

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION MINUTES  
MONDAY, JANUARY 8, 2018**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Monday, January 8, 2018 at 8:00 p.m. in the Council Chamber of the Municipal Building located at 3333 Ridge Road, Highland, Indiana. President Bernie Zemen called the meeting to order. Minutes were prepared by Kathy DeGuilio-Fox, Redevelopment Director.

**Roll Call:** Commissioners present Mark Herak, Dan Vassar, Steve Wagner and Bernie Zemen. Commissioner Michael Griffin was absent with notice. A quorum was attained.

**Additional Officials Present:** Pat Krull, School Town of Highland Commissioner; Rhett Tauber, Esq. Redevelopment Commission Attorney; Ken Mika, Highland Building Commissioner; John Bach, Highland Public Works Director; Alex Brown, Highland Parks Director and Kathy DeGuilio-Fox, Redevelopment Director were present.

*Additionally present:* Larry Kondrat was additionally present.

**General Substance of the Discussion**

**2018 Meeting Schedule:** Redevelopment Commissioners were reminded that the January 2018 meeting schedule was changed due to holidays and that the September 3, 2018 meeting will be changed to Monday, September 10<sup>th</sup> due to the Labor Day holiday. These changes have been advertised

**Actin Demolition Project:** Director DeGuilio-Fox reported Actin has staged the area in, and around, 8610, 8612 and 8616 Kennedy Avenue in anticipation of work beginning tomorrow, Tuesday, January 9, 2018. Fencing and signage has been installed and the Public Works Department will provide access to a hydrant. Water is needed to dampen the building during demolition so the dust is kept to a minimum. The plan is to begin work on 8610 Kennedy then move to demolish 8612 Kennedy. Once these two buildings have been taken down Actin will move their equipment into the vacant area to have a closer approach to 8616 Kennedy. Demolition of the old theatre will begin on the northwest corner. They will work their way to the front of the building and, when ready to remove the projectors from the front area of the building, public works employees will bring in a trailer to haul away the projectors. All department heads have been notified and are aware of the work schedule set by Actin. We do not anticipate any issues with the demolition project and are fully aware that there will be onlookers taking pictures, making videos and otherwise wanting to get access to a piece of the building or whatever memorabilia they might get ahold of. Discussion ensued.

**Highland Main Street:** Redevelopment Commissioners were advised that the Highland Main Street Bureau met on Thursday, January 4<sup>th</sup>. A quorum was attained and officers were elected. Dawn Diamantopoulos will serve as President and Doug Van Ramshorst will be Vice President for 2018. Commissioners were advised that Ms. DeGuilio-Fox and Mr. Lance Ryskamp had met in November and discussed 2018 catalyst strategies. Five catalyst strategies were determined and presented to the Main Street Bureau. These strategies were adopted by the group and include business recruitment and development in the following areas:

1. Dining & Entertainment/Food,
2. Apparel
3. Arts
4. Health & Wellness
5. Knowledge-based Economy

Ms. DeGuilio-Fox reported to the Commissioners that when she and Mr. Ryskamp met she advised him to notify the members of the Highland Main Street Bureau that she is working to develop a partnership with community organizations who are interested in public art and want to assist Highland in creating a new public art program. As the Main Street group is reviewing their options for either replacement or purchase of the sculpture on Highway Avenue next to the bike trail, Ms. DeGuilio-Fox asked that they not seek out the use of the same community resources for their sculpture project as she might need for an expanded mural program. Mr. Ryskamp was asked to relate this request in anticipation of the new program requiring a larger budget than that needed in the past. Once more information is available, Ms. DeGuilio-Fox will share it with the Main Street Bureau members and hope to receive their support and participation.

Other topics discussed by the Main Street Bureau members at their January 4<sup>th</sup> meeting included:

- Main Street Bureau members volunteered to assist the Council of Community Events and the Parks Department with the November 25<sup>th</sup> holiday tree lighting ceremony and led the audience in singing Christmas Carols. HGS Music, members of the Highland High School Choir and bureau members participated in the program.
- Highland's Poet Laureate, Janine Harrison. She is completing her term at the end of April. Her next event is scheduled for February 19<sup>th</sup> and will be held at Promise You Art House. Members have discussed the possibility of extending the Poet Laureate position to a two-year term rather than one year. If a decision is made to allow the incumbent to serve for a second term, Ms. Harrison will be invited to do so. If not, the Bureau will issue a call for a new Poet Laureate sometime in February.
- June 2, 2018 has been determined as the tentative date for the annual Car Cruise. If issues that developed last year get worked out, a resolution will be presented in February to contract again with Thunder Road. June 3<sup>rd</sup> has been set as the rain date.
- October 13<sup>th</sup> has been tentatively set as the date of the 2018 Festival of the Trail. Bureau members plan to again use Jewett Street as the venue for the festival, however are also seeking a rain location in case of bad weather. The group is exploring the use of Zandstra's Farm and Greenhouse on south Kennedy Avenue. A fee schedule resolution will be prepared for consideration at the February meeting. Bureau members hope to reserve booth space for artists only. Food and entertainment will be included again this year. Beginning in March, booth space commitments will be sought.

Ms. DeGuilio-Fox reported that an article about the Jewett Street murals, and their artists, had been included in the January/February issue of HERE northwest Indiana magazine. Copies of the photographs were shown to everyone and copies of the article included in the meeting packets.

**Cardinal Campus Project:** Ms. DeGuilio-Fox reported that ground has been broken and laying of foundation has begun on the Cardinal Campus project. However, due to inclement weather conditions over recent days, construction crews have been unable to work. Ms. DeGuilio-Fox also reported that upon receiving, from the Indiana Economic Development Corporation, a project notice for 150,000

square feet of Class A office space she notified Dr. Claude Gendreau to inquire whether he might be interested in vying for the project. Upon receiving his approval, Ms. DeGuilio-Fox contacted Karen Lauerman and Don Koliboski at the Lake County IN Economic Alliance to request their participation in submitting Cardinal Campus as a potential site for the anonymous client seeking the 150,000 square feet. The project would not be completed until 2019 however this would coincide with the already planned phasing of the Cardinal Campus project.

Attorney Tauber advised Commissioners that he met with Dan Botich, SEH Indiana and Jim Wieser, attorney for CG Holdings Indiana in regard to the tax increment financing. And, he is working with James Shanahan of Taft, Stettinus and Hollister, LLP to complete the development agreement for the project. As soon as the agreement is completed he will distribute copies to the Redevelopment Commissioners/Town Council members and hopes to be prepared to take action on the agreement at the January 22<sup>nd</sup> meeting. Discussion ensued.

There being no further discussion, Commissioner Steve Wagner made a motion to adjourn. The motion was seconded by Commission Mark Herak. The motion passed and the January 8, 2018 Study Session of the Highland Redevelopment Commission ended at 8:15 p.m.