

**HIGHLAND REDEVELOPMENT COMMISSION  
SPECIAL PUBLIC MEETING MINUTES  
MONDAY, SEPTEMBER 10, 2018**

The Highland Redevelopment Commission ("Commission", "RC") met in a Public Meeting on September 10, 2018 in the Council Chambers of the Municipal Building located at 3333 Ridge Road, Highland, Indiana. President Zemen called the meeting to order at 8:00 p.m. Taking minutes for the meeting was Director Kathy DeGuilio-Fox.

**Roll Call:** Present on roll call were Redevelopment Commissioners Michael Griffin, Mark Herak, Dan Vassar, Steve Wagner and Bernie Zemen. A quorum was attained.

**Additional Officials Present:** Pat Krull, School Town of Highland Commissioner; Ken Mika, Highland Building Commissioner and Kathy DeGuilio-Fox, Redevelopment Director were present.

*Also present:* Larry Kondrat, Board of Waterworks; Ed Dabrowski, IT Consultant; Terry Steagall; George Georgeff, McColly Real Estate; Alex Robertson, Hoddypeak Holdings; LLC, Nick Ruhs, Hoddypeak Holdings, LLC; and Carrie Napoleon, Post Tribune were also present.

**Minutes of the Previous Meetings:** None

**Special Orders:** None

**Public Comment:** Mr. Terry Steagall asked if Maria's Buena Cocina restaurant had been relocated. Commissioner Dan Vassar responded that, thanks to Dr. and Mrs. Foreit for purchasing the former Anthony's café building, Maria's Buena Cocina is relocating to that space in downtown Highland.

**Communications:** None

**Unfinished Business and General Orders:**

**1. Approval of 2813 – 2815 Jewett Street Property Repairs:**

- a. Roof Replacement – Mr. Mika advised that estimate revisions were received that better responded to the needs of the Commissioner in regard to the roof replacement. He referred to the spreadsheet that had been prepared by the Redevelopment Director and explained why he felt that Gluth Brothers Roofing was the most economical of the companies bidding on the project. Mr. Mika also mentioned that on a commercial structure of this age he felt that planking had likely been originally used under the roofing materials and his experience is that planking holds up better over the years. So, taking into consideration the estimates and other information provided, Mr. Mika recommends Gluth Brothers Roofing do the roof replacement on 2813 – 2815 Jewett Street.
- b. Air Conditioning Replacement – Ms. DeGuilio-Fox explained that the current air conditioner is 18 years old and has a leak in it such that it will not hold refrigerate. Also, the kitchen hood system removes more air than is returned with the current system. So, the current system is insufficient to cool the entire space. Two estimates were presented with the lowest, at \$7,001.00, coming from Popa Heating & Cooling.

Director DeGuilio-Fox asked that the Commissioners make a decision on these replacements. Discussion ensued. Redevelopment Commission President Zemen asked the Commissioners for a motion.

Commissioner Michael Griffin made a motion to accept the Gluth proposal as the lowest total cost estimate for repair or replacement of the roof on the 2813 – 2815 Jewett Street properties. The motion was seconded by Commissioner Vassar. Upon a roll call vote, the motion passed and Gluth Brothers Roofing approved by a vote of five affirmatives and no negatives.

Commissioner Griffin made a motion to accept the Popa Heating & Cooling proposal as the lowest total cost estimate for replacement of the air conditioning system at 2813 – 2815 Jewett Street. The motion was seconded by Commissioner Vassar. Upon a roll call vote, the motion passed and Popa Heating & Cooling was approved by a vote of five affirmatives and no negatives.

**New Business:** None

**Action to Pay Accounts Payable Vouchers:** None

**Business from the Commissioners:** None

**Next Meeting:** The next full Study Session will be held on October 1, 2018 at 7:00 p.m. The next Public Meeting will be convened on September 24, 2018 at 7:30 p.m. A Study Session at 7:00 p.m. will precede the public meeting and reconvene following the public meeting, if deemed necessary. The next meeting of the Highland Main Street will be Thursday, October 4, 2018 at 6:30 p.m. in the Upper Conference room of the Town Hall.

**Adjournment:** There being no further business of the Highland Redevelopment Commission, Commissioner Vassar made a motion to adjourn the meeting. Commissioner Griffin seconded the motion. Upon a voice vote, the motion passed. The September 10, 2018 public meeting of the Highland Redevelopment Commission was adjourned at 8:23 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary