

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION MINUTES  
MONDAY, OCTOBER 7, 2019**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Monday, October 7, 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 7:05 p.m. Minutes were prepared by Kathy DeGuilio-Fox, Redevelopment Director.

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

**Additional Officials Present:** Kathy DeGuilio-Fox, Redevelopment Director and Pat Krull, Liaison from the School Town of Highland.

*Also Present:* Ed Dabrowski, IT Consultant; Larry Kondrat, Board of Waterworks; Michelle Quinn, Post Tribune; Robin Carlascio, Idea Factory; Roger Sheeman; Rick Volbrecht.

**General Substance of the Discussion**

- 1. Highway & Kennedy Municipal Lot Project – Depot.** Ms. DeGuilio-Fox advised that while the Commissioners had approved the Municipal Lot Project previously it was the depot location that she was seeking their approval on. She directed everyone's attention to the project site map, specifically to Parcel A in the upper left corner of the site map. She reminded everyone that this was the parcel initially considered for the Depot. NIPSCO owns Parcel A and has offered to sell it to Highland for the Depot. However, upon looking more closely at the parcel Ms. DeGuilio-Fox realized it encompasses the larger portion of the parking lot currently utilized by Les Café for their customer parking. Ms. DeGuilio-Fox then directed everyone's attention to Lot 9, the parcel to the southeast of Parcel A. Ms. DeGuilio-Fox advised that this parcel is owned by the Town of Highland and has no perceived use. After consulting with the project engineer, Ms. DeGuilio-Fox recommends Lot 9 be used for the location of the Depot rather than Parcel A for several reasons: Highland owns Lot 9 and would incur no purchase cost as they would be buying Parcel A from NIPSCO, purchasing Parcel A from NIPSCO would also require the lengthy process of adding it to the current acquisition list and Lot 9 does not impede Les Café customer parking. Sewer and water will be obtainable and bike parking may still be built proximate to the Depot. Discussion ensued. Commissioners agreed that Ms. DeGuilio-Fox's recommendation is appropriate. Permission was given to allow use of the Highland owned Lot 9 for the Depot location.
- 2. Highland Downtown – New Banner.** Ms. DeGuilio-Fox advised she is working with our marketing consultant to design a new logo for the downtown as well as a banner. The banner will help draw attention to, and market, the downtown and is something the businesses have asked for. We are designing two banners, both with the same basic design, however one will have the downtown logo on it and others will have the downtown businesses logos on them. We are working to get a reasonable price so that downtown businesses wishing to purchase one with their logo on it will be able to. Ms. DeGuilio-Fox then advised that before completing the design and placing an order for banners she would like approval of the downtown banners to be displayed from January – right after the Town's holiday banners are removed – until the end of June when the Town's 4<sup>th</sup> of July banners are put up. This provides an extended period such that businesses feel their investment has been wisely made and they are getting the recognition that is needed to draw attention to commerce in our downtown. Discussion ensued. A potential schedule was briefly mentioned. Certainly we can share between businesses and school sports teams. Commissioner Griffin suggested that perhaps we look into purchasing banner stanchions for the light poles along Kennedy Avenue between downtown and 41<sup>st</sup>,

the immediate vicinity of the School Town campus. The Redevelopment staff was instructed to look into the cost of the banner hardware for the Kennedy Avenue light poles.

3. **2813 Highway Avenue – Progress Update.** Ms. DeGuilio-Fox advised that the Japanese restaurant that purchased the former Lincoln's Sandwich Shop continues to renovate. Neither she nor Ken Mika has received a completion and/or opening date. Commissioner Herak reported that his understanding is that they plan to open at the end of December or just after the first of the year.
4. **2936 Highway Avenue – Final Update.** Renovation of this property has been completed. The Counter Ice Cream & Italian Ice completed a very successful first season and are making plans for next year to expand services and menu. And, Maria's Buena Cocina has opened and is doing very well.
5. **SOS Group Relocation:** Ms. DeGuilio-Fox advised that the SOS group has vacated the old garage at 2811 Jewett and closed their Highland operations. The Hammond VFW has taken supplies and picked up where SOS left off.
6. **Redevelopment Commissioners Comments:** None

There being no further business, the October 7, 2019 study session of the Highland Redevelopment Commission was adjourned at 7:25 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.