

## HIGHLAND REDEVELOPMENT COMMISSION

### PLENARY BUSINESS MEETING MINUTES

MONDAY JUNE 9TH, 2025

The Highland Redevelopment Commission (“Commission”, “RC”) met in person at Town Hall on Monday June 9th, 2025. The regular scheduled plenary business meeting was called to order at 8:13P.M. by President Alex Robertson.

**Roll Call:** Commissioners Phil Scheeringa, Commissioner Tom Black, and Commissioner Alex Robertson ,Commissioner Doug Turich and were present in person at Town Hall). Commissioner George Georgeff and Patrick Krull (non -voting) were excused.

**Additional Officials Present:** Maria Becerra, Redevelopment Director and Attorney Reed

**Also Present:** Don Nagdemon and Elizabeth Woodbury from NWI Parkinson’s and several others were present from the public.

**Public Comment:** None

**Approval of the Minutes:** None

**Old Business:** Updated Decorative Lighting that reflects the price increase .

Commissioner Turich asked if the price was going up \$24,000

Commissioner Robertson answered That those were different zones and originally Zone 3 was quoted at \$21,548.00 and Zone 4 was quoted at \$31,111.00 there is an increase of \$9,186.00 .

Commissioner Turich made a motion to move forward with zones 3 and 4 for the lighting project on Jewett St. and it was seconded by Commissioner Black

Commissioner Scheeringa will be abstaining

Motion passes 3- yes and 1-abstained

Next item on the agenda was Safe Streets for All

Maria stated that there was a brief narrative and on the second page is the estimate for the road construction and then the traffic signals, the lighting, and all the signals in the jurisdiction of Highland would be up upgraded, and then the lighting would be Kennedy Avenue, Klein Avenue Ridge Road, 45th and Main Street. They did put in a 30% contingency . depending on when the

grant gets awarded. And you know, once the actual construction starts, so the total construction would be projected at \$7,852,000. The local match for the town would be 20%, which would be \$1,570,400. but it would address the climate improvements that have been planned for a couple of years back. It is needed. There is a soccer field there on climbing. A lot of games are being held there. but basically it's to put in sidewalks, and from what you can see in the drawing there, that's very preliminary. The match would also include all the improvements for the sewers and the water .

Commissioner Robertson asked if it included the led lighting upgrade ?

Maria answered Yes, the led lighting on Kennedy Avenue, Cline Avenue ,Ridge Road, 45th and Main Street, and then all the signals in the entire town, and then modification of some of the traffic signals. it's just an update that we just got this this morning and you just got it yourselves.

Commissioner Robertson stated 80/20 Grant we can discuss it further in another meeting.

Maria reiterated this is just an update, I just got the brief narrative this morning. It's just to keep you posted on the Grant application. That's due on the 26<sup>th</sup>

Commissioner Black asked How long would it take them to make that determination for the grant ?

Maria answered when we received the planning grant, we applied June, and by October the announcements were out, and we actually received the signed contract by January. So if that happens, you know, this is something that could, you know. Start up, start next year, construction season

### **New Business : Commercial Grants**

#### **2927 Jewett St. NWI Parkinson's**

Don Nagdeman stated we come to you more tonight because we know we can't take a vote on it. But we had an emergency situation where we have to install our main reinstall, a new air conditioning unit for our main floor. It went out, and we're coming into the hot months coming up here. So we need I don't know what you would call in a special dispensation, or just to make you acknowledge that we have the need for a new air conditioner. So we went out and got 2 bids

from one from Popa heating and cooling down the street, and then the other one is from Illiana, heating and cooling out in Saint John and Price seems pretty reasonable. So we're going to come up with the money to do it. We just wanted you to know that we'd appreciate it if you could speed up any kind of process to acknowledge what we're doing the actual low bid on the deal was Popa for \$5503 and I know it's not one of our gigantic things but it's something that needs to be done. We have an event coming up on the 19th of which us, they agreed to put in the air conditioner on the 12th which is this Thursday. So we're just asking for a special whatever you need to do to either. I know you can't approve it tonight because it's not going to come to a vote. But in any case, we need you to know that we're spending that money amount of money and in the past you guys have been really good with everything we've done. We did the new roof. We did the air conditioner on the ground level and you guys approved and you came back with the generous 30% of what we spent for it. So we appreciate everything that you do. I mean, that would for the Grant guidelines

Commissioner Robertson asked When were you going to have the work performed?

Mr. Nagdeman answered on the 12th So 2 days or 3 days from now. I know we're beyond the Grant guidelines, and I know what they are, and I'm just presenting our case because we have 70 plus people coming on Thursday the 19th and they're all averaging about 78. So we're going to have some very uncomfortable people. If we can't get the air conditioning working .

Commissioner Robertson asked what the age of the unit was ?

Mr. Nagdeman answered it was 1978 and it is dead

Commissioner Robertson stated he had no more questions

The other two grant applicants will be present at a later date .

Commissioner Scheeringa asked we helped them with there elevator too ?

Commissioner Robertson answered we did and they are still under there grant max of \$40,000

Commissioner Black asked if there was still money in the fund

Maria answered Yes, we actually haven't tapped into it. We just have one resolution for a property on Jewett. I think their ask is, \$1,650. That would be their ask. They're available is 3,776 to not exceed the 40,000 for that building. I guess the problem is that our guidelines are no

work that has already been started will be eligible for funding without approval. Right? So that's where we are. I know Attorney Reed has so mentioned that these are guidelines. So that's why they came.

Commissioner Black mentioned I think when they were written, there's express without approval of the Council if there's a special need.

Commissioner Turich asked Is there any way to take action on this tonight?

Commissioner Robertson stated I suppose we can amend the agenda

Attorney Reed stated I have to assume this. Somebody's coming through the work in a couple of days. Somebody's got to pay him and they'd like to get the \$1650 back. I don't know that it means it has to be there in 3 days unless you get that payment.

Commissioner Robertson stated well I think that if by our standards if they start the work before approval, then that is not coverage.

Attorney Reed stated remember that's just a guideline . That's not like the law of the land necessarily. Well, I think I don't like avoiding guidelines either. I mean that this grant wasn't set up for any kind of emergency.

Commissioner Robertson stated as much as I would like to help them out. It's my personal belief that this sort of gets away from the intention of that Grant program. I get that it's an older unit. So that's something that is a qualifying expense. I know time is of the essence for them. they're a great business to have in town but I don't know kind of using it as main as a maintenance fund.

Commissioner Scheeringa stated I'll be the first.st I know this isn't a study session but I get the like an elevator that's ADA. That's something to help that whole building right like this just seems more like a maintenance issue I mean, he told me. It's from 1970 like you should have known and I don't like saying that like this is an important organization in our town, if they do have, I'm sure they'll have another need.

Adjournment: Meeting was adjourned by President Robertson at 8:27PM.

Duly Passed and Resolved by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 23rd day of June 2025, having passed by a vote 3 in favor and 0 opposed.

Highland Redevelopment Commission



\_\_\_\_\_  
President

ATTEST  
Secretary

  
\_\_\_\_\_