

HIGHLAND REDEVELOPMENT COMMISSION

SPECIAL BUSINESS MEETING MINUTES

MONDAY MARCH 4, 2024

The Highland Redevelopment Commission met in person at Town Hall on Monday March 4, 2024. The regular scheduled plenary business meeting was called to order at 6:00 P.M. by President, George Georgeff.

Roll Call: Commissioners Phil Scheeringa, Doug Turich, Alex Robertson, Tom Black, George Georgeff and Pat Krull, were present in person at Town Hall

Additional Officials Present: Attorney John Reed, Redevelopment Director - Maria Becerra, Ken Mika – Building Commissioner & Mike Pipta,

Minutes of the Previous Meetings: Minutes were approved as presented.

Public Comment: None

Old Business: 8141 Indianapolis Blvd. Bill Baker introduced himself as having been retained by Mr. Patel to assist developing the old bus station property. Full disclosure he stated that he is the Chairmen of the Little Calumet River Basin Development Commission, also sit on the Board Planning Commission for the Town of Munster. Trying to incorporate the entire west side of Indianapolis Blvd. into one development. Mr. Patel owns the old coach site, there is an INDOT pump station right next to it, and Redevelopment owns a 6-acre parcel, just to the south. Mr. Baker explained that they were looking to do a joint project. Some conversation on the pump stations being taken over by the River Basin from INDOT. They would like to see this property come back on the tax rolls. The uses are the regular business zoning and the Indianapolis Overlay district, that reduces even more the amount of uses that are available for that particular site. President, Georgeff acknowledge that Mr. Patel has made an offer for the parcel, but we can't just accept, there is a process. Attorney Reed stated that way it should work is, especially since this owned by the Redevelopment Commission, is the price offered and what is your development plan going to be. So, you are not stuck with high bidder, you go with the best plan, and the fact that they own anywhere those lots, I don't know if anyone can come up with a better plan. We would have to carve out the billboard lease there or at least get an easement for that. So you don't have to bid it just on price. Mr. Baker stated that as part of a bigger picture looking at the infrastructure coming over the bridge and the 81st light intersection. Also if we can have an opportunity to sit down and find out what is restrictive uses. Mr. Patel, would like to know what we can do together, before spending money on drawings. Would like to have some understanding of where your limits are and where our limits are and we can move forward. Attorney covered that storage was out of the picture. Mr. Patel said their goal is not to introduce storage. Mr. Patel spoke of getting to 81st intersection for safety reasons. Commissioner Scheeringa stated that a mixed used retail would be highly desirable versus storage. Mr. Baker asked if residential would be considered in the mixed use, to start the dialogue. Attorney Reed said it is not zoned residential, but theoretically you could do it a PUD and basically that's its own zoning coded within the zoning code.

New Business: 3805 Ridge Road – New Owners, Gabriel Mauch and Kate Mauch introduced themselves. This was the old Bone Dry and there is obviously some work to do there, we spoke

to Mr. Robertson. WE have some of the information for programs you offer and they would like to talk more about. They would like to have a rear exit, seems safer. President Georgeff asked that they reach out to the building commissioner and follow-up with Maria on the grant.

Next Commercial Grant Applicant 9501 Indianapolis – Mr. Beberino an application for the grant was already submitted. The grant would be used for improving the exterior façade and the sign. A lease was just signed with a Logistic agency and the breakfast bar area. They have 3 general contractors as well as for the signage. Mr. Beberino acknowledge that they are not in the redevelopment area. Director Becerra, stated to the commission that is something to consider for the grant, since the property is not in the redevelopment area, but the Redevelopment Commission has made exceptions. President Georgeff, said yes outside of the Redevelopment area, we will take the application and review it, stay in touch with Maria and we will try to move as fast as we can to get you an answer on that. Mr. Beberino stated that they would like to apply as well for 9143, since Alverno just signed a lease.

Resolution #2024-07 Bond Counsel

A Motion was made by Commissioner Scheeringa to select, Taft Stettinius & Hollister LLP for Bond Counsel and was seconded by Commissioner Black. Motion was approved having passed by a vote 5 in favor and 0 opposed.

New Business: Collaboration with the Park Dept. on a purchase. Director Becerra explained that she and Commissioner Robertson met with Alex Brown, Park Director. Mr. Brown explained of an opportunity to purchase outside decorative benches, with a one purchase one free item. This offer is only good until June. Commissioner Robertson, explained that they were made from repurposed wind turbine blades a very durable material. Cost for benches with or without planters range from \$4,000 to \$7,500. The Park Dept would purchase 3 items and Redevelopment could purchase 2 items. Five items need to be order for this free match offer. Mr. Brown was looking for a commitment on Redevelopment purchasing 2 items. It was agreed more information and discussion at a later meeting.

Action to Pay Accounts Payable Vouchers: The Motion to Pay Claims made by Commissioner Scheeringa and seconded by Commissioner Black. Motion was approved 5-0.

Business from the Commissioners: None.

Adjournment: Meeting was adjourned by Vice President Turich at 6:38 PM.

DULY PASSED AND RESOLVED by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 8th day of April 2024, having passed by a vote 3 in favor and 0 opposed.

Attest: 
Secretary

Highland Redevelopment Commission


President