

**HIGHLAND REDEVELOPMENT COMMISSION
SPECIAL STUDY SESSION MINUTES
WEDNESDAY, September 28, 2016**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met on Wednesday, September 28, 2016, at 6:00 PM at the Highland Rookery (northeast corner of Liable Road and LaPorte Street) for a ribbon cutting ceremony for the improvements completed at the Rookery. At 7:00 PM the Commission met in the Upper Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Greg Kuzmar called the meeting to order. Minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Commissioners present included Greg Kuzmar, Bill Leep, and Dominic Noce. Commissioners Kathy DeGuilio-Fox and Ed Dabrowski were absent with notice. Also present was School Town Commissioner Pat Krull and Redevelopment Director Cecile Petro.

General Substance of the Discussion

1. **Highland Rookery Ribbon Cutting Ceremony**
The Ribbon Cutting Ceremony marking the improvements at the Highland Rookery was well attended with twenty nine people. President Kuzmar thanked all of the partners who worked with the Commission to achieve an ADA (Americans with Disabilities Act) compliant pathway up to the levee, new parking, brochures and signage marketing the rookery, two new binoculars to view the birds, and a new bench at the site. The partners included: Highland Town Council, Highland Main Street, Highland Community Foundation, Highland Parks and Recreation, Little Calumet River Basin Commission, Legacy Foundation, NIPSCO, Highland/Griffith Chamber of Commerce, and the Redevelopment Commission.
2. **8616-8618 Kennedy (Town Theatre)**
President Kuzmar updated the Commission on the status of the architectural plans for the theatre. Phase III has started and the blueprints should be ready to send out to bid by mid-November. Mr. Kuzmar also provided a written update of the project and distributed that update to the Commission. A podcast of an interview with President Kuzmar regarding the theatre will be sent to all Commissioners.
3. **8630 Kennedy Avenue**
No new information was received on this property.
4. **8620 Kennedy Avenue**
Attorney Green-Fraley notified the Director that the attorney representing the owners of the property will be sending her copies of the current leases and an affidavit signed by the owners stating the amount of funds that have been used to upgrade the building.
5. **8608 Kennedy Avenue**
Two appraisals are being conducted on the property. Neither has been received to date.
6. **2711 & 2717 Condit Street**
Commissioner Noce stated that he had an informal meeting with the owner of the property and expects to meet with him again regarding his willingness to sell the property to the Commission.
7. **New Mural and Sculptural Walk Project**
The new mural will be completed on the Redevelopment Commission’s building located at 2821 Jewett Street (south side of building) by the end of September. It is currently under construction.

8. **Indianapolis Boulevard and Main Street**
The Director informed the Commission that the potential development within the northwest quadrant of Indianapolis Boulevard and Main Street continues to move forward. The developer presented his concept at a meeting of the Plan Commission for their initial review and comment. A meeting with the property owners surrounding the parcel and the developer took place on September 19, 2016. Comments and questions were provided to the developer.
9. **Ordinance #1627**
The three Commissioners present stated that they would like to leave the ordinance as is at this time. They would like to receive feedback from the missing Commissioners before making a final decision, however.
10. **Update on Properties**
The Director informed the Commissioners that Corporate Thread at 2929 Highway Avenue has started their Façade Improvement Grant project.
11. **Housing Study**
This topic will be taken up at a future meeting.
12. **Maintenance Checklist**
This topic will be taken up at a future meeting.
13. **Updates on Highland Redevelopment**
The Director updated the Commission on other possible projects in Highland.

Discussion ended at 7:53 PM