

HIGHLAND REDEVELOPMENT COMMISSION
PLENARY BUSINESS MEETING MINUTES
Monday April 27th , 2026

The Highland Redevelopment Commission ("Commission", "RC") met in person at Town Hall on Monday April 27th , 2026.

The Plenary Business meeting was called to order at 8:59 ^{P.M.} by President Alex Robertson

Roll Call: Commissioner Tom Black, Commissioner Alex Robertson, Commissioner Phil Scheeringa, Commissioner George Georgeff were present. and Pat Krull Non - voting member Commissioner Doug Turich was excused .

Additional Officials Present: Maria Becerra, Redevelopment Director, Attorney Reed were present and members of the public

Public Comment pertaining to the agenda : None

Minutes : 3/23/26, 4/13/26 were approved and stand as posted .

Communications:

Commissioner Robertson gave an update on the Downtown electrical panels they have been repaired and are complete . There were 5 decorative lights damaged due to the power surge from the accident . There are still problems with one transformer in a location by Langels and that will be taken care of . We had a change order for footing disposal at 8436 Kennedy for \$3000.00 . The Downtown landscaping is scheduled for after Mother's Day. We also just got the irrigation system fixed .

Unfinished Business:

Resolution 2026-11 Commercial Grant Improvement Program. Motion to approve the resolution made by Commissioner Scheeringa and seconded by Commissioner Black . All in favor 4-0

Resolution 2026-12 Belmonte Grant Extension . Motion by Commissioner Georgeff and seconded by Commissioner Scheeringa . All in favor 4-0

Commissioner Georgeff stated this will be his last extension and he needs to get this project done

New Business :

Motion to increase the budget for NIES for a total of \$25,000.00 . Motion by Commissioner Scheeringa and seconded by Commissioner Black . All in favor 4-0

Commissioner Scheeringa asked the reason for the increase

Maria stated that we have asked NIES to do a lot more work for example the property on Indianapolis Blvd we need a legal description that Attorney Reed will be requesting from INDOT . So we are asking the increase in case we need it.

Motion to approve lease amount \$500 no utilities included for 7950 Kennedy Ave to Dunnet

Bay. They will be leasing this starting in May. Motion by Commissioner Black and seconded by Commissioner Scheeringa . All in Favor 4-0

Motion to move meeting from May 25th to May 18th motion by Commissioner Black and seconded by Commissioner Scheeringa . all in favor 4-0

Both Commissioner Georgeff and Commissioner Scheeringa stated they will not be in town . Commissioner Georgeff stated he defiantly will not be and Commissioner Scheeringa stated he might not be in town.

Ratify the First Amendment of the COR Purchase Agreement . It was very time sensitive to make the Attorney comfortable. Motion by Commissioner Scheeringa and seconded by Commissioner Black . All in Favor 4-0

Business from the Commissioners :

Commissioner Georgeff stated that the Water Board has been informed by our engineer and public works that the water feed line coming into our town into the tanks there on Kennedy Avenue are in pretty bad shape and they have addressing the leaks there frequently . The lines lie within the property of the town garage .

They are going to have to replace it and the cost is approximately 1.5 million . They had not planned on a project like this but it has come up and it needs to get done. The water board wanted to know if we would like to contribute for a number of the price of the project and that would move the lines from within the towns garage to the easement area which would allow that area to be developed there .

If they don't move it to the outside area and they just repair it in place there would be a saving of about \$150,000.00 .

They thought redevelopment might be interested in joining them on the replacement and moving it to the easement and thus allowing that whole area of the public works area might be available in the future for whatever uses we might want
Commissioner Robertson asked what the urgency was on that activity

Commissioner Georgeff answered that it had to be done this year

Commissioner Scheeringa asked if they move that does it matter where it comes in from Hammond

Commissioner Georgeff answered that they would tie it in where ever it comes in across by the river but it has to come in to the outside of the towns property

Attorney Reed added to get in the roadway right of way.

Commissioner Scheeringa stated he just wanted to make sure it wasn't affecting the feeds.

Commissioner Georgeff stated that Derek from NIES had been at the water board meeting and discussed it . He didn't indicate any movement from Hammonds waterline .

Commissioner Scheeringa mentioned to get more details and discuss it at the next Study Session

Commissioner Georgeff mentioned having Derek and George Smith come to the next Study Session . That would be a good thing to have a conversation with them at least.

Attorney Reed mentioned that the water board still has significant bonding capacity because we talked about that when we talked about doing the bond for the back trucks .

Commissioner Black asked what kind of room would they have to bond against it , would they to do a rate increase .

Attorney Reed answered hopefully not but I think they have what I was told when we were going through the obligation bonds for the new equipment was that they did have additional capacity in other words their collections were outstripping the expenses . There's room there to hit the 2% mark and include the town.

Commissioner Scheeringa added they didn't want to bond until they knew what was happening with the consent decree.

Attorney Reed stated he has a funny feeling about that consent decree . He doesn't know how it's not going to change . The whole principle was based on was there's the absolute last nickel we can afford . It was based on pre - SEA 1 understanding property taxes, that has changed . It is the law the demand of one government unit cannot force another one into austerity .

Commissioner Robertson asked suppose if we help pay for it would we get our money back when we sell it to a developer

Attorney Reed that would be the idea is that it's going to create more value for the property . The line has to be replaced anyways so what's the delta between right where it stands and Where it ought to go to free up more property . I guess with Derek would be able to tell us hopefully because he can estimate these things . What is it to just replace it and leave it in place, take it out and put a new one in. What's the difference between that and rotating it out.

Maria asked Commissioner Robertson if he was going to bring up the Legacy Grant that is due June 7th

Commissioner Robertson stated he wanted to talk about instead putting to the study Session because it is time sensitive if we want to pursue certain route with that gas station property . There is a Grant published through the Legacy Foundation and it has to be in by June 7th the application . This is kind used for activating these under utilized or blighted areas for the community good especially green spaces , gathering spaces , artistic spaces . We've got feedback on what the community would like to see at 8436 Kennedy .

A quick look at the feedback , the biggest one was forgot this and work on Ultra but you can see there were many different suggestions from food, food truck area , small business if you lump these three things together it's something a lot of people would like to see . The lot is pretty small so parking would be an issue . There was also mention of different spaces , green spaces .

It was sent all this over to Greg Flisram who worked on our targeted Redevelopment Plan to get his input . He didn't say any of those uses was necessarily great including the green space , one of his suggestions was if there was going to be improvements along Kennedy Ave, the public may not love it but we could just bank that piece of property and see how the market conditions and streetscape change as we dive into these plans and because we can't really treat this site as an anchor and that's where I think a lot of these suggestions were going .

If we did want to go for a more green space , gathering space or artistic space that's where this Legacy Grant we would be in a strong position to receive some funding and they will not be requiring a match but it would strengthen our application if we would put up some money for it. We would have to price that out and see if there is a direction to go and start working on that and be ready when that June 7th deadline comes around . If we decide not we can wait for something else .

Commissioner Black commented on the drawings and accentuated that the bike trail can use it whether it's a gazebo or something like that and tie into a place for food trucks .

Commissioner Georgeff agreed he thought food trucks were a good idea . You would be able to license them to utilize that space.

Commissioner Robertson mentioned that they do have an itinerant restaurant ordinance that's very messy and outdated . he looked at it with Ken and came up with some ideas . When that ordinance got into a near final stage it came down through the county and the state that they changed some things that they can't directly license these food trucks. It has to be handled through the Department of Health with Lake County .

Commissioner Scheeringa stated They can't be required to have a mobile food vendor's

license which in most municipalities is very expensive . For a year it's usually around \$1200.

Commissioner Robertson stated I think our requirements right now for itinerant restaurants in the code would be 30 days before you operate , you have to have a physical physician.

Commissioner Scheeringa added that you need a county health inspection and make sure you fire suppression is certified and everything is secured properly.

Commissioner Robertson stated it kind of reminded him of the tattoo shop . we could put together a plan and get some ideas going and start brainstorming and figure out costs .

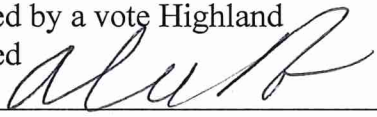
Commissioner Georgeff mentioned having some permanent tables where people could sit and a bicycle rack

Commissioner Robertson passed around a picture that he had gotten from a friend and it had a picnic table and a shelter with solar panels on top , you don't need to run electric so if you need to charge your phone or your laptop .

Motion to Pay Claims: in the amount of \$81,704.68 made by Commissioner Scheeringa and 2nd by Commissioner Georgeff. All in Favor 5-0

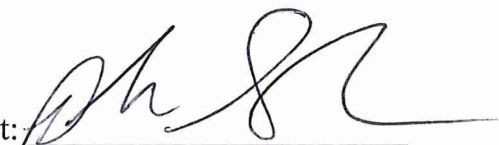
Adjournment: Meeting was adjourned by President Robertson at 9:22 ^{PM}.

Duly Passed and Resolved by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 26 day of May 2026, having passed by a vote Highland Redevelopment Commission in favor 3 and 0 opposed



President

Attest:
Secretary



Secretary