

**HIGHLAND REDEVELOPMENT COMMISSION  
SPECIAL STUDY SESSION MINUTES  
WEDNESDAY, February 22, 2017**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Wednesday, February 22, 2017, at 6:01 PM 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 Bill Leep, Kathy DeGuilio-Fox, Ed Dabrowski, and Greg Kuzmar. Dominic Noce has resigned from the Commission. 2017 Redevelopment Commission appointments have not been made by the Council, as yet; therefore, those appointed in 2016 will continue to serve until new appointments are made. Also present were School Town Commissioner Pat Krull, Town Councilman Steve Wagner, and Redevelopment Director Cecile Petro.

**General Substance of the Discussion**

1. **8620 Kennedy Avenue**  
The Commission's attorney is reviewing the contract with Rose Real Estate to manage the new leases at 8620 Kennedy Avenue.
2. **8608 Kennedy Avenue**  
The written appraisal for 8608 Kennedy has not been forthcoming. A new commercial appraiser will be contacted. A second appraisal will be starting soon.
3. **2711 & 2717 Condit Street**  
The Commission's attorney has sent a letter to the attorney for 2711 & 2717 Condit to request an update on her previous letter requesting a right of first refusal on the property.
4. **8835-8845 Kennedy Avenue**  
Vyto's Pharmacy has not, as yet, submitted an amended application for a façade improvement grant.
5. **2209 Main Street**  
The developer for the project will be seeking a zoning change from R-2 residential to B-PUD or business planned unit development.
6. **8616-8618 Kennedy (Town Theatre)**  
The Commission directed the Director to seek out demolition quotes for the former Town Theatre.
7. **2929 Highway Avenue**  
Commissioners reviewed the request for reimbursement for the façade improvement grant request from the owner of 2929 Highway Avenue. Action will be taken at the Commission's next meeting.
8. **Car Cruise Agreement with Thunder Road Productions**  
Commissioners reviewed the contract with Thunder Road Productions for \$400.00 to produce the Car Cruise on June 3, 2017 (rain date is June 4, 2017). Action will be taken at the Commission's next meeting.
9. **Visual Barrier for South Indianapolis Boulevard**  
The Commission discussed working with INDOT (Indiana Department of Transportation) to provide a visual barrier for South Indianapolis Boulevard (on the east side) as part of the reconstruction of the roadway. The Director will be attending a meeting on this topic in March and will report back to the Commission.

**10. 2811 Jewett Street**

One appraisal has been received on the warehouse. Another appraisal is needed. Commissioners asked the Director to contact the Building Commissioner to provide information on the type of upgrades that would be needed to lease this space.

**11. Updates on Highland Redevelopment**

The Director updated the Commission on other possible projects in Highland.

**Discussion ended at 7:32 PM**