

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
MONDAY, AUGUST 5, 2019**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Monday, August 5, 2019 in the Council Chambers of the Municipal Building located at 3333 Ridge Road, Highland, Indiana. President Bernie Zemen called the Study Session to order at 7:02 p.m. Minutes were prepared by Kathy DeGuilio-Fox, Redevelopment Director.

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

Additional Officials Present: Pat Krull, School Town of Highland Commissioner and Kathy DeGuilio-Fox, Redevelopment Director.

Also Present: Pete Hojnicky, Highland Police Chief; Ed Dabrowski, IT Consultant; Larry Kondrat, Board of Waterworks; Michelle Quinn, Post Tribune.

General Substance of the Discussion

- 1. Adoption of Redevelopment Commission Rules and Regulations Pursuant to its Authority under IC 36-7-14-8.** Ms. DeGuilio-Fox advised the Commissioners that they are allowed to move from a study session directly into a plenary business meeting through passage of a resolution adopting rules and regulations pursuant to its authority under IC 36-7-14-8. Through the same resolution the Commission is also allowed numerous other authorities under the same statute. If they continue to be interested in adopting these rules and regulations a resolution will be prepared and presented for adoption at their August 19, 2019 meeting. The commissioners requested that they proceed with this action at their August plenary business meeting.
- 2. Town of Highland Website Video Tour Update:** Ms. DeGuilio-Fox advised the Commissioners that she was contacted by the company that created the video tour on the Highland website. They are updating those as part of their work with the Chamber and asked if we would like our video updated as well. Ms. DeGuilio-Fox reminded the Commissioners that this video was done about three years ago and very much out of date. The company that did the video does not update any more often and this is a problem if we want current information advertising Highland, especially for those out of town/state who may be looking to relocate either their business or family. She also advised that when it was prepared there were numerous stock photos that were used rather than local shots that residents would recognize. Ms. DeGuilio-Fox suggested that if the Commissioners would like to have a similar video perhaps they should consider using a local videographer to create one and keep it current as new development occurs in Highland. Discussion ensued and the Commissions asked Ms. DeGuilio-Fox to look into a local videographer.
- 3. Humane Indiana:** Ms. DeGuilio-Fox advised the Highland owl is finished and will be delivered soon. She mentioned that Steve asked it be delivered to Town Hall. Ms. DeGuilio-Fox asked what they thought of the idea of it being installed near the Depot when that development is completed. She was advised that the Highland owl is one that will be put up for auction after it's been on display for a while. There were three tiers of participation in the program and the level that Highland has chosen to participate in does not allow the Town to keep the owl. Ms. DeGuilio-Fox advised that Humane Indiana is going to do a map to illustrate where all the owls have been placed. Discussion ensued. The Commissioners requested it be placed in front of the Central Fire Station. Ms. DeGuilio-Fox will work with Chief Timmer and John Bach about relocating the owl to the fire station.

4. **SOS Group Relocation:** Ms. DeGuilio-Fox advised that in light of the renovations that have been discussed for the 2811 Jewett garage she had contacted Sue Douthett about asking if SOS would like to move to the old PD space. Sue advised that the group coordinating SOS is no longer going to do so. However, the Hammond VFW is taking the materials and will be packing/shipping boxes. And, she suggested Sue Juarez be contacted as she has taken over leadership of the group. Contact will be pursued in regard to their timeline for removing their things from the 2811 Jewett garage. The Commissioners requested we give them sufficient time, especially with concern to the family care issues both are confronted with at this time.
5. **2936 Highway Avenue Progress:** Ms. DeGuilio-Fox reported that renovations were to be completed by mid-August. Maria's has been required to get a new sign. The old sign that was used at her Kennedy Avenue location does not meet code any longer. Once the sign is up and final inspection has been conducted they will be able to open. The Counter Ice Cream & Italian Ice is doing well. They'll continue to serve ice cream although next season they may make some changes and serve sandwiches. Discussion ensued.
6. **Cardinal Campus Update:** Ms. DeGuilio-Fox provided an update on Cardinal Campus. To date about 61% of the three buildings is sold or leased. Selling, or condoizing, the space allows for numerous property owners paying taxes on the property rather than only one. This is a positive situation in that it shows a higher level of investment. Owners tend to stay much longer than those leasing. Building #1 is fully occupied by Dr. Gendreau, the Veterinary Orthopedic Center; Building #2 is 50% has been purchased. Bone & Joint Specialists PC (surgical group), Bone & Joint Powered by ATI (physical therapy) and associated uses will occupy the entire first floor, which is 11,285 sq. ft.; and Building #3 is approximately 50% purchased and/or leased. Urologic Specialists of Northwest Indiana has purchased and occupies 6,522 sq. ft. on the first floor. Urologic Specialists moved in at the end of July. Lewis Brisbois Bisgaard & Smith LLP will occupy 7,330 sq.ft. of the 2nd floor. This is a national, general practice law firm founded in 1979 and headquartered in Los Angeles. The firm, overall, has approximately 1400 attorneys and operates in 50 cities in 27 states. This activity has taken place in only about seven months, since the ribbon cutting last December for Phase I of the development.
7. **Main Street Report:** A brief update was provided. The newest event proposed by members of the Main Street group, 3rd Sunday Market, is moving forward. Highland PD is agreeable to the current plan. The event will be contained to Jewett Street between 5th and Kennedy. These blocks of Jewett will be closed for the event just as they are for the Festival of the Trail in October. Vendors will be charged approximately \$125.00 for booth space. Main Street believes they can recruit enough vendors to fund this event through these fees. This event will be similar to the Hunt & Gather markets that have been held in various locations over the past 3-5 years. Artisan-made products are sold at these markets. Because of the road paving project the group decided to wait until 2020 to kick off this event. Ms. DeGuilio-Fox asked if the Commissioners had any objections to Main Street moving forward with this event. None were voiced. The event will move forward into planning and execution phases.

Ms. DeGuilio-Fox also reported that on Friday, July 26th the Camerata Orchestra presented a short concert at the Downtown Community Garden under the direction of Benjamin Leonard-White. Mr. Leonard-White is the Director of Orchestras. The concert was free of charge and attendees were encouraged to attend the Parks & Recreation presentation of Willy Wonka at Main Square after their concert. It was a great event and well-attended event. In the meantime, another event is being planned for August 24th. Mrs. Dornberg, Mrs. Dornberg's Culinary Experience on 45th Street, is presenting a short tasting and educational experience featuring the produce growing in the Community Garden. She will prepare several healthy dishes that attendees may taste and provide recipes so they may make them for their families at home. This event supports the educational

component of the Community Garden that was part of the planning from inception of the project. Mrs. Dornberg is donating her time and all of the product will either be from the garden or donated for this event. There will be no cost charged to the Redevelopment Commission or to the Town and no public money spent on the event.

A final reminder that Last Call For Summer is Saturday, August 10th from 3 – 8 PM at Main Square was given. Ms. DeGuilio-Fox thanked all of the sponsors who graciously supported the event. Discussion ensued.

8. Comments from the Commissioners:

There being no further business, the August 5, 2019 study session of the Highland Redevelopment Commission was adjourned at 7:32 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.