

HIGHLAND REDEVELOPMENT COMMISSION

STUDY SESSION MEETING MINUTES

MONDAY June 8th, 2026

The Highland Redevelopment Commission ("Commission", "RC") met in person at Town Hall on Monday June 8th, 2026. The regular scheduled study session was called to order at 7:46^{pm} by Vice President, Tom Black.

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

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

Also Present: several members of the audience

Commercial Grant for 2910 Highway Ave :

Stevan Micic and his son Stevan gave a presentation on their history with the town and what they plan on doing with the old Van Sensus building. One part will be a wrestling studio and the front half will be a store front with his brand name shoes and clothing and the other half will be a high-end Pilates studio run by his daughter. They plan on updating the facade with newer brick but still keep the same aesthetic. He has been in contact with Ken Mika and it was important for us to come in, like we've always done in our life and everything we do.

Commissioner Georgeff asked what their idea for a façade would be ?

Stevan answered we step in your territory now and what we want to make sure we're not going to be doing anything at all to upset. We want to be a benefit and provide value for pilot. We don't want to do the opposite, so facade is Stevan was thinking something modern, maybe block or whatever, but something really kind of cool looking, but we're open to that. We're not set on anything.

Commissioner Georgeff stated that they would need one more quote in order to qualify.

Stevan answered that it was no problem.

Commissioner Georgeff wanted make sure they had everything.

Maria stated she would make sure they everything and asked Phil if he wanted to be part of the scoring process, she already has Pat Krull.

Commissioner Scheeringa stated he wouldn't mind just to make sure they have everything that they are supposed to for the Grant.

Commercial Grant for 2927 Jewett St :

Don Nagdeman he is part of NWI Parkinson's and they are applying for a Grant to install a ramp ADA compliant . They already have the 2 bids , one from Hasse and one from Hixon Home . The ramp will extend out to at least 18ft. and it's going to take an additional 8 ft going into the parking lot and it will be about a 2-week project . Site Services will be doing the parking lot before these guys come in.

Commissioner Scheeringa asked if this would be his 3rd Grant

Maria answered he's under what we had as a cap before, yes. Yeah, we're still under it and again it would be scoring with the committee . we would be fine tuning these before the meeting on the 22nd but everything you brought in was in order .

Commissioner Scheeringa commented on that the facility did need to be ADA compliant .

Don continued that it had been lacking for a while the next thing he is working on is a chair lift coming up the front

Attorney Update on 8141 Indianapolis :

Attorney Reed stated I haven't heard much about it back, I guess I blame myself on that. I've seen, you know, the limited amount of changes and corrections I saw I didn't really have a big issue with, deleted uses are pretty much standard. I think there's a comprehensive list of the uses they do want.

The only thing that I think is not really well defined in there at this point is determining what the exact square footage is going to be, and what the approximation is for different types of uses. What percentage will be this? What percentage will be that?

I don't think they really know that until they get better idea of the marketplace that's coming back, but I can shoot them an email tonight and say hey guys we don't have a problem with the changes you've suggested, are you ready to go forward because the PUD ordinance it's basically there .

I don't see much standing in our way of doing it, except an answer back from those folks, which I haven't gotten from them yet that I'm aware of. I'll send him a message, Jeanette. Say, guys, why don't you send me your kind of last final? Let's see what it looks like and I'll forward that on to you so you can take a look. It really comes down to is what businesses are allowed and what businesses are specifically disallowed.

Commissioner Scheeringa asked it's just basically we need the PUD to get them in front of Planning and BZA.

Attorney Reed answered yes but I'll see what they say and if they want any other changes to it

Commissioner Black asked how we were doing with Ultra

Attorney Reed stated the hearing is set for the second week in July for the appointments and everything else to be given and then we'll get the numbers back to David.

Meeting was adjourned at 8:10pm


DULY PASSED AND RESOLVED by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 22nd day of June 2026, having passed by a vote 4 in favor and 0 opposed.

Highland Redevelopment Commission



President

ATTEST:



~~Secretary~~

Attorney-in-Fact