that were made both for and against the project, and the A/V set up for the event.

Discussion ended at 7:32 PM