

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION MINUTES  
MONDAY, DECEMBER 4, 2017**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met on Monday, December 4, 2017 at 7:37 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 Mark Herak, Michael Griffin, Dan Vassar, Steve Wagner and Bernie Zemen. A quorum was attained.

**Additional Officials Present:** Dan Botich, SEH Economic Development Specialist, Pat Krull, School Town of Highland Commissioner, Thomas Crowell, Jr., Crowell Insurance, Ed Dabrowski, IT Consultant, 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**

**Town Theatre:** Director DeGuilio-Fox reported the substance of the December 4<sup>th</sup> meeting with Steve Kallay, Demolition Supervisor for Actin, LLC and the Town of Highland department heads including:

1. Ken Mika, Building Commissioner
2. John Bach, Director of Public Works
3. Bill Timmer, Fire Chief
4. Pete Hojnicky, Police Chief
5. Pat Vassar, Police Commander
6. Kathy DeGuilio-Fox, Redevelopment Director

Due to a current demolition project, Mr. Kallay reported Actin would have to reschedule the Highland demolition project. The demolition of 8610, 8612 and 8616 Kennedy Avenue will begin on Wednesday, January 3<sup>rd</sup>. Mr. Kallay answered questions and provided the following information:

1. Work will begin with 8610 Kennedy Avenue and move south so the workmen are able to get their trucks close to the theatre.
2. Trucks will be staged in the area behind 8610 Kennedy Avenue just off the alley and work will progress from there.
3. The barber shop located just north of 8610 Kennedy Avenue will not be affected by the demolition work.
4. Lane closures will not be necessary.
5. Actin will salvage the movie projectors in the theatre and lift them into a Public Works truck that will then take them to be stored in the Jewett Street garage.
6. All utilities have been retired and water shut off.
7. Fencing will be placed around the entire demolition area.
8. The theatre building will be demolished in one day for safety purposes.

9. Seeding and backfill was not included in the contract so a landscaper will be called to seed and blanket the area upon completion of demolition.
10. Onlookers are expected and Actin is experienced in having bystanders watch their work.
11. No issues are expected, daily updates will be provided.

Director DeGuilio-Fox reported she'd personally checked the façade of the theatre building to determine if it was worth salvaging panel pieces and found the façade pieces to be rusted, discolored and faded such that she felt none are worth saving. This design can be replicated in the future if a developer so chooses.

**Cardinal Campus Project:** Ms. DeGuilio-Fox welcomed Dan Botich, SEH Economic Development Specialist, and advised the Commissioners he would provide a report on the Cardinal Campus Project Phasing Costs.

Redevelopment Commission Attorney Rhett Tauber began by reporting that the on Tuesday, November 28, 2017 the Highland Economic Development Commission members met in a public meeting and passed an Inducement Resolution, for the Cardinal Campus project, with a bond issuance not-to-exceed amount of \$16,500,000.00 included in the resolution language. Attorney Tauber also reported a meeting had been convened at his office on Thursday, November 30, 2017 with Cardinal Campus project representatives including Jim Wieser, Attorney and Donald Peelman, Economic Advisor as well as Dan Botich, Kathy DeGuilio-Fox and himself.

Mr. Botich began his report by reminding the Redevelopment Commissioners that the Inducement Resolution sets the total amount allowed for bonds purchased for all phases of the Cardinal Campus project and based upon full development. The developer is planning to build three buildings in Phase I of the project. With this in mind, Mr. Botich prepared the Project Phasing Costs report that he presented. The report included building, construction, hard and soft costs as well as potential financial incentivization and assessment data. He explained the tables and how estimated tax increment is calculated. Numerous questions were asked and discussion ensued.

Attorney Tauber reminded the Commissioners that the developer, CG Holdings Indiana will purchase the bonds and also indicated interest in zero percent interest which would increase the amount of the bonds that could be sold as well as the bond proceeds. The developer has also indicated he may waive capitalized interest as well as the debt service reserve requirement. All of these activities was explained by Mr. Botich. Discussion ensued.

At the end of the discussion the Redevelopment Commissioners agreed that the project should move forward.

**Bult Oil Property:** Director DeGuilio-Fox reported to the Commissioners that a fourth party had expressed interest in purchasing and developing the former Bult Oil property. Because specific site development information had not been requested previously, Ms. DeGuilio-Fox advised she had prepared a Land Development Information packet and sent it to each of the four parties interested in purchasing the former Bult Oil site. Interested parties were instructed to return the questionnaire no later than January 30, 2018 for consideration.

**8615 Jewett Street Lease Renewal:** Ms. DeGuilio-Fox reported a lease renewal had been sent to Ms. Rhonda Bloch, Sip Coffee House and Artisan Café. The current lease expires on December 31, 2017 and allows for renewal by both parties. Due to an increase in maintenance costs the annual rental amount

was increased by 3%. The monthly rental amount will increase from \$702.35 to \$723.42. Discussion ensued as to whether this was allowed or not. Attorney Tauber will research the issue and advise the Redevelopment Director as to how to move forward.

The December 4, 2017 Study Session ended at 8:35 p.m.