

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
WEDNESDAY, September 23, 2015**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met on Wednesday, September 23, 2015, at 6:03 PM in the Upper Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Dominic Noce called the meeting to order. Minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Commissioners present included Greg Kuzmar, Jim Kessler, and Kathy DeGuilio-Fox. Also present included Town Councilman Dan Vassar and SEH Landscape Architect Jon Ruble. School Town of Highland Commissioner Pat Krull entered the discussion after 7:00 PM. Absent with notice included Commissioners Dominic Noce and Rachel Delaney.

General Substance of the Discussion

1. Art & Cultural District Planning Exercise

Jon Rubles, Landscape Architect with SEH, provided information on the planning that has been completed to date in the area of the proposed Art & Cultural District. That District encompasses the area south of LaPorte Avenue to the parking lot on the south side of Highway Avenue and from the bike trail to the east side of Kennedy Avenue up to the alley. He stated that there are about forty two acres within that area. The area includes thirty three active businesses, five vacant businesses, and two governmental businesses located within the boundary. One hundred and sixty six car spaces are available including twenty four spots within the Town Theatre parking lot.

Mr. Rubles then led the Commissioners through an exercise to plan for the future of the area. There will be long-range, as well as, short range plans developed, if the District is established. Commissioners took home smaller maps of the area and will return them once they have a chance to reflect upon the information provided.

2. Façade Improvement Grant Application from Dan Lewis Owner of 8020 Kennedy Avenue

Commissioners reviewed Mr. Dan Lewis’ application for a Façade Improvement Grant for his business at 8020 Kennedy Avenue. Commissioners had various questions about the project and whether or not it fits in with the overall Redevelopment Area I plan. They decided not to approve the grant because the Commission is looking for a more significant project for the area and to do a much smaller project that does not meet the goals for the area would not be a prudent use of funds.

3. Town Theatre

Commissioners discussed the interviews with the three architects who had responded to the Request for Proposals for the Town Theatre that took place on September 9, 2015. The three architectural firms were Bauer Latoza, Morris Architects, and Wheeler Kearns. Each architect brought in a theatre consultant and described their teams that included a mechanical engineer, structural engineer, theatre consultant, and AV/acoustics specialist. Bauer Latoza, however, brought in representatives from each part of their team. Commissioners reviewed their notes from the interviews and discussed such items as the experience each has had with similar projects, the amount of time that the principal will spend on the project, the part of the project which will have the most cost, ideas brought up that were not suggested previously, how prepared each team was with questions that were sent to them beforehand, and whether or not each team would be a good fit for the project. Because only three members of the Commission were present, the group wanted to receive comments from the other two members before moving forward with an architectural team selection.

4. **Highland Main Street**

Commissioner Kessler reported that there was nothing new to report on HMS. The Car Cruise is planned for October 3, 2015 from 12 PM to 4 PM. The Festival of the Trail is scheduled for October 10, 2015 from 11 AM to 3 PM.

5. **Development in Highland**

Director Petro answered questions from the Commission regarding projects and proposed projects in Highland.

Discussion ended at 8:45 PM