

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
WEDNESDAY, May 13, 2015**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met on Wednesday, May 13, 2015 at 6:05 PM in the Upstairs Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Dominic Noce called the meeting to order. Minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Commissioners present included Dominic Noce, Greg Kuzmar, and Jim Kessler. Commissioners Kathy DeGuilio-Fox and Rachel Delaney were absent with notice. Also in attendance were Attorney Carol Green-Fraley and Redevelopment Director Cecile Petro. School Town of Highland Commissioner Pat Krull entered at 6:55 PM.

General Substance of the Discussion

Agenda Review

Commissioners reviewed various items on the Public Meeting and the Study Session agendas including minutes and claims.

Liability Waiver for Operation SOS

Attorney Green-Fraley reported that the Liability Waiver has been signed by Operation SOS. Commissioners discussed acceptance of the waiver.

8610 & 8612 Kennedy Avenue

Attorney Green-Fraley stated that the current tenant at 8610 Kennedy Avenue has signed a release to leave the premises by August 1, 2015. The owner of the property has signed a contract to sell the property. Director Petro signed the contract for the Commission. The closing date is expected to be on or after August 1, 2015.

Town Theatre

Attorney Green-Fraley described the 501-C-3 application that must be completed in order for the Town Theatre Board to become a tax-exempt organization. She also stated that the Town Theatre Board should consider recruiting more persons of stature from the region to be on the board. This would increase contributions and attract more interest in the theatre region-wide.

The Study Session was adjourned for the Public Meeting at 7:00 PM.

**HIGHLAND REDEVELOPMENT COMMISSION
PUBLIC MEETING
May 13, 2015**

The Highland Redevelopment Commission (“Commission”, “RC”) met in a Public Meeting on May 13, 2015 at 7:00 PM in the Upper Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Dominic Noce called the meeting to order.

ROLL CALL:

Present on roll call included Redevelopment Commissioners: Dominic Noce, Greg Kuzmar, and Jim Kessler. Commissioners Kathy DeGuilio-Fox and Rachel Delaney were absent with notice. Also in attendance were Attorney Carol Green-Fraley and School Town of Highland Commissioner Pat Krull. Taking minutes for the meeting was Director Petro.

MINUTES OF PREVIOUS SESSIONS:

Commissioner Kuzmar made a motion to approve the minutes of Public Meeting and Study Session of April 8, 2015 and the Special Public Meeting and Study Session of April 22, 2015. Commissioner Kessler seconded the motion. **Motion carried by unanimous voice vote.**

PUBLIC COMMENTS: None

SPECIAL ORDERS: None

COMMUNICATIONS: None

UNFINISHED BUSINESS AND GENERAL ORDERS:

Commissioner Kuzmar made a motion to accept the Liability Waiver from Operation SOS. Commissioner Kessler seconded the motion. **Motion passed by unanimous voice vote.**

NEW BUSINESS: None

ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS:

Commissioner Kuzmar made a motion to pay account receivables as prepared. Commissioner Kessler seconded the motion. **Motion carried by unanimous voice vote.**

BUSINESS FROM THE COMMISSIONERS: None

NEXT MEETING:

The next public meeting will be held on June 10, 2015, at 7:00 PM. A Study Session will precede the Public Meeting at 6:00 PM and may follow the meeting. The next full Study Session will be held on May 27, 2015, at 6:00 PM. The next Highland Main Street meeting will be held on Thursday, June 4, 2015 at 7:30 PM.

ADJOURNMENT:

Commissioner Kessler made a motion to adjourn the meeting. Commissioner Kuzmar seconded the motion. **Motion carried by unanimous voice vote to adjourn the meeting at 7:03 PM.**

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION RECONVENED
May 13, 2015**

The Highland Redevelopment Commission ("Commission", "RC") reconvened its Study Session at 7:06 PM in the Upper Conference Room of the Municipal Building at 3333 Ridge Road, Highland, Indiana on May 13, 2015.

ROLL CALL: Present on silent roll call included Commissioners: Dominic Noce, Greg Kuzmar, and Jim Kessler. Commissioner Kathy DeGuilio-Fox and Rachel Delaney were absent with notice. Also in attendance was School Town of Highland Commissioner Pat Krull. Minutes were taken by Director Petro.

General Substance of the Study Session

Town Theatre

Commissioner Kuzmar reported that he has met with a structural engineer from Enspect Engineering with whom the Commission has contracted for initial inspection services. The questions that will need to be answered are: 1) can the trusses be repaired and 2) do the trusses need to be replaced. Commissioner Kuzmar expects that the inspection will take several days. After the initial inspection, a meeting will be set up with our Project Advocate, Richard Mycka, Commissioner Kuzmar, the Director and Enspect to discuss the next step. The next step may include the need for further inspection, a plan for repairs or removal, and the cost to do the repairs or removal and replacement. Commissioner Kessler related his concerns for the items that were damaged during the ceiling removal.

NIRPC Grant

The Director noted that a meeting is planned for Monday, May 18, 2015 at 9:00 AM to review the infrastructure and the planning documents of the town for that area; as well as, to discuss the results of the Information Gathering Session that was held on March 19, 2015.

2711 & 2717 Condit

Attorney Carol Green-Fraley resent an offer to purchase 2711 & 2717 Condit based upon two appraisals that have been conducted. No response has been received by the owner to date.

8630 Kennedy

The Director reported that the owners of 8630 Kennedy Avenue will be contracting for their own appraisal. No further update was provided.

Highland Main Street (HMS)

Commissioner Kessler reported that the last HMS meeting was held on May 7, 2015. The Second Annual Car Cruise will be held on Saturday, May 30, 2015 from 3:00 PM to 7:00 PM. The Festival of the Trail will be on Saturday, October 10, 2015. Paws, a group from the local Humane Society, will have an event on June 6, 2015. They have offered a table to the Town Theatre Membership group to sell shirts, memberships, and custom made cards. A major fundraiser is being considered for early fall and a Pop-Up Gallery is being planned for June. The Director reported that an application to the Little Calumet River Basin Commission to build a parking lot and a pathway to the levee from the parking lot at the Highland Rookery was given to the Director of the Little Calumet River Basin Commission at a meeting at the Rookery on April 30, 2015. The RC has already committed \$10,000.00 to the project.

Downtown Ash Tree Treatment

Commissioners Kessler and Kuzmar led a group to apply treatment to the Ash Trees in the downtown area. This is the second year that an insecticide treatment was applied to about thirty five trees.

Gateway Sign Dedication Ceremony

A dedication ceremony will be conducted on Wednesday, May 27, 2015, at 7:00 PM at the new Gateway Sign on North Indianapolis Boulevard south of 81st Street. The Highland Chamber of Commerce will provide the ribbon and scissors. The public is invited to attend the dedication.

Redevelopment Commission Assistant

The Director reported that she is currently receiving resumes for a Redevelopment Commission Assistant through Friday, May 15, 2105. Interviews will be conducted in the following weeks. She asked for volunteers from the Commission to assist with the interviews.

Kennedy Avenue Business Park

Director Petro asked Commissioners to prepare questions and comments for the next Study Session on the Kennedy Avenue Business Park pro-forma prepared by Cender & Company. Because the time will be short due to the dedication of the Gateway Sign, she asked all to be present at 6:00 PM. Commissioner Krull suggested that the Parks Department may be able to provide a tent in the event of rain.

Adjournment

The Study Session was adjourned at 8:50 PM.