

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
WEDNESDAY, June 10, 2015**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met on Wednesday, June 10, 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, Kathy DeGuilio-Fox, Rachel Delaney, Greg Kuzmar, and Jim Kessler. Also in attendance were Attorney Carol Green-Fraleley and Redevelopment Director Cecile Petro. School Town of Highland Commissioner Pat Krull entered at 6:30 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. During discussion of Resolutions 2015-17 and 2015-18, Attorney Green-Fraleley stated that she would like to have additional time to review them before Commission approval. The Commission reviewed the possible change of meeting dates in July and discussed cancelling the Highland Main Street meeting for July. While discussing various claims, Commissioners requested a more appropriate description for a claim that will provide all Redevelopment Commissioners with bonding insurance.

Town Theatre

Commissioner Kessler stated that there were still large items to be removed and disposed of within the Town Theatre. Once the volunteer survey is returned the Commission will have a list of potential volunteers who would be willing to assist with their removal.

Commissioners reviewed the *Timeline for Construction and Operations*. Until a decision is made on the type of renovation that will be needed for the roof structure, it is unknown whether the Timeline will have to be adjusted. The structural engineer reported that two of the four trusses (easternmost) need immediate attention and must be supported. The other two westernmost trusses have significant fractures of the bottom chord members. Commissioner Kuzmar is currently contacting general contractors for various estimates.

The next step will be to provide a Request for Proposals for the redesign of the theatre.

Art & Cultural District

The Committee met on May 18, 2015 to discuss the infrastructure of the area, including utilities, pipelines, modes of transportation, current structures and potential new structures. SEH will develop a presentation with a survey and renditions to the full Art & Cultural District Committee and to the public after July 4th to obtain additional feedback.

2711 & 2717 Condit

Attorney Carol Green-Fraleley will answer a letter from the owner of 2711 & 2717 Condit in regards to the procedure for the acquisition of property.

8630 Kennedy Avenue

President Noce and the Director will meet with a representative of the owners of 8630 Kennedy Avenue to discuss their appraisal on Monday, June 15, 2015. Discussion ensued.

Redevelopment Commission Assistant

The Commissioners discussed the final three applicants for the Assistant position. The Director thanked Commissioners Noce and DeGuilio-Fox for the time they spent reviewing resumes and assisting with the interviews.

The Study Session was adjourned for the Public Meeting at 7:24 PM.

**HIGHLAND REDEVELOPMENT COMMISSION
PUBLIC MEETING
June 10, 2015**

The Highland Redevelopment Commission ("Commission", "RC") met in a Public Meeting on June 10, 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, Kathy DeGuilio-Fox, Rachel Delaney, Greg Kuzmar, and Jim Kessler. 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 the Public Meeting and Study Session of May 13, 2015 and the Study Session of May 27, 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:

NEW BUSINESS:

President Noce tabled Resolutions 2015-17 and 2015-18 pending review from the Commission's Attorney.

Commissioner Kessler made a motion to change the July Redevelopment Commission Meeting Schedule dates from July 8, 2015 and July 22, 2015 to July 15, 2015 and July 29, 2015 for the Public Meeting and The Full Study Session Meeting, respectively. Commissioner Kuzmar seconded the motion.

Motion passed by unanimous voice vote.

Commissioner Kuzmar made a motion to cancel the regularly scheduled Highland Main Street meeting of July 2, 2015. Commissioner DeGuilio-Fox seconded the motion. **Motion carried by unanimous voice vote.**

ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS:

Commissioner Kuzmar made a motion to pay account receivables subject to a change of description within the monthly docket to read "Bond Premium for Redevelopment Commissioners" in place of listing one Commissioner's name. Commissioner DeGuilio-Fox 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 Delaney made a motion to adjourn the meeting. Commissioner Kessler seconded the motion.

Motion carried by unanimous voice vote to adjourn the meeting at 7:30 PM.

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION RECONVENED
June 10, 2015**

The Highland Redevelopment Commission ("Commission", "RC") reconvened its Study Session at 7:30 PM in the Upper Conference Room of the Municipal Building at 3333 Ridge Road, Highland, Indiana on June 10, 2015.

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

General Substance of the Study Session

Highland Main Street (HMS)

Commissioner Kessler reported that he was unable to attend the last HMS meeting which was held on June 4, 2015. The Director stated that the Second Annual Car Cruise which was scheduled for Saturday, May 30, 2015 from 3:00 PM to 7:00 PM was postponed due to the weather. The Festival of the Trail will be on Saturday, October 10, 2015. Another Art Display is scheduled for Fall of this year. Our Lady of Grace elementary school will contribute paintings.

Kennedy Avenue Business Park

Mr. Dan Botich will return to answer further questions regarding the Kennedy Avenue Business Park tentatively scheduled for June 24, 2015, the next Study session. The Director will confirm the date and time with Mr. Botich.

Adjournment

The Study Session was adjourned at 7:50 PM.