

HIGHLAND REDEVELOPMENT COMMISSION

STUDY SESSION MINUTES

MONDAY, JULY 6TH, 2026

Members of the Highland Redevelopment Commission (RC Commission) met in person at Town Hall on Monday, July 6th, 2025. The Study session was called to order at 8:35^{pm} by President Alex Robertson.

Roll Call : Commissioners Present at Town Hall George Georgeff, Tom Black, Alex Robertson, Doug Turich ,Commissioner Phil Scheeringa and Pat Krull School Town Trustee non-voting member were present

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

Several members of the audience were present

DISCUSSION: Resolution 2026-15 To Adopt Highland , IN Gateway Corridors Redevelopment Plan

Commissioner Robertson stated that the Planning Commission had seen it and they were a thumbs up and everybody was cool with it . All of Derek's changes except for one minor one was made and he was ok with it as well.

DISCUSSION : Resolution 2026-16 A Joint Resolution of the Redevelopment Commission and The Water Works Board of Directors and awarding Bid to Grimmer Construction , INC

Commissioner Robertson stated this is for the bid for construction. Our portion of that would be \$688,594. There will be a separate Resolution number 17 coming at a future meeting to approve the engineering on that project. Our portion would be \$43,000 on that, so total for redevelopment would be \$731,594.

Commissioner Scheeringa asked Mr. President. I would like to ask I mean we've talked about it in the other meeting, that using the sale of a Lamar sign to cover this, correct?

Commissioner Robertson answered Yes

Commissioner Scheeringa went on to say is that something we would have to approve at a later date to reimburse? I just want to make sure that if we do make a motion to do this. That we do it the right way and then there's no way to then repay Redevelopment.

Attorney Reed stated I think you could name a funding source in the motion.

Commissioner Robertson added that the draw on this is once we start paying on it and speaking with Kim this would happen later in the year so we have several months before any money would be going out . The sale of the sign would happen at the Council level and then the funds would be transferred over to pay for it and then we would make up whatever difference .

Attorney Reed added that the sale would be done within 30 days roughly

DISCUSSION: Commercial Grant Application - 9400 Indianapolis Alpha K LLC

Commissioner Robertson stated that they were asking for funds to help pay for painting of their building .

What they would be contributing, the overall project would be \$18,000, \$18,150. That is under the \$25,000 in the grant program. It says we would prioritize projects over \$25,000. It is at our discretion

In my opinion, simply painting the building, it is an eligible expense, but this would be standalone, just painting. I think painting as part of a larger project would be more suitable for these grant funds, and painting isn't really going to increase the assessed value of the property.

I would say we don't entertain the grant for them but I'm open to discussion.

Commissioner Turich stated so looking into the matter is this the entire building , does someone own all of it . They are looking for a grant for all of it even though it's two different businesses in there because I would hate to see half of the building painted .

Commissioner Scheeringa which building it was ?

Commissioner Turich stated it was the building right across from Sophia's . He stated he just noticed a building on Kennedy Avenue where they painted 3 quarters of the it blue and the rest they left. If they were going to approve it he just wasn't clear.

Maria stated there's a warehouse on the application

Commissioner Turich asked so the warehouse if just the back half .if there was any collaboration between the two parties that re utilizing the space.

Maria stated we can ask but specially they said warehouse .

Commissioner Robertson stated I think collaboration or not asking for money just to paint the building is not an improvement over there that's really not going to make any difference. You're having a minor aesthetic difference but just to paint 18 grand and get some money for it. I think that our funds are better spent on more meaningful projects.

Commissioner Turich stated I don't disagree, I just didn't want to voice that aggressive little opinion in the study session. I was going to wait until we got into the actual special meeting

that's scheduled after this because I think that's coming up for discussion at that point. Yeah, that would be voted on if we wanted to accept that.

Commissioner Georgeff stated painting is part of maintenance . So it's not an improvement.

Commissioner Scheeringa agreed with that statement . If it was tuckpointing or something like that .

Commissioner Turich stated it's not on here as a for the special meeting 'm glad you brought it up and we went into a deeper conversation there. do you even still bring it in front of us in another meeting, or do you tell them that there's I don't know is there a decision required . John, that you have to vote the no down, or do you just tell them this isn't applicable and we don't just move forward .

Attorney Reed stated I think it's best to vote one way or another on any application, that way it's clear to the petitioner.

Commissioner Turich added can we amend today's agenda to add it .

Attorney Reed we can leave it on for next Monday.

Commissioner Scheeringa asked we would have to score it first correct ?

Commissioner Robertson stated we have wiggle room, we have discretion. Priority projects are over \$25,000. This is below a priority project.

Attorney Reed added I don't think you're required to score it if it doesn't meet the discretion.

Commissioner Robertson added we could even vote, you know, accepting the application. And then, if we accept it, then it moves on to scoring. If we say no then I agree. Yeah. Or I mean. just taking no action.

Attorney Reed stated I might just let it lay, and maybe just instruct staff to say, Look, do you want to do something larger? Do you want to talk to your neighbor about maybe do it bigger project making real improvements that are above the threshold that are maybe structural? It might be fair to leave it informal for now.

Meeting was adjourned by President Alex Robertson at 8:43^{pm}.

Duly Passed and Resolved by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 27th day of July 2026, having passed by a vote 5 in favor and 0 opposed.

Highland Redevelopment Commission

President



ATTEST.

Secretary

