HIGHLAND ECONOMIC DEVELOPMENT COMMISSION
PUBLIC MEETING MINUTES
FRIDAY, MARCH 28, 2008

The Highland Economic Development Commission ("EDC", "Commission") met on Friday, March 28, 2008 at 1:11 PM for a Public Meeting in the Council Chambers of the Highland Municipal Building, 3333 Ridge Road, Highland, Indiana. The meeting was called to order by Commission President, Matt Reardon. Minutes were recorded by Redevelopment Director Cecile Petro.

ROLL CALL:
Present on roll call included Commissioners David Beanblossom, Matthew Reardon, and George VandeWerken. Also in attendance was Redevelopment Director Cecile Petro. President Reardon stated that a quorum was present.

MINUTES OF THE PREVIOUS SESSIONS:
Commissioner VandeWerken made a motion to approve the minutes of the Public Meeting and Study Session of May 20, 2007. Commissioner Beanblossom seconded the motion. The motion passed 3 ayes and 0 nays.

REPORTS AND COMMUNICATIONS:
On March 27, 2008, Mr. Joseph Wszolek sent an electronic letter to the EDC regarding the creation of an Economic Development Target Area for 2609 45th Street. His concern was that the entire 45th Street business corridor had not been reviewed or studied before action is taken by the EDC. He suggested that the "district needs further study as to its impacts to the surrounding area including traffic flow prior to adoption".

The EDC considered Mr. Wszolek's comments. Commissioner Beanblossom requested more information on the need to move forward with this designation before a comprehensive study could be accomplished. Commissioner VandeWerken stated that the request came from the owner of Bell Parts Supply and that they want to expand and rehab their exterior during this construction season. He also stated that the retail at this location is limited. The Director stated that the company has looked at several other towns and needs a larger facility immediately. Commissioner Reardon stated that the Town should review 45th Street from Munster to Griffith and convene a planning session to study this corridor. The Commission requested that the Director transmit this suggestion to the Council.

UNFINISHED BUSINESS: None

NEW BUSINESS:
Commissioner VandeWerken made a motion to approve the creation of an Economic Development Target Area and subsequent tax abatement for 2609 45th Street subject to adherence to the Redevelopment Commission's Design Standards, to the greatest extent possible. Commissioner Beanblossom seconded the motion.
During discussion the Commissioners reviewed the parking situation at the site. The Director stated that the Building Superintendent declared that there was sufficient parking for the expansion. The Commissioners also discussed the proposed Design Standards and their desire to see those incorporated into the façade improvement. In addition, Commissioner Reardon presented an in-depth description of the effect of tax abatement on Bell Parts Supply, the Town, and other units of government. **Motion carried 3 ayes and 0 nays.**

The Director reviewed the Annual Report for 2007. Commissioner VandeWerken made a motion to approve the Annual Report for 2007. Commissioner Beanblossom seconded the motion. **Motion passed 3 ayes and 0 nays.**

**BUSINESS FROM THE FLOOR:** None

**PUBLIC COMMENT:** None

**CLAIMS:** None

**NEXT MEETING:** Not established at this time

**ADJOURNMENT:**
At 2:25 PM, Commissioner Beanblossom made a motion to adjourn the meeting. Commissioner VandeWerken seconded the motion. **Motion approved by unanimous consent.**
STATEMENT OF BENEFITS
REAL ESTATE IMPROVEMENTS

Data Form 51677 (R2/1-07)
Prepared by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Eligible vacant building (IC 6-1.1-12.1-4.8)

INSTRUCTIONS:
1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body before the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.

2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, before the deduction may be approved.

3. To obtain a deduction, application Form 322 ERAE or Form 322 ERAE/VEO, whichever is applicable, must be filled with the County Auditor by the later of July 1 or 30 days after the notice of addition to the assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.

4. Property owners whose Statement of Benefits was approved after June 30, 1981, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits, [IC 6-1.1-12.1-4.4(a) and IC 6-1.1-12.1-4.5(a)]

5. The schedule established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.4(a) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000. The schedule effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

RECEIVED INFORMATION FOR REAL ESTATE IMPROVEMENTS

Name of Taxpayer: Bell Parts Supply, Inc.
Address of Taxpayer (number and street, city, and state and ZIP code): 2609 45th St.
Name of Contact Person: Scott Bell
Telephone: 219-924-1300
E-mail Address: sbell@bellparts.com

LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of Designating Body: Town of Highland
Resolution Number:
Location of Property: 2609 45th Highland, IN County: Lake
Description of Real Property Improvement(s), Redevelopment, or Rehabilitation (Use Additional Sheets If Necessary): "Improvements to Facade, Signage, & Parking"

CURRENT TAXABLE APPRAISAL VALUE & TAXES AS FILED FOR CURRENT YEAR

Current Number: 22
Salaries: $761,592
Number Retained: 22

REAL ESTATE IMPROVEMENTS

Cost: $525,000
Assessed Value: $747,200

NOTICE TO WASTE WATER FACILITIES AND CONTRACTORS TO NOTIFY THE TAXIABLE VALUE OF THE PROJECT

Estimated Solid Waste Converted (Pounds):
Estimated Hazardous Waste Converted (Pounds):

Other Benefits

I hereby certify that the representations in this statement are true.

Signature of Authoritative Representative: [Signature]
Title: Owner
Date Signed (Month, Day, Year): 02/18/08

Page 1 of 2
Estimated number of trucks per day (if applicable):


Description of financial capacity with regard to this project:
(please attach exhibit E letter of financial commitment)

Financing secured through First Midwest Bank.

Number of years that the applicant is requesting tax abatement:

10 years

Other incentives requested from the Town of Highland or State of Indiana:

Facade improvements may be a large part of project. Incentives or assistance would be helpful. State funds for training or business development would also be beneficial.

Upon favorable review and passage by the Town Council, the successful applicant will be required to contribute an amount of up to 1% of the total project investment to the Town of Highland Redevelopment Improvement Fund. The Town Council will determine the specific dollar amount at time of final approval for tax abatement. Contributions to this fund shall be used for community and economic development purposes, and other public benefit as directed by the Town Council.

I affirm under penalties of perjury that the above information is true and correct.

(Signed) [Signature]

(Title) [Title]

(Date) 2/19/05
Application for Tax Abatement
Town of Highland

Company Name:
Bell Parts Supply, Inc.

Address:
2609 45th St
Highland, IN 46322

Web Address (if available):
bellparts.com

Contact name and title:
Scott Bell - Owner
Dave Bell - Owner

Phone number:
922-1200

Fax number:
922-2047

E-mail Address:
scott@bellparts.com

Brief description of business including SIC code and or principal business activity:
Bell is the largest distributor of appliance parts in Indiana, offering parts & supplies for major home appliances, furnaces, & gas grills.
SIC code 423950

Legal description and address of project property:
(Attach additional sheets if necessary)
2609 45th St, Highland, IN

Current uses and conditions of property:
Retail, Warehouse, & office space

Is the project an expansion or relocation?
Expansion

6
If the project is relocation, please identify the State, County and local jurisdiction that you are relocating from and why:

What is the project estimated start and completion dates?

Start of Construction: 4/1/08
Completed in: 4-6 months

Type and amount of new investment:

Real Property:
Land: $75,000
Improvements: $300,000

Personal Property:
Manufacturing equipment: - 0 -
Research and development equipment: - 0 -

Estimated tax benefits to the Town of Highland:
Real Property: Add $175,000 in assessed value.
Personal Property:

Attach copies of the following:

Exhibit A Plats or maps of project area
Exhibit B Drawings and photos
Exhibit C Signage and landscape plans as applicable

Current number of employees in the Town:

Current number of employees in the State of Indiana:

Estimated number of construction jobs (if applicable):

Number of estimated new full and part-time jobs as a result of the project:
(Attach Exhibit D job descriptions, and wage ranges)
Within 3 years: 3-5 full time ($17-$24/hr)
3-4 part time (same)