

**HIGHLAND REDEVELOPMENT COMMISSION  
SPECIAL STUDY SESSION MINUTES  
WEDNESDAY, January 27, 2016**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Wednesday, January 27, 2016, at 6:04 PM in the Upper Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Dominic Noce called the meeting to order. Minutes were prepared by Cecile Petro, Redevelopment Director.

**ROLL CALL:** Commissioners present included Dominic Noce, Greg Kuzmar, Jim Kessler, and Kathy DeGuilio-Fox. Also present included Attorney Carol Green-Fraley, School Town of Highland Commissioner Pat Krull, and Redevelopment Director Cecile Petro. Commissioner Rachel Delaney was absent. As of this date, appointments to the Commission have not been made by the Town Council. Therefore, the 2015 appointed Commissioners continue into 2016 until they are reappointed or other appointments are made.

**General Substance of the Discussion**

1. **Tax Abatement Request from Vyto's Pharmacy for 8845 Kennedy Avenue**

Commissioners reviewed the application and recommended that the Council consider a five year tax abatement with the benefits of a ten year abatement. They also recommended that the Council require Vyto's Pharmacy to maintain the number of employees and salary amounts for ten years.

2. **Town Theatre**

At the request of the Building Commissioner, the structural engineering firm, Enspect, has begun to oversee the shoring of the two other trusses within the theatre. The two shoring towers can also connect to wall struts to provide wall stabilization. The Commission is currently waiting for estimates on the wall stabilization. The architectural firm, Morris Architects Planners will continue with the schematic design.

The Town Theatre board met on January 26, 2016 and are currently looking to fill two board seats. When the construction begins to refurbish the theatre, they will begin to fund raise again.

3. **Kiosk Panel Application**

Commissioners reviewed the Kiosk panel application and suggested a \$300 one time dollar amount that will cover the first three months of leasing at Main Square, first four months at the bike path east of Kennedy, and the first six months at the bike path south side of Kennedy. One month of the annual lease will be required on the first day of the month. Unless the vinyl panels suffers more than 25% damage due to weather or vandalism during a two-year life, any changes to the design of the panel itself shall be at the expense of the Lessee.

4. **Facade Improvement Grant Program Application**

The Commission reviewed possible changes to the Façade program. Commissioner Kuzmar stated that he would research options for stone vs. manufactured stone. Commissioners suggested adding that owners acting as their own general contractor cannot receive reimbursement from the program.

5. **Replacement of the North Kennedy Avenue Bridge**

The Director provided information on the proposal by the Little Calumet River Basin Commission to rebuild the North Kennedy Avenue bridge due to flooding concerns. In order to acquire an upgraded bridge, Hammond, Highland, and others may want to meet to discuss what those betterments may be, how much they will cost and what funding sources will be available to pay for the new bridge betterments. Members discussed the project and suggested that the Director report back to them once a design decision is made and the costs are known.

6. **2815 Jewett**

The Director informed the Commission that additional basic and upgraded plumbing will be needed by the proposed coffee shop. The owner of the coffee shop is willing to pay one-half of the amount. The Commission agreed to reduce the rent to meet the basic plumbing requirements.

7. **2804-08 Garfield—Theatre Parking Lot**

Director Petro related her discussion with the owner of the used car dealership immediately south of the parking lot for the Town Theatre. The owner would like to lease the west side of the lot to sell his cars. The Commissioner decided not to consider this request. A former owner of the dealership had also asked to lease the lot, but the Commissioners at that time did not want to lease the lot. They wanted it available to the public who patronized all of the businesses in the surrounding area.

8. **Engineering Study at Kennedy Avenue and Main Street**

Commissioners reviewed the second set of four proposals received regarding an engineering study at Kennedy Avenue and Main Street. Two proposals were reworked and two other firms sent in a letter stating that they were content with their first proposal. Commissioners discussed all proposals and asked for the Building Commissioner to again review the proposals and provide his suggestions.

**Discussion ended at 7:50 PM**