

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION MINUTES  
MONDAY, APRIL 2, 2018**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met on Monday, April 2, 2018 at 7:30 p.m. in the Council Chamber of the Municipal Building located at 3333 Ridge Road, Highland, Indiana. President Bernie Zemen called the meeting to order. Minutes were prepared by Kathy DeGuilio-Fox, Redevelopment Director.

**Roll Call:** Commissioners present were Mark Herak, Dan Vassar, Steve Wagner and Bernie Zemen. Commissioner Michael Griffin was absent. A quorum was attained.

**Additional Officials Present:** Pat Krull, School Town of Highland Commissioner; Rhett Tauber, Esq. Redevelopment Commission Attorney; and Kathy DeGuilio-Fox, Redevelopment Director were present.

*Additionally present:* Larry Kondrat was additionally present.

**General Substance of the Discussion**

**2811 Jewett Update:** Commissioners were advised that the furnace in the 2811 Jewett warehouse had been checked and cleaned and that a new thermostat had been installed. The thermostat has a security code such that the settings may not be changed without first having access to the code. And, a lock box was installed to encase the thermostat so no one would attempt changing the temperature. The temperature in the warehouse has been set at 55 degrees in an effort to reduce the NIPSCO heating bills which have been alarmingly high for the past 4-5 months.

**Increasing Organizational Capacity:** Ms. DeGuilio-Fox advised that Mr. Fleming has developed a team that will lead two workshops, April 26th & 27<sup>th</sup>. The agenda for the workshops is pending. Commissioners and/or stakeholders are invited to provide input. Discussion ensued and questions were asked as to the necessity for another workshop. Commissioners commented that they want a “concept” brought to them for redeveloping areas of the downtown.

**Business Updates:** Director DeGuilio-Fox advised that there are two business entities that are very interested in Lincoln’s and expected to submit purchase bids. The two businesses are confidential however the broker is keeping our office informed. Director DeGuilio-Fox also commented that there is a fast food restaurant that might be interested in the old Nine building on Indianapolis Blvd. and that she has connected them with the current broker for the property. The owner of the building is open to all offers.

**Primitive Peddler:** The lease renewal has been received and fully executed. A signed copy has been sent to Ms. Ellis for her file. Ms. DeGuilio-Fox asked all present to please dispel the rumor that the Primitive Peddler is closing. It is not closing. Commissioner Vassar suggested Director DeGuilio-Fox ask the Idea Factory to run a story about the Primitive Peddler in the next issue of the Gazebo Express to help dispel the rumor. Ms. DeGuilio-Fox will follow up on this idea. And, she has spoken to Ms. Ellis and made various suggestions as to how to dispel the rumor via sign postings in her shop as well as on social media.

There being no further discussion, the April 2, 2018 Study Session of the Highland Redevelopment Commission ended at 8:07 p.m.