

HIGHLAND REDEVELOPMENT COMMISSION

SPECIAL MEETING MINUTES

MONDAY MARCH 9TH, 2026

The Highland Redevelopment Commission (“Commission”, “RC”) met in person at Town Hall on Monday March 9th, 2026. The regular scheduled plenary business meeting was called to order at 8:15 pm. by President Alex Robertson

Roll Call: Commissioners Phil Scheeringa, Commissioner Tom Black, Commissioner George Georgeff and Commissioner Alex Robertson and Commissioner Doug Turich were present in person at Town Hall). Patrick Krull (non -voting) was excused .

Additional Officials Present: Maria Becerra, Redevelopment Director, Attorney Reed

Also Present: One person was present from the public.

Unfinished Business: Awarding the Bid for 8436 Kennedy Ave for Demolition and Clearance of the lot.

Commissioner Black made a motion to accept the bid and Commissioner Georgeff 2nd the motion

Commissioner Georgeff stated he thinks they should name the contractor that has been awarded the bid .

Maria stated the most responsive was Hixon Home Improvement from Highland their bid was \$60,319.28 and was the lowest bid

Commissioner Scheeringa stated he was not here last week and asked how close the bids were

Maria stated we had a bid for \$89,200 with no documents and we had a bid for \$71,585 with no attached documents

Commissioner Turich So there were 3 they were pretty high a big gap in between but approving it based on the original request for proposals it's going to get rid of the aprons also do we want to do that or do we want to revisit that?

Commissioner Black stated I don't know, I'm not a concrete expert, so I don't know what pouring the new apron would cost, but that might be something if a developer did want to develop that, we could maybe throw that in as part of a, you know an incentive that will help with those concrete costs. That way, we don't have to go back later and carry They may want them in different spots.

Commissioner Robertson added I don't even know can we have all three there is okay?

Commissioner Georgeff added plus the tear-out is more expensive than putting it in To tear out and hauling away is A lot more expensive, so yeah, there may only be one entrance on each side instead of three, but then I never thought somebody pulling off of Kennedy Avenue thinks they can pull up into our Town lot.

Commissioner Turich commented I didn't think that but I'm glad you guys brought that up.

Commissioner Scheeringa added I'm not opposed to that. I would like to still put up an RFP if somebody has something like that .That was my thought about bringing that all up in the study session

Commissioner Georgeff asked if they were going to replace the whole curb?

Maria answered Yes, 160 feet of curb to match existing and replace approximately 5 by 10 by 5 sidewalks.

Commissioner Turich asked do we talk about grass because I've seen some really cheap seed used I think Mark Knesek has experienced that. So, are we clear on what kind of seed we're requiring so we get good growth there?

Commissioner Robertson stated we could probably talk to the contractor about that

Commissioner Turich added Where it was just poor quality, lots of weeds that were in that seed as compared to what he's expected now and he's changed that expectation with his vendors so I'd like to make sure that we're you know thinking about that here.

Commissioner Robertson stated we can talk with the contractor, make sure that the seed that they are anticipating for this site is appropriate and what we're looking for. If we needed to go to something higher quality, a small change order would be legal.


Attorney Reed stated we can say it's subject to a change order by public works requirements, yeah, the type of seed or coverage.

Hixon Home Improvement won the bid for the demolition of 8436 Kennedy Ave at a vote of 5-0

Adjournment: Meeting was adjourned by President Robertson at 8:19 pm

DULY PASSED AND RESOLVED by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 23rd day of March 2026, having passed by a vote 4 in favor and 0 opposed.

Highland Redevelopment Commission



President

ATTEST:

Secretary

