

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
WEDNESDAY, June 24, 2015**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Wednesday, June 24, 2015, at 6:14 PM in the Upper 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 Greg Kuzmar, Kathy DeGuilio-Fox, and Dominic Noce. Commissioners Jim Kessler and Rachel Delaney were absent with notice.

General Substance of the Discussion

1. Proposed Highland Business Park on Kennedy Avenue

Dan Botich, an Executive with Cender & Co., returned to the Redevelopment Commission to provide additional information on the Pro-Forma for a proposed business park on Kennedy Avenue. Mr. Botich provided additional comparative parcels within Indiana. Discussion ensued. Commissioners asked Mr. Botich to include additional properties within the Pro-Forma area. The Director will discuss the next step with the Commission's Liaison to the Town Council, Dan Vassar. If the Commission decides to move the project forward, it will contract with an engineering firm to provide a site plan and environmental study.

2. Town Theatre

Commissioner Kuzmar reported that he has had conversations with Safeway Scaffolding to provide us with an estimate of the cost to shore up the trusses that were identified in immediate need of fortifying. Safeway will need information on the weight load which will be provided by Enspect, the structural engineering firm that identified the faulty trusses. Mr. Kuzmar also stated that he is awaiting one more estimate on replacing the roof structure. The Director and Mr. Kuzmar will develop the request for proposals for an architectural firm to complete the design for the theatre.

3. Art & Cultural District

The Art & Cultural District Committee will meet after the Independence Day holiday. A public meeting will follow the committee meeting.

Commissioners discussed the counter offer from the owners of 8630 Kennedy Avenue. The Director and President Noce met with the owners on June 23, 2015. During the meeting, the owners stated that they will meet and discuss the offer once again with their organization and a follow-up meeting with the Redevelopment Commission will take place.

No further information has been received from the owner of 2711 and 2717 Condit Street.

4. Highland Main Street

The Car Cruise is tentatively scheduled for October 3, 2015. The Director and two members of the Car Cruise Committee met with the Vice President of the Council of Community Events (CCE) organization and Assistant Chief Pat Vassar to discuss a possible joint event. The CCE would like to hold a Brew and Barbeque event the same day. If CCE receives approval from the Town Council, the group will meet again to discuss plans and logistics for the event.

The Festival of the Trail is planned for October 10, 2015 in the municipal parking lot on the southwest corner of Highway and Kennedy Avenue. This will be the third annual event.

Paintings from Our Lady of Grace elementary school will be on display in the fall in downtown businesses as part of the next Art Display.

The July Highland Main Street meeting will be cancelled due to the holiday.

5. **Tax Increment Financing Study**

The Director informed the Commission that the Indiana Economic Development Association (IEDA) is proposing a study of tax increment financing (TIF) within Indiana. The organization would contract with a university to provide an independent study of the benefits and challenges with TIF. The organization is reflecting the frustration of many local economic development organizations within the state that believe the state legislature is limiting one of the best incentives local government has to attract, retain, and expand business. The IEDA is requesting donations from local economic development organizations to off-set the cost. Commissioners asked the Director to return with more information on what other organizations are providing.

6. **Development in Highland**

Director Petro answered questions from the Commission regarding projects and proposed projects in Highland.

Discussion ended at 9:01 PM