

HIGHLAND REDEVELOPMENT COMMISSION

STUDY SESSION MINUTES

MONDAY, FEBRUARY 10TH, 2025

Members of the Highland Redevelopment Commission (RC Commission) met in person at Town Hall on Monday, February 10th, 2025. The Study session was called to order at 6:00 pm by President George Georgeff.

Roll Call/Commissioners Present at Town Hall George Georgeff, Tom Black, Alex Robertson, Doug Turich were present .Commissioner Phil Scheeringa and Pat Krull, Non-voting member & School Town Representative were excused.

Additional Officials Present: Maria Becerra, Redevelopment Director; Kendra Hernandez Assistant Redevelopment Director and Attorney John Reed .

Mr. Belmonte did a presentation on 2909 Jewett St for a Commercial Grant . He stated that he owns the property next door at 2907 Jewett St and had done improvements on that property with a Grant that he had received previously .

He brought a rendering of what he would like it to look like after everything is done.

Mr. Belmonte stated he wants to keep some memory of the old post office. He's going to paint it, or maybe if he can bring the coloring together and get that yellow to work. Here, all this is just a rope on the roof and it only goes back 15 feet and it's 24 feet from one end to the other. This is all black metal with this rope, this door and sidelights, He's going to do the same thing with 2909 Jewett that he had done with the other building next door .

If you look it's one big window and in the middle is a steel column and the buildings actually split in half and there's an I-beam that goes across and it's split in half and if he puts the window in the center , he will have to take all the brick down. He won't know until he starts taking the brick down to see what condition that steel is, because when He took this down that steel was no good.

These windows will either have a 3- foot space in between, and We got them all measured and the design already, they'll have the double door and 2 side lights and the transom the differences, this is like 11 feet so it'll be 11 feet 4 feet and 11 feet of window. These are going to be 9-foot-tall, because this building is only 10 foot tall. The ceiling is only 10 feet. This one's way up. But He's not taking this all down because it would be ridiculous. I have to spend a million dollars, you know. He's working within the parameters to make this look like a brand-new plaza but yet give it a character to kind of just flow.

He had a guy come in and set up a tripod and scan the entire building because there weren't accurate plans since the building was so old and digitized everything on the outside and the inside , it sees everything and it measures everything . They also did a church on 45th .

He wants to take an old dilapidated building and make them look good but there is also a risk and will someone turn off Ridge Rd and come here . He also would like to add a drive thru eventually.

Commissioner Black asked If he was looking for a Grant or something from Zoning concerning a drive thru ?

Mr. Belmonte answered He said it wasn't a given on the drive thru but he was thinking and planning ahead .

Commissioner Georgeff asked if Giuseppe's was off the table ?

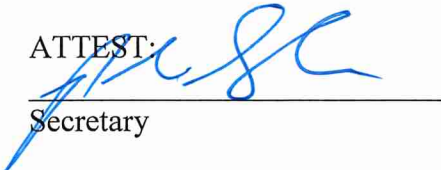
Mr. Belmonte, He didn't really want to disclose more because of rumors . He did say that there was a guy from Salerno Pizza and they might work with his brother but it wouldn't be called Salerno . It would be called either Giuseppe's or Pizziano.

Attorney Reed stated as far as the zoning question goes , I think the zoning is fine .

Meeting was adjourned by President George Georgeff at 6:30pm.

Duly Passed and Resolved by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 24 day of Feb 2025, having passed by a vote 3 in favor and 0 opposed.

ATTEST:


Secretary

Highland Redevelopment Commission


President