

HIGHLAND REDEVELOPMENT COMMISSION

PLENARY BUSINESS MEETING MINUTES

Monday June 22nd, 2026

The Highland Redevelopment Commission ("Commission", "RC") met in person at Town Hall on Monday June 22nd, 2026.

The Plenary Business meeting was called to order at 8:40 ^{P.M.} by President Alex Robertson

Roll Call: Commissioner Tom Black, Commissioner Alex Robertson, Commissioner Georgeff. Commissioner Doug Turich, Pat Krull Non - voting member was all present Commissioners Phil Scheeringa was excused .

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

Public Comment: None

Minutes Approved : 05/11/26, 05/26/26 and 6/8/26 will stand as posted .

Communications: Cash Balance Report for April and May were attached

Unfinished Business:

**1. Motion to Ratify Third Amendment to Agreement to Sell and Purchase Real Estate
2655 Garfield**

Commissioner Robertson asked that everyone approve to give him the authority to request an extension for our due diligence period by 2 weeks which would put us at July 11th .

Commissioner Turich made a motion to ratify the third amendment with an extension to July 11th and was seconded by commissioner Georgeff

Commissioner Turich asked have you heard anything back, it's that one area of concern right now, correct? and is that why you're asking for the July 11th?

Commissioner Robertson answered we still have some loose ends to finish up. We have the easement stuff that we need to get documentation on. There're some things on the seller's side too that would kind of delay some things, so we just want to be safe. I'm requesting the extension of our due diligence by a couple more weeks and then try to get this thing closed.

Commissioner Turich asked you are expecting more documentation about that?
It's just one corner that's a concern . They feel comfortable or confident that there's no concern there

Maria answered that Nipsco is working on it.

Commissioner Robertson we know that we're fine, but we just want to make sure we get it in writing.

All in Favor 4-0

2. Resolution 2026-13 for 2927 Jewett St - NWI Parkinson's

Commissioner Robertson stated just to let everybody know how the scoring went on that, they received a score of 43 averaged after the highest and lowest score were removed, and we averaged the other three scores, so following the formula of the grant program, they would be eligible for a reimbursement of \$2,238.15.

Commissioner Turich asked if this was the new scoring system and it's working well ?

Commissioner Robertson answered I think so. I think it makes sense. This was a nice test run and we've got two grant applications, one being a non-profit, which is eligible for a different sort of reimbursement, and we got a typical grant program application, which, under our old scoring or our old criteria, they would have been eligible right out of the gate for \$40,000 but with this scoring it adjusted some things differently. Yeah, as far as the Northwest Indiana Parkinson's goes just over \$2,000 for their reimbursement.

Commissioner Georgeff made a motion to approve Resolution 2026-13 and Commissioner Turich 2nd the motion. 3 in Favor -1 abstention

Commissioner Georgeff stated under the old system they would have been just under the maximum

3. Resolution 2026-14 for 2930 Highway – Stevan M. Micic and Stevan A. Micic

Commissioner Robertson stated the average score after getting rid of the highest and lowest was 69 which would make them eligible for reimbursement of \$34,500.

Commissioner Black made a motion to adopt and 2nd the motion .3 in Favor -1 No

Commissioner Turich asked has Stevan come in to present anything or show any drawings or did he do that with you guys in a smaller setting?

Commissioner Robertson answered after his presentation here, when we were going to score this we did have some questions, reached out to him, and based on his answers, then we were able to proceed with the scoring.

Commissioner Turich added it's a great addition to downtown, I've heard nothing but good things about him and his business and I'm excited

4. Resolution 2026-15 To Adopt Highland, IN Gateway Corridors Redevelopment Plan

There was no motion

Commissioner Robertson stated we've been working on this for quite a while. the latest revision addresses many of Derek's concerns and things that he pointed out, after speaking with him and the Plan Commission, I looking at it, it seems like everything was addressed at least from what I could see. So With that, is there action from the Commission?

Commissioner Black asked has the Plan Commission reviewed this after the changes have been made ?

Commissioner Robertson stated I don't know if they have.

Commissioner Turich stated that's why I was waiting for the discussion portion, if it even got a motion, because I did have a couple questions.

Maria stated The Planning Commission is waiting for the Redevelopment Commission to approve the redevelopment plan. So that they can approve the referenced in the comprehensive plan. So once this is approved, then they want it to be an attachment or an exhibit to the comprehensive plan before they have the public hearing to adopt it. So this plan needs to be adopted by the Commission.

Attorney Reed stated If you guys are more comfortable, we could add redevelopment to the 6th as well. You guys can take another look at it and see, maybe get a red line, so, you know.

Maria stated It's been redlined a few times. We even had the presentation where Derek wanted certain things clarified and that's been done.

Attorney Reed asked was it to your satisfaction ?

Maria added she didn't know if Ken Mika had shared it with the Plan Commission

Commissioner Turich stated he was absent for the last one because he was traveling but he would like a representative from the Plan Commission if we are going to go in that direction. He would like Maria to set the meeting with Derek and Ken Mika and the Plan Commission .

Commissioner Georgeff stated he seen that the building on Jewett was finished

Maria stated he sent an update which is good. I think the exterior might be complete .

Commissioner Georgeff stated I think the exterior is complete. I'd had some discussion with him about the trees up in the front. He'd like some different type of foliage and he would provide that.

Maria asked Commissioner Robertson if he had brought it up before the tree board ?

Commissioner Robertson stated he had not and he needed to get together with Mr. Belmonte and figure that out

Commissioner Georgeff stated the foliage in front of the business, you can't see the sign on the building or whatever he was concerned. He wanted some type of other decorative foliage in there that wouldn't impede people from seeing.

Commissioner Robertson stated I was just confused, because I saw the rendering that he had and it didn't look like any sort of species of tree that exists. It's a made-up tree, unless it was a fake tree but I've never seen a tree quite like that but and I'll also have to talk with Mr. Knesek too, to even figure out if, what's in those beds and where those are at . I know we've got the decorative lighting in there but I don't know if there's anything else in there

Maria stated that she could schedule a meeting between Commissioner Robertson and Mr. Belmonte

Motion to Pay Claims: in the amount of \$75,747.65 made by Commissioner Black and 2nd by Commissioner Turich. All in Favor 4-0

Adjournment: Meeting was adjourned by President Robertson at 8:54 ^{PM}.

Duly Passed and Resolved by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 27th day of July 2026, having passed by a vote 5 in favor and 0 opposed.

Highland Redevelopment Commission



President

Attest: 

Secretary

Secretary