



Highland
Redevelopment
Commission

TOWN OF HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

Annual Report of Activities of the Redevelopment Commission

For Fiscal Year 2013

AND

**Report by the Redevelopment Commission on the Activities of Each
Tax Increment Financing District for the Previous Year**

(January 1, 2013 through December 31, 2013)

Prepared

March 15, 2014

Per

Indiana Code 36-7-14-13

As Amended Through HEA 1145-2013 and HEA 1116-2013

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Redevelopment Commission TOWN OF HIGHLAND

3333 Ridge Road ♦ Highland, Indiana 46322 ♦ 219-972-7598 ♦ fax 219-972-5097

March 15, 2014

Mr. Dan Vassar, President
Highland Town Council
Highland Municipal Building
3333 Ridge Road
Highland, Indiana 46322

Dear Mr. Vassar,

In accordance with Indiana Code 36-7-14-13, as amended through HEA 1145-2013, the Highland Redevelopment Commission shall file with the Department of Local Government Finance (DLGF), a report setting out Commission activities during the preceding calendar year by March 15, 2014; and as amended through HEA 1116-2013, the Redevelopment Commission must report on the activities of each Tax Increment Financing District for the previous year by August 1, 2014. In addition, a copy of this report must be submitted to DLGF in electronic format under IC 5-14-6 titled Electronic Transmission of Reports to the General Assembly by October 1, 2014. The DLGF requires that the Commission submit its report through the Indiana Gateway for Government Units ("Gateway").

Therefore, enclosed is the Annual Report on the Activities of the Redevelopment Commission for the Previous Year Ending December 31, 2013 as prepared for the Highland Redevelopment Commission, along with the Report by the Redevelopment Commission on the Activities of each Tax Increment Financing District for the Previous Year. If you have any questions or would like further information, please contact me.

Sincerely,



Cecile L. Petro, Director
Highland Redevelopment Commission

Enclosure

Cc: Members of the Highland Redevelopment Commission
Michael Griffin, Clerk-Treasurer, Town of Highland
Attorney Carol Green-Fraley, Counsel to the Commission
Members of the Highland Town Council

2013 HIGHLAND REDEVELOPMENT COMMISSION REPORT
Pursuant to I.C. 36-7-14-13 as amended through HEA 1145-2013

FROM: Highland, Indiana, Lake County

SUBMITTED BY: Cecile L. Petro, Director of the Highland Redevelopment Commission

TO: Indiana Department of Local Government Finance

DATE: March 15, 2014

CC: EXECUTIVE OF UNIT: Dan Vassar, Town Council President

A. INFORMATION REGARDING REDEVELOPMENT COMMISSION MEMBERS AND OFFICERS

AND MEETINGS DATES for 2013:

President:	Michael Maloney	\$50 per month salary
Vice President:	Gregory Kuzmar	\$40 per month salary
Secretary:	Dominic Noce	\$40 per month salary
Member:	Bridget DeYoung	\$40 per month salary
Member:	Thomas Crowel	\$40 per month salary

Non-Voting School Board Members (Co-Appointments in Highland):

Patrick Krull and Luanne Jurczak

Name of Commission Members appointed during 2013: Same as above

Name of Commission Members removed during 2013: None

Treasurer: The Town Clerk-Treasurer preforms the task of Treasurer for the Commission without compensation

2013 Meetings of the Commission

The Commission is scheduled to hold regular public meetings on the second Wednesday of the month at 7:00 PM with a study session before (6:30 PM) and after the meeting. A full study session is scheduled on the fourth Wednesday of the month at 6:30 PM. All meetings are held at the Highland Municipal Building located at 3333 Ridge Road. Minutes are bond and archived within the municipal building and available for review and inspection during regular business hours. The following is a list of dates that public meetings and full study sessions were held:

<u>Public Meeting with Study Sessions</u>	<u>Study Sessions only</u>
January 9, 2013	January 23, 2013
February 13, 2013	February 27, 2013
March 13, 2013	March 27, 2013
April 10, 2013	April 24, 2013
May 8, 2013	
May 22, 2013 (Special Public Meeting)	
June 26, 2013	
July 10, 2013	
July 24, 2013 (Special Public Meeting)	
August 14, 2013	August 28, 2013
September 18, 2013	
October 9, 2013	
October 23, 2013 (Special Public Meeting)	
November 13, 2013	
December 11, 2013	

B. REGULAR EMPLOYEES OF THE REDEVELOPMENT COMMISSION

Director:	Cecile L. Petro	\$55,380.95 salary
Recording Secretary:	Cecile L. Petro	\$624.00 salary

C. EXPENDITURES MADE DURING 2013, AND GENERAL PURPOSE

Operating and Capital Funds (Not TIF Funded)

The Redevelopment Commission’s budget and expenditures made during 2013 follow the cash-based system of the Town of Highland. The Commission’s operating budget is funded from property taxes (Fund 094 internally). The beginning budgeted amount was \$155,163.23 and the ending balance was \$4,865.34. Major contracts for the year included the following:

<u>Project</u>	<u>Company</u>	<u>Contact person</u>	<u>Amount</u>
Legal Services	Green & Kuchel	Att. Carol Green-Fraley	\$17,720.68
Financial Consulting	Cender & Company	Mr. Dan Botich	\$ 3,135.00
Arch. Landscaping	Short, Elliott Hendrickson	Mr. Matt Reardon	\$ 4,900.00
Gateway Signage	Landmark Sign	Mr. Jason Moorehead	\$57,601.66
Electrical for Sign	Emcor Hyre Electric	Mr. Mark Tomassoni	\$ 2,900.00
Architectural Services For Theatre	VOA	Mr. Ken Gurtowski	\$19,250.00

The capital fund (Fund 096 internally) includes bond proceeds from retired bonds, interest and donations. In 2013, the Commission reimbursed \$83,463.44 for four Façade Improvement Grants or 30% of the total costs (\$278,211.48) for the following projects from that fund:

Façade Improvement Grant Program (Not TIF Funded)

<u>Name of business or owner</u>	<u>Address of Project</u>	<u>Project Costs</u>	<u>Grant</u>
Traditions Restaurant	2739 Highway Ave.	\$ 80,067.00	\$24,020.10
Nick & Pat Popa (commercial two-unit)	2939-41 Jewett St.	\$ 10,804.00	\$ 3,241.20
APEX	2743 Highway Ave.	\$134,110.67	\$40,233.20
Cakes By Karen	8632 Kennedy Ave.	\$ 53,229.81	\$15,968.94
Total		\$278,211.48	\$83,463.44

Debt Service Schedule for Highland Redevelopment District Taxable Bond

The Redevelopment Commission had one outstanding non-TIF financed bond (Highland Redevelopment District Tax Bond 2006) beginning in 2007 for \$1.75M (fund 097 internally). That bond provided funding for a loan to the City of Hammond to demolish an apartment complex located north of Highland on Kennedy Avenue. Up until 2013, Hammond had made semi-annual payments to the town for interest, only. The Town of Highland made principal and fee payments utilizing property taxes. On August 13, 2013, Hammond repaid the loan and Highland was able to redeem the bond.

<u>Payment Date</u>	<u>Principal Paid</u>	<u>Interest Paid</u>	<u>Paying Agent Fee</u>
2-1-13	\$ 175,000.00 (Highland Payment)	\$28,218.76 (Hammond Payment)	\$400.00
8-13-13	\$1,750,000.00 (Hammond Payment)	\$ 3,814.45 (Hammond Payment)	
12-2-13	\$ 715,219.52 (Highland Payments to Wells Fargo to redeem the bond)		\$500.00

D. RECIPIENTS OF LOAN OR GRANT OF TAX INCREMENT REVENUES DURING 2013

Distribution of Tax Increment in 2013

During 2013, the Commission received monies from three allocation (TIF) areas listed below. This is the third year that the Highland Redevelopment Commission has received TIF funds. No disbursements were made in 2013.

Revenue Fund 098 for the Downtown Redevelopment Area

<u>Amount received</u>	<u>Date</u>	<u>Disbursed</u>
\$ 80,615.95	6-11-13	\$0
\$103,288.04	12-27-13	\$0

Revenue Fund 099 for the Economic Development Area Highland Acres

<u>Amount received</u>	<u>Date</u>	<u>Disbursed</u>
\$4,720.86	6-11-13	\$0
(\$694.17)	12-27-13	\$0

Revenue Fund 100 for the Highland Commercial Corridors Redevelopment Area

Amount received	Date	Disbursed
\$29,044.29	6-11-13	\$0
\$16,531.78	12-27-13	\$0

E. AMOUNT OF FUNDS ON HAND AT CLOSE OF CALENDAR YEAR 2013--SUMMARY

Fund	Starting Balance	Ending Balance
094 Operating Fund	\$155,551.81	\$ 4,865.34
095 Economic Development	\$ 76,000.00	\$ 0.00
096 Capital Fund	\$948,910.00	\$364,982.32
097 Bond and Interest	\$503,350.70	\$.61
098 TIF Revenue (Downtown)	\$34,732.51	\$218,636.50
099 TIF Revenue (Econ. Dev. Area)	\$ 7,277.14	\$ 11,303.83
100 TIF Revenue (Commercial)	\$ 0.00	\$ 45,576.07

F. ADDITIONAL COMMENTS REGARDING ACTIVITIES OF THE REDEVELOPMENT COMMISSION AND RESULTS OBTAINED DURING 2013

2013 ANNUAL REPORT OF THE HIGHLAND REDEVELOPMENT COMMISSION

Introduction

Under Indiana Code 36-7-14-13, the Redevelopment Commission (Commission, RC) must prepare an Annual Report outlining the activities of the Commission, the members, and the expenditures made during 2013. The following is a summary of the year and then a recap of each month. A list of goals for 2013, and the budget/expenditures for the year follows.

2013 HIGHLAND REDEVELOPMENT COMMISSION

Annual Report

Summary of 2013

The Highland Redevelopment Commission had a very productive year in 2013. \$83,463.44 was granted to four property owners who participated in the Façade Improvement Grant Program. Owners committed and an additional \$194,748.36 for a total of \$278,211.48. The locations of those projects were: 2739 Highway Avenue, 2743 Highway Avenue, 2939-2941 Jewett Street, and 8632 Kennedy Avenue. The program provided 30% of approved receipts on the façade improvements. Funds were provided from left over bond proceeds from a property taxed financed bonds.

The Commission finalized its priority list of properties that it would like to purchase or to provide incentives to assist the owners with improvements. The next step taken by the Commission was to update the Acquisition List for each Redevelopment Area, so that purchases of properties can be made. Resolutions to that effect were approved by the Commission and forwarded to the Plan Commission and to the Town Council. At the end of the year, the Town Council had approved the resolution to update the Acquisition List for Redevelopment Area II, but not the resolution that updated the Acquisition List for Redevelopment Area I. It is expected that the Council will approve the second resolution in 2014. The Commission will develop Confirmatory Resolutions and then approve the first bonding resolution. Appraisals of a few properties were begun in anticipation of possible purchases in 2014.

Commissioners reviewed a number of properties for conformance with the design standards in the two Redevelopment Areas and in the Economic Development Area. Letters were written to Plan Commissioners and the Board of Zoning Appeals when issues arose that would impact compliance with the standards. Numerous meetings were held between the Commission and property owners in order to achieve compliance.

The Highland Redevelopment Commission bonded in 2006 to assist the city of Hammond with the demolition of the former Kennedy Avenue Apartments. Hammond repaid the loan in August of 2013 and by the end of the year, the bond was retired. Financing of the bond was through property taxes.

Highland Main Street Bureau, a committee under the Redevelopment Commission, had a very productive year, as well. The main focus has been the Town Theatre that was purchased in 2011 by the Commission at a county tax sale. During 2013, various businesses assisted the Commission by offering their assistance *pro bono* to assess the various systems including electrical, plumbing, structural, environmental, HVAC and the roof. By the end of the year, the Commission had hired an architect to review the assessments and to provide alternative courses of action with cost figures.

The *Festival of the Trail* was organized and piloted in 2013. The Committee also conducted two *Cash Mobs* in downtown businesses to provide visibility for the retailers. Main Street also greatly expanded holiday decorations through contributions. Six silhouette trees were strategically placed in the downtown area. The volunteer group decided on the relocation of a public sculpture, disseminated art for the *Art Displays* in downtown business windows, and distributed Façade Improvement Grant brochures to downtown businesses. The discount coupon program, designed to bring performing fine art students and their families into downtown restaurants, increased this year. Lastly, the Highland Rookery Committee was able to connect with the Highland Community Foundation and the Highland Park Board to gain their support in submitting a grant to provide amenities at the Rookery.

A monthly summary of Commission activities follows.

January

The Commission's first meeting for 2013 was held before appointments were made by the Town Council to the Redevelopment Commission. Therefore, the Commissioners decided to table the election of officers until February's meeting.

The Redevelopment Commission approved four resolutions. The first, *Resolution 2013-01, A Resolution Authorizing Compensation for Certain Employees to be Derived from the Proper Fund of the Redevelopment Department of the Town of Highland, Lake county, Indiana* provides for the salary of the Director, Recording Secretary and Commission Attorney. The second resolution, *Resolution 2013-02, A Resolution of the Highland Redevelopment Commission Approving an Agreement for Legal Services to the Highland Redevelopment Commission for 2013*, approves the legal agreement and sets the rate of pay for the Commission's attorney for 2013. *Resolution 2013-03, A Resolution of the Highland Redevelopment Commission Approving a Retainer Agreement for Financial Advisory Services and General Redevelopment Consulting to the Highland Redevelopment Commission for 2013*, continues the services of Cender and Company as the financial advisor for the Commission. Lastly, *Resolution 2013-04, An Amended Resolution of the Highland Redevelopment Commission to Provide Preliminary Approval for a Façade Improvement Grant Application by Mr. and Mrs. Mark Spain for Property Located at 2739 Highway Avenue*, amends the first resolution passed by the Commission in support of the façade rehabilitation work performed on the building. The amendment was necessary to incorporate additional work and expenditures for the project.

The Commission also approved the 2013 meeting schedule and the attendance of the Director at the annual CIP Conference in Chicago.

During the study session, the Commission discussed the landscape plan along the eastern easement of North Indianapolis Boulevard from 81st Street to Maple Court. An additional rendition will be provided by the contractor, SEH, to allow a view from the roadway. The Commission discussed the progress to date on the Town Theatre. The project is waiting for utility hook-ups to be performed. Other discussions centered on on-going projects such as the Façade Improvement Grant program and the placement of new planters and trees along Jewett Street. Due to the Ash Borer disease, many of the downtown trees will be removed within the next year. Future projects will include bonding for the purchase of real estate to be assembled for redevelopment, reviewing the sign ordinance with a focus on LED signs, and listening to a presentation by a possible developer of property located at 2121 45th street.

At the January 23, 2013 full study session of the Commission, Mr. Eric Gastevich presented his plans for the property located at 2121 45th Street. He would like to build a five building, two hundred and five unit complex for multi-family housing. The area is currently zoned B-3 and Mr. Gastevich is requesting a change to R-3 from the Plan Commission.

The Commission received several updates during the meeting. The first item was a new rendition from SEH regarding the eastern easement along North Indianapolis Boulevard from 81st Street to Maple Court. The Commission is generally in favor of the rendition that shows plantings without stone edgings. The second update concerned the public art sculpture that was removed from the west side of the Fire Station Number 1 on Highway Avenue. Commissioner DeYoung will be asking Highland Main Street (HMS) to assist her with a possible relocation of that sculpture. She also provided an update on HMS and its focus for the new year. She stated that the Art & Music Committee will be folded into HMS because most of the focus over the past year has been on the arts within HMS. Commissioners discussed a potential proposal from a developer to divide the cost of the former Girl Scout building with a parking lot located at 2902 Highway Avenue. The Commission would become the owner of the parking lot and the developer would own the building. He is proposing to provide a coffee shop with twenty art studios for lease. At this time, the Commission wanted additional information on the value of the parking lot and suggested that tax abatement and the Façade Improvement Grant program be available to the developer.

February

After being sworn into office, the Commission elected the following officers for 2013: Michael Maloney, President; Greg Kuzmar, Vice President; and Dominic Noce, Secretary. *Resolution 2013-05, A Resolution of the Highland Redevelopment Commission to Provide Reimbursement for a Façade Improvement Grant to Mr. and Mrs. Mark Spain for Property Located at*

2739 Highway Avenue, was passed by the Commission. This resolution provided reimbursement for a façade grant project. *Resolution 2013-06, a Resolution of the Highland Redevelopment Commission to Provide Reimbursement for a Façade Improvement Grant to Mr. and Mrs. Nick Popa for Property Located at 2939-2941 Jewett Street* was also approved for another façade grant project. Lastly, the Commission approved annual dues to the Northwest Indiana Forum for 2013 and accepted the 2012 Annual Report of the Commission.

During the Study Session, the Commission decided to request a number of parcels to be donated to the town from the Lake County Commissioners' office before a tax sale. They also reviewed and approved a draft letter to the Plan Commission regarding the rezoning request for 2121 45th Street by a developer. The Commission is opposed to rezoning the area from B-3 (General Business) to R-PUD (Planned Unit Development for Multi-Residential). Owners of 8835 Kennedy Avenue have requested a meeting with a representative of the Commission to discuss their development proposal before the next meeting of the Commission. Updates were provided by the Director on the landscaping progress of the easement along the east side of North Indianapolis Boulevard, bonding, and business development in town. Commissioner DeYoung provided a summary of Highland Main Street (HMS) activities including the following events: Pop-Up Gallery, Cash Mob, and Art Display in the Spring. She also described a developing partnership with Purdue University Calumet's Athletic Department and a document outlining new Operational Goals for the Town Theatre that is being prepared by HMS.

At the Study Session of February 27, 2013, Commissioners reviewed and discussed correspondence from the owners and attorney for 8835-8845 Kennedy Avenue regarding their proposed development. The Commission will explore financial incentive options for that development. Commissioners also discussed progress along the east easement of North Indianapolis Boulevard. A Request for Quotes will be developed for a planting plan with plants provided. Tree species and possible lighting for the area were also discussed. The Town Theatre status was provided by the Director. She stated that the gas has not been turned on in the building. Also, another business has offered to pave the parking lot *pro bono*. A brochure for the Façade Improvement Grant program is currently being designed and will be delivered to businesses in the downtown, as soon as possible. Commissioner DeYoung provided an update on Highland Main Street. The Commission reviewed possible properties that will be included within the Acquisition List during the bonding process.

March

Commissioners approved three resolutions during their March, 2013 meeting. *Resolution 2013-07, An Amended Resolution of the Highland Redevelopment Commission to Provide Reimbursement for a Façade Improvement Grant to Mr. and Mrs. Mark Spain for Property Located at 2739 Highway Avenue* was approved. Two other resolutions were passed to begin the bonding process. The Commission is in the process of bonding for \$2M for the purchase of property at various locations. The resolutions add parcels to the existing acquisition list and allow the Commission flexibility in deciding which areas will be redeveloped and in negotiating with current owners. The two resolutions cover both Redevelopment Area I and II: *Resolution 2013-08, A Declaratory Resolution of the Highland Redevelopment Commission Amending the Plan for the Highland Redevelopment Area I*; and *Resolution 2013-09, A Declaratory Resolution of the Highland Redevelopment Commission Amending the Plan for the Highland Redevelopment Area II*.

During the Study Session, Commissioners discussed a number of issues. The Commission again voiced their opposition to a proposed rental development at 2121 45th Street that is currently before the Plan Commission. Also, they will be working on access to the Economic Development Area now that a proposed development is possible. Commissioners reviewed the progress along the easements on both the east and west sides of North Indianapolis Boulevard. A Request for Quotes will be sent out soon to landscaping firms for plants and planting along the eastern easement. A revised Façade Improvement Grant application from the owners of 8632 Kennedy Avenue was reviewed and sent to the Design Advisory Committee. A draft letter to the Sanitary Board regarding storm water management policies for commercial parcels was accepted. It will be sent to the Sanitary Board. Finally, an update on Highland Main Street (HMS) was provided. HMS is seeking out a location for the sculpture that was formerly located in front of the fire station downtown and a letter will be sent to Highland businesses requesting funds for holiday decorations. Other projects are on-going.

At the Study Session on March 27, 2013, Commissioners Maloney and Kuzmar informed the commission that the Plan Commission gave an unfavorable recommendation to the proposed development at 2121 45th Street. Plan Commissioner Don Haines suggested that representatives from both the Plan and Redevelopment commissions should work together to develop an effective rental ordinance. The Director reported that the additions to the Vacant Property Code requested by the Commission and approved by the Plan Commission and the Town Council should be in effect by the end of March.

A requests for Quote (RFQ) has been sent to seven landscaping firms regarding the planting of the berm on the eastern right-of-way of Indianapolis Boulevard. Lake County Commissioners have offered three parcels to the Commission. They are located at: 8200 Rear Indianapolis Boulevard, 2735 Norman Avenue, and North of Ridge Road near Highway Avenue. Commissioners will review these sites. The Plan Commission will be reviewing two resolutions regarding the expansion of the Acquisition List for Redevelopment Areas I and II. This is the next step in preparation of bonding. Commissioners also reviewed egress and ingress issues for the proposed development at the Northwest quadrant of Main Street and Indianapolis Blvd.

Several issues regarding Highland Main Street (HMS) were discussed. President Maloney requested that HMS work on the issue of parking in the downtown, specifically enhancing the current Municipal Parking Lot located in the southwest corner of Highway and Kennedy Avenue. Commissioner and HMS President, Bridget DeYoung, outlined a number of projects currently underway with HMS. They include a Window Art Gallery at 2939 Jewett Street and an Art Display in downtown business windows by Highland Middle School children. Several other initiatives are being considered by HMS for 2013. The Town Theatre is undergoing maintenance. Popa Heating and Cooling has offered their services to fix one of the furnaces, Tiger Plumbing will volunteer its services to inspect the plumbing system, and Hyre Electric has provided basic electrical services.

April

Commissioners approved two resolutions: 1) *Resolution 2013-10, A Resolution of the Highland Redevelopment Commission to Provide Preliminary Approval for an Application by Ms. Tammy Wilson for a Façade improvement Grant for Property Located at 8632 Kennedy Avenue* and 2) *Resolution 2013-11, A Resolution of the Highland Redevelopment Commission authorizing a Contract for Landscaping Services for the Eastern Easement on North Indianapolis Boulevard* at their April 10, 2013 meeting. Resolution 2013-10 provided preliminary approval for a Façade grant to Cakes by Karen. The Design Advisory Committee, headed by Commissioner Kuzmar, recommended approval and construction will begin in the fall. Resolution 2013-11 authorized a contract with Great American Landscape to provide landscaping services for the Eastern easement of North Indianapolis Boulevard in the amount of \$60,895.00. Also, design approval with some caveats were given to the proposed project at 9303 Indianapolis Boulevard. And, the Commission also gave approval for the draft Façade Improvement Grant program brochure.

During the Study Session on April 10th, the Commission discussed advances in the proposed development within the Economic Development Area at the Northwest quadrant of Indianapolis Boulevard and Main Street, the two resolutions for bonding, and progress at the Town Theatre. Commissioner DeYoung reported that Highland Main Street (HMS) is on Facebook[®] and has 189 followers at this time. Members of HMS are working on operational goals for the Town Theatre. Letters are being sent to businesses requesting donations for Holiday decorations. HMS would like to expand the amount of holiday decorations in the downtown. Theatre students from the Highland High School will provide entertainment in the downtown on April 27th and musicians will once again play during the Farmers' Market.

At the April 24, 2013 Study Session, the Director provided an update on several new and potential developments. The development at the Northwest quadrant of Indianapolis Boulevard and Main Street will include two large retail units with outlets on Indianapolis Boulevard and one retail unit with an outlet on Main Street. The Design Advisory Committee continues to work with the owners of 9303 Indianapolis Boulevard to provide guidance with the standards for the area. The owners of 8835 Kennedy Avenue will present their project to the Commission at the May meeting.

Commissioner DeYoung updated the Commissioners on Highland Main Street (HMS). A new dance studio has leased space in the downtown, Langel's and Highland Guitar Studio will be offering coupons to music students after concerts, and a fitness trainer is interested in providing cross-fitness exhibitions in the park this summer. Lastly, a drop-box is being developed for the

large amount of information that is being gathered from around the country on revitalizing small theaters. This will allow everyone to gain access to this information.

May

At the Public Meeting on May 8, 2013, Commissioners approved *Resolution 2013-12, A Resolution Authorizing Compensation for Certain Employees to be Derived From the Proper Fund of the Redevelopment Department of the Town of Highland, Lake county, Indiana*. This resolution provided compensation to Intern Jessica Gerlach for designing the Façade improvement Grant brochure. Owners of 8835 Kennedy Avenue, Mr. and Mrs. Frank Van Til, and their attorney, Mr. Glenn Patterson, stated that they have completed a feasibility study for building a commercial structure at that site. They were concerned about their return on investment (ROI) and as an alternative to a new structure, they could remodel the current building and demolish the building south of that at 8845 Kennedy Avenue. The owners asked what assistance the Commission could provide. Although the Commission is supportive of the project, it wanted a second opinion on the construction numbers and requested a financial analysis of both a remodel and new construction at that site.

During the Study Session of May 8, 2013, The Director updated the Commission on the progress of the development at the Northwest quadrant of Indianapolis Boulevard and Main Street. The owners are requesting a Northbound (left) turn out of the development onto Indianapolis Boulevard and a left hand turn into the development from Indianapolis Boulevard. The Traffic Safety Committee has tabled the request at this time. The Director and the Building Commissioner have met with the developer regarding building and site requirements for the proposed development. The Director also informed the group that Luke Oil has purchased two properties south of the above development and are requesting acceptance under the Planned Unit Development for Business (PUD-B) from the Plan Commission.

The Director updated the Commission on several other projects. The second proposal from the developer of 2121 45th Street, Mr. Eric Gastevich, is proposing a long and short term stay motel with key access which he believes is allowed under the current General Business Classification in the municipal code. A letter from the Design Advisory Committee has been sent to Cask-N-Cellar at 9303 Indianapolis Boulevard regarding their proposed remodel. The Plan Commission has requested further information on the two resolutions to expand the Acquisition List before taking action.

Highland Main Street (HMS) has several new initiatives. A rendition of a nature path from the Eastern part of the levee to the bike path into the downtown will be provided for a nominal fee from Short Elliot Henderson (SEH). The sculpture that was formerly located in front of the downtown fire station will be relocated. A committee will visit and review various sites and recommend a final location. Public Works has agreed to relocate the sculpture. Over \$700 has been collected for holiday decoration from local businesses. A second Cash Mob is being planned for a retail business. Brochures for the Façade program are printed and are being distributed by HMS members. HMS is in discussions with a developer who is interested in providing a coffee shop with about 20 art studios in a downtown building.

Commissioners discussed several ongoing projects at their Study Session of May 22, 2013. 9303 Indianapolis Boulevard's owners have agreed to pour a foundation and to clad the building with solid brick. A letter will be sent to the Plan Commission regarding this design change. Mr. Scott Filler, owner of 2743 Highway Avenue, filed for reimbursement for his Façade Improvement Grant expenditures. A new resolution amending his Preliminary Resolution will be presented along with a Reimbursement Resolution for the project at the next Public Meeting. Most of the assessments on the various systems within the Town Theatre have been received. The Director expects the plumbing and electrical will arrive soon. Trees have been planted on the Eastern right-of-way on North Indianapolis Boulevard South of 81st Street. Commissioner Kuzmar will lead a walk-through of the berm with the Landscaper once all of the mulch and grass seed has been spread. Lastly, the Commissioners discussed the last meeting of the Plan Commission during which the resolutions to amend the Acquisition List were discussed. Councilman and Commission Liaison, Dan Vassar will appear before the next Plan Commission Study Session with the Director to speak to the issue.

June

The June 12, 2013 meeting was cancelled due to weather. The Public Meeting was rescheduled for June 26, 2013. During the Study Session before the Public Meeting, the owners of 8835 Kennedy Avenue and their attorney stated that they have changed their plans from a completely new structure to a rehab of the current building. The change from a new building is due to the large investment and financial risk that would be needed to develop a two story commercial/retail structure. The building is approximately 10K square feet, with a twenty-five foot ceiling, and a mezzanine. They indicated that they will be applying for Tax Abatement or Tax Increment Financing from the town. Three resolutions were passed and one resolution was tabled. The resolutions passed were: 1) *Resolution 2013-13, A Resolution of the Highland Redevelopment Commission to Amend the Application by Mr. Scott Filler and to Provide Preliminary Approval for a Façade Improvement Grant for Property Located at 2743 Highway Avenue;* 2) *Resolution 2013-14, A Resolution of the Highland Redevelopment Commission to Provide Reimbursement for a Façade Improvement Grant to Mr. Scott Filler for Property Located at 2743 Highway Avenue;* 3) *Resolution 2013-16, A Resolution of the Town of Highland Redevelopment Commission Determining the Amount of Assessed Valuation to Capture as of the March 1, 2013 Assessment Date in Order to Generate Tax Increment for Distribution in 2014 to Satisfy Commission Obligations of Outstanding Debt Service and Lease Payments and Including Project or Program Costs Related to the Highland Acres Allocation Area, the Highland (Downtown) Allocation Area, and the Highland Commercial Corridors Allocation Area as Notice to the Lake County Auditor.* Resolution 2013-13 approves additional costs for the project located at 2743 Highway Avenue. Resolution 2013-14 provides reimbursement for thirty percent of the costs associated with the Façade Improvement Grant project at 2743 Highway Avenue. Resolution 2013-16 informs the Lake County Auditor which areas will be included within the tax increment areas of the town and affirms the Commission's desire to continue these areas as Allocation Areas.

Attorney Green-Fraley informed the Commission that she has reviewed case law regarding owners of properties on Acquisition Lists versus towns and cities. She stated that there have been no successful suits against towns/cities that have placed properties on their Acquisition Lists. This issue was raised in a Plan Commission meeting by a Town Councilman. President Maloney decided to table *Resolution 2013-15, A Declaratory Resolution of the Highland Redevelopment Commission amending the Plan for the Highland Redevelopment Area I, Which Includes the Downtown and North Kennedy Avenue* until further discussions with the Plan Commission are concluded.

During the Study Session of June 26th, Commissioners received updates on the progress of the easement along the East side of North Indianapolis Boulevard South of 81st Street, the proposed development at 2121 45th Street, and the development located at the Northwest quadrant of Indianapolis Boulevard and Main Street. The project along North Indianapolis Boulevard is almost finished, a letter will be drafted outlining the Commission's concerns regarding the potential project located at 2121 45th Street, and the Traffic Safety Committee will once again review the request from the developers on Main/Indianapolis Boulevard to approve a four-way access into and out of the development onto Indianapolis Boulevard.

Commissioner DeYoung reported that proposed changes to the Municipal Code are being written and will be presented to the Commission regarding Sandwich Signs and Sidewalk Sales. Final plans are being prepared for the relocation of the sculpture that was formerly located at the downtown fire station. The area off the bike path near the Ridge Road overpass and Kennedy Avenue on the East side is being considered. Plans are underway to provide a festival along the Erie-Lackawanna bike trail. The festival will take place in the fall within the Municipal Lot that borders on the trail. The Director and Economic Development Commissioner George VandeWerken met with the Director of the Shirley Hines Land Trust to ascertain its interest in the Highland Rookery area. Mrs. DeYoung also requested that the Commission explore the idea of obtaining the services of a general contractor, architect, or engineer to review the estimates that have been obtained to date on the Town Theatre and provide the Commission with information on the work that needs to be done and the cost of restoring the building.

July

The Commissioners met in a Public Meeting on July 10, 2013. Members approved a Special Public Meeting to be held on July 24, 2013 to approve a resolution to amend the Plan for Redevelopment Area I, which was previously tabled. Also discussed at the meeting were bonding issues, including the Acquisition List resolutions and the revised development for 2121 45th Street.

During the Study Session, the Director informed the Commission that the Traffic Study Committee had met and had given an unfavorable recommendation to the Plan Commission regarding a four-point access into and out of the proposed development on the Northwest corner of Indianapolis Boulevard and Main Street. The Director also reported that a councilman suggested that the Commission explore the use of bond funds for property that may be for sale on Jewett Street.

Commissioner DeYoung reported on activities of the Highland Main Street (HMS) organization. She stated that the Municipal Lot will be paved this year and further improvements will be in the future. Plans are underway to provide a festival along the Erie-Lackawanna bike trail. The tentative date is September 28, 2013. Bicycling, physical fitness, and art will be featured. The Shirley Heinze land Trust board will meet with the Nature Subcommittee of HMS on July 24, 2013 at the Highland Rookery. This group may be interested in partnering with us to restore and preserve the area. Lastly, HMS is continuing its work on goals for the theatre. It is currently listing non-recurring and recurring costs that must be considered in order to restore the Town Theatre.

During the Special Public Meeting on July 24, 2013, the Commission approved *Resolution 2013-15, a Declaratory Resolution of the Highland Redevelopment Commission Amending the Plan for the Highland Redevelopment Area I, which includes the Downtown and North Kennedy Avenue*. This resolution added parcels to Resolution 2013-08, the original resolution to amend the Acquisition List this year. Commissioners also approved a draft 2014 Budget. Most of the line items will remain the same as the current year; however, there will be an increase in the Public Employees Retirement Fund and in the Health Insurance line items. Lastly, the Commission discussed and approved a request from Growlers on Highway to lease the Commission's lot for a one evening anniversary party for \$1650.00. The Town Council must give final approval for the event.

At the Study Session on July 24th, Commissioner Kuzmar reviewed a meeting he attended with town staff, a representative from the Town Council, and the Town Attorney regarding the second proposal from developer Eric Gastevich for a development at 2121 45th Street. After much discussion, the Town Attorney stated that because our current code has ambiguity when it addresses motels, hotels, dwelling units, and etc., it will be difficult for the town to defend its interpretation versus Mr. Gastevich's interpretation. Mr. Kuzmar concluded that the code needs to be changed in order to strengthen the town's position in regards to motels, hotels, and dwelling units.

The Director discussed the "Shop Highland" program that refers residents and others to our businesses in the community. The program is on the town's website, www.highland.in.gov. All licensed businesses in town are allowed to participate. A mobile application of the service will be available soon.

August

During the Study Session prior to the Public Meeting on August 14, 2013, Attorney Green-Fraley reported that the Commission does indeed own the theater parking lot at 2804-2808 Garfield that was inadvertently included on a list of properties advertised for the Lake County Treasurer's Tax Sale. She informed the Commission that it will be removed from the list before the sale. The Commission had previously purchased the property at a Treasurer's Tax Sale in 2011, along with the former Town Theatre. Commissioners agreed to seek a proposal from SEH (Short Elliott Hendrickson, Inc.) for signage and electrical plans and oversight at North Indianapolis Boulevard, based upon parameters suggested by Commissioner Kuzmar. Mr. Kuzmar also reported that Aetna Development is developing the property on the Northwest quadrant of Indianapolis Boulevard and Main Street and has agreed to significantly increase the number of trees and shrubs from their initial plans. This would conform to the standards established in the rest of Redevelopment Area II, the Plan for the Commercial Corridors in town. No signage or lighting plans have been submitted, as yet. At the Public Meeting, the Commissioners agreed to move the next Public Meeting of the Commission from September 11, 2013 to September 18, 2013.

At the post- Public Meeting Study Session, several issues were discussed. Commissioner Kuzmar asked for a covenant to be developed for 9303 Indianapolis Boulevard regarding landscape and lighting concerns for the development. The Director shared her concern that the residential properties located within the Economic Development Area at the Northwest quadrant of Indianapolis Boulevard and Main Street may be purchased and developed in a manner that would not yield the best and highest use for the properties, and also create added congestion at that corner. Commissioners suggested that the Director

seek the asking price on all properties and also contact commercial realtors to establish a probable and realistic selling price. The Director also stated that an arborist has been contacted and missed two scheduled meetings to discuss the Emerald Ash Borer that is killing many of the trees in Highland, especially in the downtown area. Other arborists will be contacted.

Commissioner DeYoung reported on the projects and programs of Highland Main Street (HMS). The Festival of the Trail will take place on Saturday, September 28, 2013 at the Municipal Parking Lot on the Southwest corner of Highway Avenue and Kennedy Avenue near the bike trail. Downtown businesses will be able to provide sidewalk sales for that day and coupons will be designed for those businesses that are interested in participating in the festival. Also, interviews with three architects to determine whether the theater can be renovated and at what cost are taking place. A recommendation will come before the Commission soon. Mrs. DeYoung told the commission that the coupon program for athletes, choir, band, and orchestra members will continue this year.

Director Petro informed the Commission that the town will receive a certain amount of Economic Development funds from the recently approved 1.5% county option income tax. Commissioners directed her to prepare a list of Commission priorities for their review, including the areas that were already identified as parcels that could be assembled.

During the Study Session of August 28, 2013, Commissioners stated that they were very pleased to receive the loan repayment form Hammond. They discussed reviewing and updating its Priority List of Projects and Programs and preparing that list for the Council. SEH will be providing the Commission with a proposal on constructing and designing signage and lighting at the North Indianapolis Boulevard gateway to Highland. Proposals are expected from three architectural firms for a scope of work for rehabbing the theatre by September 5, 2013. The Town Attorney has sent a letter to the owner of the property at 2121 45th Street outlining the town's expectations regarding his potential development of a short and long term stay motel. Aetna Development, the owner of four parcels within the Economic Development Area located at the Northwest quadrant of Indianapolis Boulevard and Main Street, received an unfavorable recommendation from the Plan Commission regarding their request for a four-point turning access into the site. Owners of 9303 Indianapolis Boulevard will be providing the Commission a change of materials from a totally brick building to a combination of split block and brick. The owners of 8835 Kennedy Avenue are preparing a site plan to begin the process of subdivision through the Plan Commission and are currently stripping the inside of the building. They also have plans to demolish the building south of 8835 Kennedy. Construction will begin in September to improve the façade of 8632 Kennedy Avenue, currently owned by the business Cakes by Karen. Because of minor changes in signage, the Commission will review an amended resolution to approve the Façade Improvement Grant application.

Commissioners DeYoung reviewed information previously provided to the Commission regarding the Festival of the Trail. Also, \$1100.00 has been received to date from businesses and residents for holiday decorations. Highland Main Street's Holiday Decorating Subcommittee will discuss a plan for the decorations.

September

The Commission approved two resolutions during their Public Meeting of September 18, 2013. *Resolution 2013-17, An Amended Resolution of the Highland Redevelopment Commission to Provide Preliminary Approval for an Application by Ms. Tammy Wilson for a Façade Improvement Grant for Property Located at 8632 Kennedy Avenue*, amended a previous resolution to include an increase in the amount of the grant due to corrections in the cost for signage. *Resolution 2013-18, A Resolution of the Redevelopment Commission Approving a Contract for Professional Landscape Architectural Services to Coordinate Signage and lighting Elements at the Indianapolis Boulevard Gateway Project Area* provided for a contract between SEH and the Commission to design and oversee construction of signage and lighting on the East side of North Indianapolis Boulevard South of 81st Street. The Commission also cancelled the Study Session scheduled for September 25, 2013. During the Study Session before the Public Meeting, Attorney Green-Fraley stated that the Town of Highland may contract for professional services to revise the current zoning ordinance. She suggested that the Commission request representation at those meetings due to the number of code issues that have developed in the last year.

Commissioners reviewed and affirmed their Priority Funding List at the Study Session following the meeting. The Director updated the Commission on the status of the two resolutions that would update the Acquisition List for Redevelopment Areas I

and II. The resolution that identifies Acquisition List changes for Redevelopment Area II was approved by the Town council, but the resolution that identifies Acquisition List changes for Redevelopment Area I was not. Commissioners will resubmit that latter resolution after discussing the content with the Council.

Other items discussed included a possible joint meeting with other commissions, boards, and Town Council; paving of the municipal lot before winter; and investigating possible solutions to save Ash trees from the Emerald Ash Borer. Commissioner DeYoung reported that Highland Main Street (HMS) will be hosting a Cash Mob event in September at Primitive Peddler located at 2813 Jewett Street on September 21, 2013 and a Festival of the Trail on September 28, 2103 in the Municipal Lot.

October

During the Study Session preceding the Public Meeting, the owner of 9303 Indianapolis Boulevard and his general contractor presented new cladding material for their building. They stated that the previously chosen brick was too expensive and that a substitution was necessary. The new material, a manufactured brick produced by Calstar Brick, was presented to the Commission. After much discussion, the Commission approved the material cautioning the owner that this product has not been tested over time for durability and color fastness. At the Public Meeting, the Commission approved, *Resolution 2013-20, A Resolution of the Redevelopment Commission to Approve the Redemption of Outstanding Bonds, to Approve the Use of the funds to Redeem the Outstanding Bonds, and to Approve and Authorize the President and Secretary to Execute the Irrevocable Redemption Instructions Incorporated Within this Resolution.* This resolution authorized the Commission to pay off the remaining bond that provided funds to loan to the City of Hammond to demolish the former Kennedy Avenue Apartments. President Maloney announced at the meeting that he would not seek another term on the Redevelopment Commission and thanked the members and the Director for their service during the past four years.

During the Study Session following the Public Meeting, the Director informed the Commission that several properties have been suggested for inclusion within the Priority Funding List by a Councilman. The Municipal Lot will not be paved this year due to lack of funds. A joint meeting with the Town Council and various boards and commissions has not been discussed on a Council level, as yet.

Commissioner DeYoung reported on Highland Main Street events. A subcommittee is looking into purchasing holiday decorations with the donations received. A second round of interviews for an architect for the Town Theatre has been completed. The Director provided information on the current occupancy rate for the downtown. It is currently at 86%.

During the Special Study Session and Public Meeting of October 23, 2013, Commissioners approved three resolutions: 1) *Resolution 2013-19, A Resolution of the Redevelopment Commission Authorizing the Commission to Enter into a Contract with an Architect for Architectural Services for the Town Theatre;* 2) *Resolution 2013-21, a Declaratory Resolution of the Highland Redevelopment Commission Amending the Plan for the Highland Redevelopment Area I, Which Includes the Downtown and North Kennedy Avenue;* and 3) *Resolution 2013-22, a Resolution of the Highland Redevelopment Commission Authorizing and Approving an Expenditure for Highland Main Street Bureau's Holiday Decorations.*

Resolution 2013-29 approved Mr. Ken Gurtowski from VOA located at 8145 Kennedy Avenue in Highland as the architect for the Town Theatre. He will provide information on the sustainability of the theatre, a scope of work and the cost to renovate, if it is sustainable. Resolution 2013-21 amended a former resolution by adding another parcel to the Acquisition List. Resolution 2013-22 approved \$1200 for holiday decorations.

During the Study Session following the Public Meeting, the Director informed the Commission about new commercial property listings that are for sale. Commission President Maloney reiterated his desire to have the Town Council approve the resolution that will amend the Plan for Redevelopment Area I. That resolution includes the addition of one of those properties. Commissioner DeYoung reported on the generous donations from businesses, residents, the Town Council and the Commission for holiday decorations. She also stated that Highland Main Street will sponsor caroling at the Christmas Tree lighting ceremony and that HMS has asked all of the downtown businesses to provide outdoor lighting on their buildings.

November

Commissioners approved two resolutions at their November 13, 2013 meeting. *Resolution 2013-23, A Resolution Expressing the Interest of the Redevelopment Commission in Optioning and/or Making a Purchase of Real Property Located at 2821 Jewett Street and Authorizing Appraisals on this Property, Pursuant to IC 36-7-14-12.2(A)(12)* will allow the Commission to have two appraisals performed on the parcel located at 2821 Jewett Street. Commissioners may be interested in purchasing that parcel, as well as, the property located at 2917 Highway Avenue which was approved through *Resolution 2013-24, A Resolution Expressing the interest of the Redevelopment Commission in Optioning and/or Making a Purchase of Real Property Located at 2917 Highway Avenue and Authorizing appraisals on this Property, Pursuant to IC 36-7-14-12.2(A)(12)*. Commissioners also cancelled the regularly scheduled Study Session for November 27, 2013. Lastly, the Commission approved a Plan for signage and lighting at the North Indianapolis Boulevard Gateway South of 81st Street.

At the Study Session, Commissioner Kuzmar, chair of the Design Advisory Committee (DAC), led the discussion on the latest site plan for 8835 Kennedy Avenue. He recapped the meeting with the owner and outlined the issues that were still outstanding relating to the Design Standards. Mr. Kuzmar also stated that most issues have been resolved and that the remaining ones were few. Commissioners stated that they appreciated the work performed by Mr. Kuzmar and were pleased that the owners have worked with the DAC to gain the best possible project.

The Director updated the Commission on a number of other projects including 9303 Indianapolis Boulevard, 8632 Kennedy Avenue, 9454 Indianapolis Boulevard, and 2902 Highway Avenue. At 9303 Indianapolis Boulevard, the owner is preparing the water detention and parking areas while they wait for the delivery of the brick panel cladding material. This location will house a liquor store called Cask-N-Cellar. At 8632 Kennedy Avenue, the owner of Cakes by Karen, is completing her Façade Improvement Grant project. The Commission should expect a request for reimbursement soon. Tire Barn, located at 9454 Indianapolis Boulevard will be updating their building. The Director also reported that a professional services company may purchase 2902 Highway Avenue, the former Girl Scout Building.

Highland Main Street will have its Fall/Winter Art Display in downtown business windows this winter. The Town Theatre has had a small setback. Animals have been detected inside the building and they must be removed before a determination of whether the building is sustainable can be made. The animals also damaged the roof and that will need to be repaired. In addition, asbestos sampling must be performed before an adequate assessment can be made of the building.

December

Commissioners approved four resolutions during the Public Meeting. *Resolution 2013-25, A Resolution of the Highland Redevelopment Commission to Provide Reimbursement for a Façade Improvement Grant to Ms. Tammy Wilson for Property Located at 8632 Kennedy Avenue, Subject to final Review and inspection by the Design Advisory Committee* provided reimbursement for the improvements to the façade of 8632 Kennedy Avenue. *Resolution 2013-26, a Resolution of the Highland Redevelopment Commission Authorizing a Contract with Landmark Sign Group for the Construction of a Gateway Sign on North Indianapolis Boulevard, Pending the Resolution of Issues Not Yet Resolved* allowed the Commission to begin contract talks with the intention of approving a contract with this firm to complete a gateway sign at the northern most entry into the Town of Highland on Indianapolis Boulevard. *Resolution 2013-28, An Exigent Resolution Providing for the Transfer of Appropriation Balances From and Among Major Budget Classifications in the redevelopment General Fund as Requested by the Department Head or Proper Officer(s) and Forwarded to the redevelopment Commission for its Action Pursuant to IC 6-1.1-18-6* allowed the Commission to transfer funds from one funding series into another. Lastly, the Commission approved a resolution to have two appraisals performed on a parcel located at 2815 Jewett Street, *Resolution 2013-27, A Resolution Expressing the Interest of the Redevelopment Commission in Optioning and/or Making a Purchase of Real Property Located at 2815 Jewett Street and Authorizing Appraisals on this Property, Pursuant to IC 36-7-14-12.2(A)(12)*.

Commissioners, led by Commissioner Noce, thanked President Maloney and Commissioner Crowel for their service on the Commission. This will be their last meeting on the Redevelopment Commission. Commissioner Crowel and President Maloney expressed their thanks to the other members for the hard work over the past several years. School Town Commissioner Krull,

Councilman Vassar, Economic Development Commissioner VandeWerken, and Director Petro also praised the Commission for their accomplishments.

Commissioner DeYoung reported in the Study Session that two sets of three silhouette trees will grace the downtown this holiday season thanks to many contributors. The two locations are at the Southeast corner of Highway and Kennedy Avenues, and on Highway Avenue West of Kennedy Avenue on the North side of the street near the bike path. She also reported that the Town Theatre is being tested for asbestos and the architect is taking internal measurements to prepare drawings.

The Director updated the Commission on several projects including 9303 Indianapolis Boulevard, 2902 Highway Avenue, 8835 Kennedy Avenue, 2724 Ridge Road, and 9611 and 9615 Indianapolis Boulevard. Owners of 9303 Indianapolis Boulevard are currently applying the brick-type product to the exterior of the building. An interested professional group may be closing on the property located at 2902 Highway Avenue, the former Girl Scout building and another professional group is interested in the property located at 2724 Ridge Road (a four unit commercial complex) and the surrounding area. Another party is interested in converting the car washes at 9611 and 9615 Indianapolis Boulevard into parking space and a commercial unit.

2013 GOALS

- | | |
|--|-------|
| 1. Consolidation of Properties for Future Development | |
| A. Receive approval from Town Council to Proceed with Bonding | 1st Q |
| B. Complete Bonding Process | 2nd Q |
| C. Develop Listing of Candidates for Acquisition | 3rd Q |
| D. Begin Acquisition Process | 4th Q |
| 2. Landscaping Along Indianapolis Bridge | |
| A. Finalize Landscape Plan | 1st Q |
| B. Identify Funding with Town Council and Staff Support | 2nd Q |
| C. Complete Project | 3rd Q |
| 3. Town Theatre | |
| A. Secure Property to Prevent Further Deterioration | 1st Q |
| B. Identify Candidates for Ownership/Partnership/Leasing | 2nd Q |
| C. Finalize Selection Process | 3rd Q |
| D. Develop Plan to Reopen with Timeline and Funding in Place | 4th Q |
| 4. Façade Improvement Program | |
| A. Allocate Initial dollars for 2013 | 1st Q |
| B. Identify Additional Sources for Funding Program | 3rd Q |
| C. Develop Design Capability Resources to Provide Creative Support to Potential New Applicants | 3rd Q |
| D. Develop a "library" of Design Renderings to be Used to Provide Direction to New Applicants | 4th Q |
| 5. Highland Main Street | |
| A. Update Main Street Ordinance, Work Plan & Mission Statement | 1st Q |
| B. Determine Organizational Structure | 1st Q |
| C. Recruit New members | 2nd Q |
| 6. Municipal Parking Lot on the SWC of Highway and Kennedy Avenues | |
| A. Address Most Frequently Mentioned "Problems in the Community" by Downtown Owners--Parking | 1st Q |
| B. Develop Plan to Provide Directional Signs in the Surrounding Area | 2nd Q |
| C. Resurface and Reline Where Appropriate | 3rd Q |
| D. Recommend to Town Council as a site for Future Town Hall | 1st Q |
| 7. Ultra Plaza--Improve the Appearance of the Property | |
| A. Meet with DLC's Facility Manager to Firm-up Landscape Plans for the | 2nd Q |

Area

B. Meet with DLC Mgmt/Ultra Owners to determine if
Tax Abatement Would Provide a Benefit to the Rehabilitation
of the site

3rd Q

C. If Tax Abatement is an Option, Complete the Process

4th Q

AMOUNT OF FUNDS ON HAND
AT THE CLOSE OF THE 2013 CALENDAR YEAR

12/31/2013 EXPENDITURE REPORT FOR HIGHLAND PERIOD ENDING 12/31/2013

GL NUMBER	DESCRIPTION	2013 BUDG-AMOUNT ORIGINAL BUDGET	DISBURSED	PENDING REQUISITIONS	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BGD T USED	ACTIVITY FOR MONTH 12/31/2013
Fund 094 - Redevelopment General								
Dept 0000								
GROUPING VALUE '10000'S								
094-0000-11101	REDEV GEN COMMISSION SALARIES	2,520.00	2,520.00	0.00	0.00	0.00	100.00	210.00
094-0000-11107	REDEV GEN REDEV DIRECTOR SALARY	49,939.00	55,380.95	0.00	0.00	1,500.40	97.36	4,282.14
094-0000-11116	REDEV GEN PERSONAL TEMPORARY SEI	5,000.00	250.00	0.00	0.00	0.00	100.00	0.00
094-0000-11134	REDEV GEN RECORDING SECRETARY	624.00	624.00	0.00	0.00	0.00	100.00	52.00
094-0000-11201	REDEV GEN FICA & MEDICARE	3,868.00	4,407.57	0.00	0.00	99.12	97.80	341.67
094-0000-11209	REDEV GEN PERF	4,994.00	5,689.47	0.00	0.00	151.30	97.34	428.22
094-0000-11210	REDEV GEN PERF ANNUITY BY EMPLOYE	1,569.00	1,661.38	0.00	0.00	46.75	97.26	128.46
	GROUPING VALUE '10000'S	68,514.00	72,179.64	0.00	0.00	1,797.57	97.51	5,442.49
GROUPING VALUE '20000'S								
094-0000-20003	REDEV GEN MISC SUPPLIES	2,000.00	1,783.09	0.00	577.05	108.35	95.61	175.41
	GROUPING VALUE '20000'S	2,000.00	1,783.09	0.00	577.05	108.35	95.61	175.41
GROUPING VALUE '30000'S								
094-0000-31001	REDEV GEN LEGAL FEES	12,681.00	18,645.68	0.00	1,267.00	0.00	100.00	2,212.68
094-0000-31003	REDEV GEN CONSULTANT FEES	12,205.00	8,641.00	0.00	14,476.00	0.82	100.00	2,550.00
094-0000-31004	REDEV GEN TUITION/DEVELOPMENT	4,000.00	737.36	0.00	0.00	86.31	89.52	30.00
094-0000-32001	REDEV GEN POSTAGE	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00
094-0000-32002	REDEV GEN TRAVEL EXPENSES	4,000.00	2,546.79	0.00	138.79	0.38	99.99	192.67
094-0000-32005	REDEV GEN WEB SITE SERVICES	2,000.00	507.50	0.00	0.00	0.00	100.00	160.00
094-0000-33001	REDEV GEN LEGAL NOTICES	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00
094-0000-33002	REDEV GEN PRINTING	2,000.00	409.10	0.00	0.00	0.90	99.78	70.00
094-0000-34001	REDEV GEN BOND PREMIUM	250.00	225.00	0.00	0.00	25.00	90.00	0.00
094-0000-34005	OTHER INSURANCE	0.00	363.88	0.00	0.00	36.12	90.97	0.00
094-0000-34023	REDEV GEN MEDICAL/DENTAL PREM	16,613.00	15,392.28	0.00	0.00	1,220.72	92.65	1,282.69
094-0000-34043	REDEV GEN LIFE INSURANCE PREM	150.00	109.08	0.00	0.00	40.92	72.72	9.09
094-0000-35008	UTILITY SERVICE 2605 CONDIT ST	120.00	1,516.45	0.00	0.00	1,111.60	57.70	40.34
094-0000-38601	SALES TAX - RENTALS	0.00	41.70	0.00	0.00	0.30	99.29	0.00
094-0000-39001	REDEV GEN SUBSCRIPTIONS & DUES	4,000.00	3,775.95	0.00	64.40	0.65	99.98	225.00
094-0000-39003	REDEV GEN PUBLIC RELATIONS	4,801.00	499.30	0.00	0.00	435.70	53.40	499.30
094-0000-39004	KIOSK DESIGN	2,500.00	370.00	0.00	0.00	0.00	100.00	0.00
094-0000-39020	INFO & COMM TECH SERVICE	10,000.00	8,217.00	0.00	0.00	0.00	100.00	0.00
	GROUPING VALUE '30000'S	78,320.00	80,903.68	0.00	15,946.19	2,959.42	96.34	7,271.77
Total Dept 0000								
		148,834.00	155,551.81	0.00	16,523.24	4,865.34	96.87	12,889.67

12/31/2013 EXPENDITURE REPORT FOR HIGHLAND
 PERIOD ENDING 12/31/2013

GL NUMBER	DESCRIPTION	2013 ORIGINAL BUDGET	BUDG-AMOUNT	DISBURSED	PENDING REQUISITIONS	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED	ACTIVITY FOR MONTH 12/31/2013
		148,834.00	155,551.81	134,163.23	0.00	16,523.24	4,865.34	96.87	12,889.67
TOTAL EXPENDITURES									

Fund 094:

12/31/2013

EXPENDITURE REPORT FOR HIGHLAND
PERIOD ENDING 12/31/2013

GL NUMBER	DESCRIPTION	2013 ORIGINAL BUDGET	DISBURSED	PENDING REQUISITIONS	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED	ACTIVITY FOR MONTH 12/31/2013
Fund 095 - Highland Economic Development								
Dept 0000								
GROUPING VALUE '40000'S'								
095-0000-40001	BERM CONSTRUCTION PROJECT	0.00 76,000.00	60,895.00	0.00	15,105.00	0.00	100.00	0.00
	GROUPING VALUE '40000'S'	0.00 76,000.00	60,895.00	0.00	15,105.00	0.00	100.00	0.00
Total Dept 0000		0.00 76,000.00	60,895.00	0.00	15,105.00	0.00	100.00	0.00
Fund 095:								
TOTAL EXPENDITURES		0.00 76,000.00	60,895.00	0.00	15,105.00	0.00	100.00	0.00

12/31/2013 EXPENDITURE REPORT FOR HIGHLAND PERIOD ENDING 12/31/2013

GL NUMBER	DESCRIPTION	2013 BUDG-AMOUNT		DISBURSED	PENDING REQUISITIONS	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BGT USED	ACTIVITY FOR MONTH 12/31/2013
		ORIGINAL BUDGET							
Fund 096 - Redevelopment Capital									
Dept 0000									
GROUPING VALUE '30000'S									
096-0000-31005	REDEV CAP ENGR & ARCHITECTURE	20,000.00	15,738.70	0.00	0.00	13,660.00	2,078.70	86.79	0.00
096-0000-31006	REDEV CAP BOND SALE PROF SVC	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	0.00	0.00
096-0000-31007	REDEV CAP MAINTENANCE/REPAIR	10,000.00	10,000.00	578.06	0.00	0.00	9,421.94	5.78	0.00
096-0000-31008	REDEV CAP TREE REPLACEMENT	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	0.00
096-0000-34002	EDD GRANT PROGRAM	100,000.00	104,261.30	83,463.44	0.00	0.00	20,797.86	80.05	15,968.94
096-0000-39011	REDEV BD PAYMENT OF PRINCIPAL	0.00	422,910.00	422,910.00	0.00	0.00	0.00	100.00	422,910.00
096-0000-39012	REDEV BD PAYMENT OF INTEREST	0.00	25,000.00	15,219.52	0.00	0.00	9,780.48	60.88	15,219.52
096-0000-39014	REDEV BOND SERVICES	0.00	5,000.00	3,801.00	0.00	1,799.00	400.00	93.33	3,801.00
GROUPING VALUE '30000'S		147,000.00	600,910.00	525,972.02	0.00	15,459.00	59,478.98	90.10	457,899.46
GROUPING VALUE '40000'S									
096-0000-40000	REDEV CAP OPTION TO PURCHASE	92,191.00	184,382.00	0.00	0.00	0.00	184,382.00	0.00	0.00
096-0000-40001	REDEV CAP PURCHASE REAL ESTATE	24,000.00	48,000.00	0.00	0.00	0.00	48,000.00	0.00	0.00
096-0000-42001	REDEV CAP WAYFINDING SIGNS	24,000.00	48,000.00	0.00	0.00	42,496.66	5,503.34	88.53	0.00
096-0000-42002	REDEV CAP DECORATIVE LIGHTING	33,809.00	67,618.00	0.00	0.00	0.00	67,618.00	0.00	0.00
GROUPING VALUE '40000'S		174,000.00	348,000.00	0.00	0.00	42,496.66	305,503.34	12.21	0.00
Total Dept 0000		321,000.00	948,910.00	525,972.02	0.00	57,955.66	364,982.32	61.54	457,899.46

12/31/2013

EXPENDITURE REPORT FOR HIGHLAND
PERIOD ENDING 12/31/2013

GL NUMBER	DESCRIPTION	2013 ORIGINAL BUDGET	BUDG-AMOUNT	DISBURSED	PENDING REQUISITIONS	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED	ACTIVITY FOR MONTH 12/31/2013
		321,000.00	948,910.00	525,972.02	0.00	57,955.66	364,982.32	61.54	457,899.46

TOTAL EXPENDITURES

Fund 096:

12/31/2013 EXPENDITURE REPORT FOR HIGHLAND
 PERIOD ENDING 12/31/2013

GL NUMBER	DESCRIPTION	2013 BUDG-AMOUNT		DISBURSED	PENDING REQUISITIONS	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED	ACTIVITY FOR MONTH 12/31/2013
		ORIGINAL BUDGET							
Fund 097 - Redevelopment BD & INT									
Dept 0000									
GROUPING VALUE '30000'S'									
097-0000-39011	REDEV BD PAYMENT OF PRINCIPAL	175,000.00	451,590.70	451,590.70	0.00	0.00	0.00	100.00	276,590.70
097-0000-39012	REDEV BD PAYMENT OF INTEREST	50,860.00	50,859.39	50,859.39	0.00	0.00	0.61	100.00	0.00
097-0000-39013	REDEV BD PAYING AGENT FEE	400.00	900.00	900.00	0.00	0.00	0.00	100.00	500.00
	GROUPING VALUE '30000'S'	226,260.00	503,350.70	503,350.09	0.00	0.00	0.61	100.00	277,090.70
Total Dept 0000									
		226,260.00	503,350.70	503,350.09	0.00	0.00	0.61	100.00	277,090.70
Fund 097:									
TOTAL EXPENDITURES									
		226,260.00	503,350.70	503,350.09	0.00	0.00	0.61	100.00	277,090.70

2013 LAKE COUNTY AUDITOR'S
CERTIFICATE OF TAX DISTRIBUTION

Prescribed by the State Board of Accounts

County Form No. 22 (Rev. 1985)

County Auditor's Certificate of Tax Distribution Lake County, Indiana

December 27, 2013

- Prepare Four Copies:
 1. Taxing Unit
 2. County Treasurer
 3. County Auditor
 4. SBTC

I hereby certify that I have this day issued Warrant No. 1/0/1900 on the Treasurer of Lake County, Indiana, in favor of _____ of _____
 who is _____ on account of taxes due said governmental unit as follows:
 in the sum of 119,125.65 of Highland Redevelopment
119,125.65 on account of taxes due said governmental unit as follows: 870739

Name of Fund	State Number	Taxes				Deductions			Net Total Distributed
		General Property	Excise Tax	Financial Institutions	Local Option	Advance Tax	Advance Excise	Examination of Records	
658-TIF Highland Acres		(694.17)							(694.17)
658-TIF Highland Commercial Corridors		16,531.78							16,531.78
658-TIF Highland Redevelopment Area		103,288.04							103,288.04
Totals		119,125.65	-	-	-	-	-	-	119,125.65

County Auditor

Prescribed by the State Board of Accounts

County Auditor's Certificate of Tax Distribution Lake County, Indiana

County Form No. 22 (Rev. 1985)

2013 DS
June 11, 2010

- Prepare Four Copies:
 1. Taxing Unit
 2. County Treasurer
 3. County Auditor
 4. SBTC

I hereby certify that I have this day issued Warrant No. 1/07/900 on the Treasurer of Lake County, Indiana, in favor of _____ of _____
 who is _____ on account of taxes due said governmental unit as follows:
 in the sum of 114,381.10 of Highland Redevelopment
870739

Name of Fund	State Number	Taxes				Deductions			Net Total Distributed	
		General Property	Excise Tax	Financial Institutions	Local Option	Total	Advance Tax	Advance Excise		Examination of Records
658-TIF Highland Acres		4,720.86				4,720.86				4,720.86
658-TIF Highland Commercial Corridors		29,044.29				29,044.29				29,044.29
658-TIF Highland Redevelopment Area		80,615.95				80,615.95				80,615.95
Totals		114,381.10	-	-	-	114,381.10	-	-	-	114,381.10

County Auditor

POTENTIAL TAX INCREMENT SURPLUS OR DEFICIT
FISCAL YEAR 2014 FOR HIGHLAND, INDIANA

EXHIBIT A.1—HIGHLAND ACRES ALLOCATION AREA

EXHIBIT A.2—HIGHLAND DOWNTOWN ALLOCATION AREA

**EXHIBIT A.3—HIGHLAND COMMERCIAL CORRIDORS ALLOCATION
AREA**

EXHIBIT A.1

TOWN OF HIGHLAND, INDIANA HIGHLAND REDEVELOPMENT COMMISSION

Highland Acres Allocation Area:
Commission Determination Per I.C. 36-7-14-39(b)(3)(A)

Dated: June 13, 2013

Determination Criteria	Highland Acres Allocation Area
Allocation Area Real Property Net Assessment ¹	\$ 1,772,600
Allocation Area Personal Property Net Assessment ¹	-
Total Allocation Area Net Assessment	\$ 1,772,600
Base Assessment (the "Base Net Taxable") ¹	\$ 1,406,680
Potential Captured Assessed Value	\$ 365,920
Current Net Certified Pay 2013 Tax Rate	\$ 2.5865
Estimated Tax Rate (2014)	\$ 2.5865
Statutory Circuit Breaker (Pay 2010)	3.00000%
ESTIMATE: Circuit Breaker Adjustment for Exempt Debt (Applicable to Lake and St. Joseph Counties)	0.63110%
Total: Statutory Circuit Breaker in 2010 (Applicable to Gross AV of Individual Components)	3.63110%
Estimated Tax Increment (2013), Rounded to 100s	9,500
Estimated Tax Increment (2014), Rounded to 100s	9,500
Existing Allocation Area Fund Balance (May 1, 2013)	\$ 6,383
Estimated Tax Increment (2013) ²	9,500
Estimated Tax Increment (2014) ²	9,500
Estimated Allocation Area Fund Revenue (12/31/2014)	\$ 25,383
<u>Commission Obligations</u>	
1. Outstanding Debt Service/Lease Payments	
(a)	\$ -
(b)	-
Total Outstanding Debt Service Due (FY 2013 and 2014)	\$ -
2. Allocation Area Capital Expenditures Economic Development Plan Budget	
Anticipated Cost of Allocation Area Projects/Programs Total ³	\$ 3,170,000
Estimated Allocation Area Fund Balance (12/31/2014)	\$ 25,383
Total of Commission Obligations - Pay-As-You-Go (2012 - 2016)	3,170,000
Potential Tax Increment Surplus or Deficit: FY 2014	\$ (3,144,617)

Notes:

1. Data based upon the most current assessment data available from the Office of the Lake County Auditor for the March 1, 2012 TIF Work Sheet for Real Property for the allocation area. Base Net Taxable is the amount of assessment released to overlapping taxing units distribution of assessment losses in the allocation area.

2. Applicability of the statutory circuit breaker rate to the allocation area. Estimated since Gross Assessment is not included on TIF Work Sheets for Property. Rounded to the nearest 100s.

3. Projects and programs as identified in the Economic Development Plan for the Highland Acres Economic Development Area, as approved by the Commission pursuant to APPENDIX B titled Plan Budget. Project costs estimated.

Prepared by:

 Cender & Company
LLC

EXHIBIT A.2

TOWN OF HIGHLAND, INDIANA HIGHLAND REDEVELOPMENT COMMISSION

Highland (Downtown) Allocation Area:
Commission Determination Per I.C. 36-7-14-39(b)(3)(A)
Dated: June 13, 2013

Determination Criteria	Highland Allocation Area
Allocation Area Real Property Net Assessment ¹	\$ 34,318,787
Allocation Area Personal Property Net Assessment ¹	-
Total Allocation Area Net Assessment	\$ 34,318,787
Base Assessment (the "Base Net Taxable") ¹	\$ 27,899,404
Potential Captured Assessed Value	\$ 6,419,383
Current Net Certified Pay 2013 Tax Rate	\$ 2.5865
Estimated Tax Rate (2014)	\$ 2.5865
Statutory Circuit Breaker (Pay 2010)	3.00000%
ESTIMATE: Circuit Breaker Adjustment for Exempt Debt (Applicable to Lake and St. Joseph Counties)	0.63110%
Total: Statutory Circuit Breaker in 2010 (Applicable to Gross AV of Individual Components)	3.63110%
Estimated Tax Increment (2013), Rounded to 100s	166,000
Estimated Tax Increment (2014), Rounded to 100s	166,000
Existing Allocation Area Fund Balance (May 1, 2013)	\$ 12,840
Estimated Tax Increment (2013) ²	166,000
Estimated Tax Increment (2014) ²	166,000
Estimated Allocation Area Fund Revenue (12/31/2014)	\$ 344,840
<u>Commission Obligations</u>	
1. Outstanding Debt Service/Lease Payments	
(a)	\$ -
(b)	-
Total Outstanding Debt Service Due (FY 2013 and 2014)	\$ -
2. Allocation Area Capital Expenditures Economic Development Plan Budget	
Anticipated Cost of Allocation Area Projects/Programs Total ³	\$ 5,000,000
Estimated Allocation Area Fund Balance (12/31/2014)	\$ 344,840
Total of Commission Obligations - Pay-As-You-Go (2012 - 2016)	5,000,000
Potential Tax Increment Surplus or Deficit: FY 2014	\$ (4,655,160)

Notes:

1. Data based upon the most current assessment data available from the Office of the Lake County Auditor for the March 1, 2012 TIF Work Sheet for Real Property for the allocation area. Base Net Taxable is the amount of assessment released to overlapping taxing units distribution of assessment losses in the allocation area.
2. Applicability of the statutory circuit breaker rate to the allocation area. Estimated since Gross Assessment is not included on TIF Work Sheets for Property. Rounded to the nearest 100s.
3. Projects and programs as identified in said redevelopment project area plan, as approved by the Commission. Redevelopment District Comprehensive Plan. Chapter 7-Implementation Plan. Project costs estimated.

Prepared by:

Cender & Company
LLC

EXHIBIT A.3

TOWN OF HIGHLAND, INDIANA HIGHLAND REDEVELOPMENT COMMISSION

Highland Commercial Corridors Allocation Area:
Commission Determination Per I.C. 36-7-14-39(b)(3)(A)

Dated: June 13, 2013

Determination Criteria	Highland Commercial Corridors Allocation Area
Allocation Area Real Property Net Assessment ¹	\$ 138,650,365
Allocation Area Personal Property Net Assessment ¹	-
Total Allocation Area Net Assessment	\$ 138,650,365
Base Assessment (the "Base Net Taxable") ¹	\$ 136,370,281
Potential Captured Assessed Value	\$ 2,280,084
Current Net Certified Pay 2013 Tax Rate	\$ 2.5865
Estimated Tax Rate (2014)	2.5865
Statutory Circuit Breaker (Pay 2010)	3.00000%
ESTIMATE: Circuit Breaker Adjustment for Exempt Debt (Applicable to Lake and St. Joseph Counties)	0.63110%
Total: Statutory Circuit Breaker in 2010 (Applicable to Gross AV of Individual Components)	3.63110%
Estimated Tax Increment (2013), Rounded to 100s	59,000
Estimated Tax Increment (2014), Rounded to 100s	59,000
Existing Allocation Area Fund Balance (May 1, 2013)	\$ -
Estimated Tax Increment (2013) ²	59,000
Estimated Tax Increment (2014) ²	59,000
Estimated Allocation Area Fund Revenue (12/31/2014)	\$ 118,000
<u>Commission Obligations</u>	
	6/19/2013
(a)	\$ -
(b)	-
Total Outstanding Debt Service Due (FY 2013 and 2014)	\$ -
2. Allocation Area Capital Expenditures Economic Development Plan Budget	
Anticipated Cost of Allocation Area Projects/Programs Total ³	\$ 4,325,000
Estimated Allocation Area Fund Balance (12/31/2014)	\$ 118,000
Total of Commission Obligations - Pay-As-You-Go (2012 - 2016)	4,325,000
Potential Tax Increment Surplus or Deficit: FY 2014	\$ (4,207,000)

Notes:

1. Data based upon the most current assessment data available from the Office of the Lake County Auditor for the March 1, 2012 TIF Work Sheet for Real Property for the allocation area. Base Net Taxable is the amount of assessment released to overlapping taxing units distribution of assessment losses in the allocation area.

2. Applicability of the statutory circuit breaker rate to the allocation area. Estimated since Gross Assessment is not included on TIF Work Sheets for Property. Rounded to the nearest 100s.

3. Projects and programs as identified in the Redevelopment Plan for the Highland Commercial Corridors Redevelopment Area, as approved by the Commission pursuant to APPENDIX D titled Plan Budget. Project costs estimated.

Prepared by:

Cender & Company
LLC

AMOUNT OF TAX INCREMENT REVENUES REQUIRED FOR:

**EXHIBIT B.1—ECONOMIC DEVELOPMENT PLAN FOR THE HIGHLAND
ACRES ECONOMIC DEVELOPMENT AREA**

**EXHIBIT B.2—REDEVELOPMENT PLAN FOR THE HIGHLAND
(DOWNTOWN) REDEVELOPMENT AREA**

**EXHIBIT B.3—REDEVELOPMENT PLAN FOR THE HIGHLAND
COMMERCIAL CORRIDORS REDEVELOPMENT AREA**

EXHIBIT B.1

**HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION**

**Economic Development Plan for the Highland Acres Economic Development Area:
Highland Acres Allocation Area**

DISCLOSURE OF CONTRACTUAL OBLIGATIONS AND DEBT SERVICE

1. Describe the obligation (as defined by IC 6-1.1-21.2-6.6) to be paid from the tax increment revenues.

The Commission currently does not have any outstanding debt service to be paid from tax increment. However, the Commission intends to use tax increment generated to pay for projects and programs identified in the Economic Development Plan for the Highland Acres Economic Development Area (**APPENDIX B**: Plan Budget).

2. List the effective dates of the obligations.

3. List the expiration or termination dates of the obligations.

4. Is the contractual obligation or debt service supported by revenues other than tax increment revenues?
If so, please describe. (Ex: CAGIT, COIT, CEDIT, ad valorem property taxes, other)

No

5. List the amount of tax increment revenues required for the obligations described above.

<u>Plan projects and programs, as estimated</u>	<u>\$ 3,170,000.00</u>
Total:	\$ 3,170,000.00

EXHIBIT B.2

**HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION**

**Redevelopment Plan for the Highland (Downtown) Redevelopment Development Area:
Highland (Downtown) Allocation Area**

DISCLOSURE OF CONTRACTUAL OBLIGATIONS AND DEBT SERVICE

1. Describe the obligation (as defined by IC 6-1.1-21.2-6.6) to be paid from the tax increment revenues.

The Commission currently does not have any outstanding debt service to be paid from tax increment. However,
the Commission intends to use tax increment generated to pay for projects and programs identified in the Redevelopment
District Comprehensive Plan. Chapter 7-Implementation Plan. Project and programs have been estimated.

2. List the effective dates of the obligations.

3. List the expiration or termination dates of the obligations.

4. Is the contractual obligation or debt service supported by revenues other than tax increment revenues?
If so, please describe. (Ex: CAGIT, COIT, CEDIT, ad valorem property taxes, other)

No

5. List the amount of tax increment revenues required for the obligations described above.

Plan projects and programs, as estimated	\$ 5,000,000.00
Total:	\$ 5,000,000.00

EXHIBIT B.3

**HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION**

**Redevelopment Plan for the Highland Commercial Corridors Redevelopment Development Area:
Highland Commercial Corridors Allocation Area**

DISCLOSURE OF CONTRACTUAL OBLIGATIONS AND DEBT SERVICE

1. Describe the obligation (as defined by IC 6-1.1-21.2-6.6) to be paid from the tax increment revenues.

The Commission currently does not have any outstanding debt service to be paid from tax increment. However, the Commission intends to use tax increment generated to pay for projects and programs identified in the Economic Redevelopment Plan for the Highland Commercial Corridors Redevelopment Area (**APPENDIX D**: Plan Budget).

2. List the effective dates of the obligations.

3. List the expiration or termination dates of the obligations.

4. Is the contractual obligation or debt service supported by revenues other than tax increment revenues?
If so, please describe. (Ex: CAGIT, COIT, CEDIT, ad valorem property taxes, other)

No _____

5. List the amount of tax increment revenues required for the obligations described above.

Plan projects and programs, as estimated	\$ 4,325,000.00
Total:	\$ 4,325,000.00

HIGHLAND, INDIANA

PARCEL DATA BY TAX INCREMENT FINANCING AREAS

Town of Highland Redevelopment Commission
Highland, Lake County, Indiana

Parcel Data by TIFs
2013 Pay 2014

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV	
TIF Code: 026 Highland								
Highland Acres Allocation Area								
45	45-07-32-479-011.000-026	R	Rauer, James P & Marjorie E	114,400	114,400	114,400	-	
45	45-07-32-479-012.000-026	R	Rauer, James P & Marge E	183,600	88,735	88,735	-	
45	45-07-32-479-013.000-026	R	Kish & Rauer Plumbing & Heating Co Lynn, Roy David & Shirley M Lynn Co-Trustees The Roy David Lynn & Shirley M Lynn Revocable Living Trust dated 12/5/2003 (Roy David Lynn & Shirley M Lynn reserve a LIFE ESTATE)	333,800	333,800	281,108	52,692	
45	45-07-32-479-014.000-026	R	Harkin, Joseph D & Cecilia L	114,300	46,650	46,295	255	
45	45-07-32-479-015.000-026	R	Harkin, Joseph D & Cecilia L	141,400	66,685	66,685	-	
45	45-07-32-479-016.000-026	R	Title Development Properties LLC	38,500	38,500	38,500	-	
45	45-07-32-479-017.000-026	R	WSU Properties LLC	535,200	535,200	522,012	13,188	
45	45-07-32-479-018.000-026	R	Institution Group LLC	5,800	5,800	5,800	-	
45	45-07-32-479-019.000-026	R	Institution Group LLC	38,500	38,500	38,500	-	
45	45-07-32-479-020.000-026	R	Shah & Luke LLC	124,800	124,800	124,728	72	
45	45-07-32-479-021.000-026	R	Blaker, Donald & Olga	142,700	51,025	51,025	-	
45	45-07-32-479-022.000-026	R	Title Development Properties LLC	78,000	78,000	78,000	-	
45	45-07-32-479-023.000-026	R	Blaker, Donald R Et Al	1,800	1,800	1,800	-	
45	45-07-32-479-024.000-026	R	Oil & Suds Inc	664,500	664,500	524,000	140,500	
				Totals:	2,517,300	2,188,295	1,981,588	206,707

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
TIF Code: 026 Highland 2							
Highland Redevelopment Allocation Area							
45	45-07-16-381-014.000-026	R	The Town Of Highland	-	-	-	-
45	45-07-16-381-015.000-026	R	The Town Of Highland	-	-	-	-
45	45-07-16-381-016.000-026	R	North Star Trust Company Tr #3751 (Re-recorded/Re-entered)	41,400	41,400	38,796	2,604
45	45-07-16-381-017.000-026	R	North Star Trust Company Tr #3751 (Re-recorded/Re-entered)	37,900	37,900	35,517	2,383
45	45-07-16-381-018.000-026	R	Webber, Donald E & Rosemarie	84,100	84,100	79,641	4,459
45	45-07-16-381-019.000-026	R	Lake Co Tr Co Tr 3396	71,600	71,600	67,043	4,557
45	45-07-16-381-020.000-026	R	Williams, Gary J & J. Helen Williams h&w (Re-recorded)	141,300	141,300	123,512	17,788
45	45-07-16-381-021.000-026	R	Lewis, Dan C & Patti Ann	103,500	103,500	97,292	6,208
45	45-07-16-381-022.000-026	R	Maritaur Properties, LLC	203,900	203,900	190,746	13,154
45	45-07-16-381-023.000-026	R	Mahoney, Dale R	181,900	181,900	136,216	45,684
45	45-07-16-451-001.000-026	R	Town of Highland (non/tax)	-	-	-	-
45	45-07-16-451-002.000-026	R	Department Of Parks Of The Civil	-	-	-	-
45	45-07-17-476-005.000-026	R	Little Cal River Basin Dev Comm	-	-	-	-
45	45-07-21-127-031.000-026	R	Mirza, Sajjad A	95,300	95,300	89,789	5,511
45	45-07-21-127-032.000-026	R	Zia, Anjum	71,800	15,668	15,160	508
45	45-07-21-127-033.000-026	R	McHenry, Ellen K	107,900	61,872	60,440	1,432
45	45-07-21-127-034.000-026	R	Saties, Inc.	139,900	139,600	139,600	-
45	45-07-21-127-035.000-026	R	Johnston, William R	226,000	154,865	34,092	120,773
45	45-07-21-128-030.000-026	R	Kennedy Avenue LLC	148,600	148,600	126,115	22,485
45	45-07-21-128-031.000-026	R	Kennedy Avenue LLC (corrected 6/10/2003 csb)	82,200	82,200	82,200	-
45	45-07-21-128-032.000-026	R	Berry, Jack L	74,200	74,200	5,125	69,075
45	45-07-21-128-033.000-026	R	Webber, Donald E & Rosemarie	62,100	62,100	60,424	1,676
45	45-07-21-128-034.000-026	R	Bochnowski, Thomas S & Diane J	78,000	78,000	78,000	-
45	45-07-21-129-029.000-026	R	JGN Enterprises, LLC	72,100	72,100	72,100	-
45	45-07-21-129-030.000-026	R	Hobson, Tony & Timothy Scott T/C	102,600	102,600	97,407	5,193
45	45-07-21-129-031.000-026	R	Kelley, Michael C & Susan J h&w	88,600	88,600	85,807	2,793
45	45-07-21-129-032.000-026	R	Bright Futures Child Care and Preschool LLC Girman, Corlis J Trs under Tr Agree dtd 11/14/2001 known as the Corlis J Girman Living Trust { Corlis J Girman R/L}	66,500	66,500	66,500	-
45	45-07-21-129-033.000-026	R	Spence, James E & Joann M Et Al	68,700	68,700	67,117	1,583
45	45-07-21-130-029.000-026	R	Fleming, Beverly J	125,000	39,520	37,886	1,634
45	45-07-21-130-030.000-026	R	Fleming, Beverly J	118,500	77,652	21,149	56,503
45	45-07-21-130-031.000-026	R	Grauel LLC	24,600	24,600	24,228	372
45	45-07-21-130-032.000-026	R	Crowel, Thomas R & Nancy Jean	34,700	34,700	33,494	1,206
45	45-07-21-130-033.000-026	R	Crowel, Thomas R & Nancy J	343,600	343,600	343,600	-
45	45-07-21-176-040.000-026	R	Cheker Oil Company Of Indiana Inc	47,800	47,800	39,576	9,224
45	45-07-21-177-033.000-026	R	Daly, Mary D	88,400	88,400	87,841	559
45	45-07-21-177-034.000-026	R	Rizo, Steven B & Jose L Jr.	78,900	78,900	49,105	29,795
45	45-07-21-177-035.000-026	R	Creeson, Jerry A & Joyce	61,300	61,300	60,301	999
45	45-07-21-177-036.000-026	R	Smith, George A	72,300	69,300	66,645	2,655
45	45-07-21-177-037.000-026	R	Molenda, Paula	78,800	78,800	73,636	5,164
45	45-07-21-177-038.000-026	R	Gladish Enterprizes LLC	240,200	237,200	50,852	186,348
45	45-07-21-178-024.000-026	R	Micka, Wayne	90,100	90,100	90,100	-
45	45-07-21-178-025.000-026	R	Micka, Wayne	94,800	94,800	94,800	-
45	45-07-21-178-026.000-026	R	Kusiak Properties, LLC	112,000	112,000	105,524	6,476
45	45-07-21-178-027.000-026	R	Swalek, Fred & Denise h&w	50,500	50,500	49,589	931
45	45-07-21-178-028.000-026	R	Swalek, Fred	101,500	101,500	100,848	652
45	45-07-21-178-029.000-026	R	Kozlowski, William J & Dianne M Kozlowski Trustees of the Kozlowski Living Trust dated 10/26/1992	256,100	256,100	245,790	10,310
45	45-07-21-179-013.000-026	R	2735 Norman Land Trust, Adam Lulinski Trustee (The) (th)	20,900	20,900	16,114	4,786
45	45-07-21-179-014.000-026	R	Kozlowski, William Jas & Nancy M h&w (Corr 7/19/04)	74,500	19,370	19,007	363

Town of Highland Redevelopment Commission
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Parcel Data by TIFs
2013 Pay 2014

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
45	45-07-21-179-015.000-026	R	Gabrial Investments, LLC	76,800	76,800	76,055	745
45	45-07-21-179-016.000-026	R	Raketch, Michael A	120,500	79,356	79,356	-
45	45-07-21-179-017.000-026	R	Schulte, George W Trs Tr Et Al	81,300	81,300	81,300	-
45	45-07-21-179-018.000-026	R	Valle, Edwin	97,800	34,320	34,320	-
45	45-07-21-179-019.000-026	R	Baron, April D	89,800	16,640	16,640	-
45	45-07-21-201-001.000-026	R	Abbott, Susan M Trustee under the Pihulic Land Trust known as the Pihulic Tr No. 1001	1,002,200	1,002,200	810,459	191,741
45	45-07-21-201-002.000-026	R	Abbott, Susan, Trustee of the Pihulic Land Trust Agreement Dtd 10/29/04, known as The Pihulic Trust No. 1002	93,400	93,400	86,254	7,146
45	45-07-21-201-003.000-026	R	Abbott, Susan, Trustee of the Pihulic Land Trust Agreement Dtd 10/29/04, known as The Pihulic Trust No. 1002	1,526,300	1,526,300	1,314,300	212,000
45	45-07-21-205-001.000-026	R	Grimm, Steven	42,300	42,300	39,681	2,619
45	45-07-21-205-002.000-026	R	Wolf 1 Enterprises LLC	289,100	289,100	273,379	15,721
45	45-07-21-205-003.000-026	R	The Happy Tr Dtd 9/1/95	152,200	152,200	142,525	9,675
45	45-07-21-206-001.000-026	R	DOWNEY REALTY LLC	212,600	212,600	212,600	-
45	45-07-21-206-002.000-026	R	DOWNEY REALTY LLC	111,600	111,600	108,964	2,636
45	45-07-21-206-003.000-026	R	Harris NA Tr #2912 (Ownership Restored-OTD 9/29/06)	300,800	300,800	283,627	17,173
45	45-07-21-251-001.000-026	R	DEB Holdings, LLC	104,400	104,400	98,170	6,230
45	45-07-21-251-002.000-026	R	Hinsdale Gas LLC	1,518,400	1,518,400	751,751	766,649
45	45-07-21-252-001.000-026	R	Borsuk, Stephen	91,300	91,300	84,760	6,540
45	45-07-21-252-002.000-026	R	FroYo Properties LLC	282,600	282,600	262,678	19,922
45	45-07-21-253-001.000-026	R	Malo Properties, LLC	87,600	87,600	81,749	5,851
45	45-07-21-253-002.000-026	R	Malo Properties, LLC	564,000	564,000	535,743	28,257
45	45-07-21-254-001.000-026	R	Kalokhe, Pradeep V & Umi P	207,500	207,500	191,919	15,581
45	45-07-21-302-001.000-026	R	Northern Indiana Pub. Service Co	7,100	7,100	6,825	275
45	45-07-21-302-002.000-026	R	Schade, Louise	12,600	12,600	12,600	-
45	45-07-21-302-003.000-026	R	Pukoszek, Stanley W.	117,400	44,830	44,830	-
45	45-07-21-302-004.000-026	R	Valentino Edwardina M as Trustee of the Valentino Edwardina M Rev Tr	138,800	138,800	138,800	-
45	45-07-21-302-005.000-026	R	Valentino Edwardina M as Trustee of the Valentino Edwardina M Rev Tr	94,100	94,100	94,100	-
45	45-07-21-302-006.000-026	R	Schade, Louise	20,100	20,100	20,100	-
45	45-07-21-302-007.000-026	R	Brown, James M (Corr 6-25-09, deed was transferred incorrectly, OTD 9-2-98)slg	162,000	162,000	162,000	-
45	45-07-21-302-008.000-026	R	E & K Properties, LLC	139,100	139,100	129,677	9,423
45	45-07-21-302-009.000-026	R	Schade, Louise	141,700	141,700	141,700	-
45	45-07-21-302-010.000-026	R	Schade, Louise	138,000	60,730	60,730	-
45	45-07-21-302-011.000-026	R	Schade, Louise	102,200	102,200	102,200	-
45	45-07-21-302-012.000-026	R	Zadvorna, Valentyna	103,400	34,960	34,960	-
45	45-07-21-302-013.000-026	R	Darnell David J and Patricia L. Darnell, H&W	110,900	110,900	110,900	-
45	45-07-21-302-014.000-026	R	Leeps Supply Company Inc	219,200	219,200	15,141	204,059
45	45-07-21-302-017.000-026	R	Creative Hair Styling Academy, Inc (read by jea)	137,300	-	-	-
45	45-07-21-302-018.000-026	R	Creative Hair Styling Academy, Inc (read by jea)	35,200	-	-	-
45	45-07-21-302-019.000-026	R	Creative Hair Styling Academy, Inc (read by jea)	300,100	-	-	-
45	45-07-21-326-001.000-026	R	N E Leep Realty Corp	494,800	494,800	479,651	15,149
45	45-07-21-326-002.000-026	R	Northern Indiana Public Service Co	89,100	89,100	89,100	-
45	45-07-21-326-003.000-026	R	Northern Indiana Public Service Co	1,100	1,100	944	156
45	45-07-21-326-004.000-026	R	Cor, Properties	1,059,200	1,059,200	73,165	986,035
45	45-07-21-326-005.000-026	R	Cor, Properties	425,800	425,800	29,413	396,387
45	45-07-21-326-006.000-026	R	Cor, Properties	7,600	7,600	4,844	2,756
45	45-07-21-326-007.000-026	R	Zigterman, Roger M & Carol A Trs	636,700	636,700	617,237	19,463
45	45-07-21-326-008.000-026	R	Montasiewicz, Joseph F & Helen K	89,800	16,920	16,920	-
45	45-07-21-326-009.000-026	R	Zigterman, Roger M Jr. & Katherine R h&w (ja read legal)	90,900	90,900	90,900	-
45	45-07-21-326-010.000-026	R	Zigterman, Roger M & Carol A Trs	71,200	71,200	70,735	465
45	45-07-21-326-011.000-026	R	Bailey, Yale Arthur Joseph Et Al	96,800	21,190	21,190	-
45	45-07-21-326-012.000-026	R	Kessler, James D & Maggie S	115,900	43,295	43,295	-
45	45-07-21-326-013.000-026	R	Longacre, Timothy D	130,000	55,250	55,250	-
45	45-07-21-326-014.000-026	R	Tomczek, Wayne J Sr & Christine A	65,800	65,800	65,614	186
45	45-07-21-326-015.000-026	R	Ladewski, Julia	85,500	26,325	25,780	545
45	45-07-21-326-016.000-026	R	Condes, Zachery Y	87,800	25,205	25,205	-
45	45-07-21-327-001.000-026	R	Town of Highland Redevelopment (Re-recorded)	-	-	-	-
45	45-07-21-327-002.000-026	R	Town of Highland Redevelopment (Re-recorded)	-	-	-	-
45	45-07-21-327-003.000-026	R	Pleasant View Dairy Corporation	45,000	45,000	43,109	2,891
45	45-07-21-327-004.000-026	R	Pleasant View Dairy Corporation	64,000	64,000	59,979	4,021
45	45-07-21-327-005.000-026	R	N E Leep Realty Corp	30,400	30,400	30,400	-
45	45-07-21-327-006.000-026	R	Town of Highland Redevelopment (Re-recorded)	-	-	-	-
45	45-07-21-327-007.000-026	R	Town of Highland Redevelopment (Re-recorded)	-	-	-	-
45	45-07-21-327-008.000-026	R	Pleasant View Dairy Corporation	8,400	8,400	7,869	531
45	45-07-21-327-009.000-026	R	Pleasant View Dairy Corporation	299,500	299,500	262,833	36,667
45	45-07-21-327-010.000-026	R	Pleasant View Dairy Corporation	60,100	60,100	56,320	3,780
45	45-07-21-327-011.000-026	R	Spoljoric, Daniel S & Sarah B	166,400	166,400	155,939	10,461
45	45-07-21-327-013.000-026	R	Spoljoric, Daniel S	73,200	73,200	68,599	4,601
45	45-07-21-327-015.000-026	R	Sinenergy, LLC	415,700	415,700	415,700	-
45	45-07-21-327-017.000-026	R	Babus, Dumitru	116,000	116,000	116,000	-
45	45-07-21-327-018.000-026	R	Phipps, Robert L Tr the Robert L Phipps Revoc Tr Agree dtd 6/20/07 R/L	50,600	50,600	48,134	2,466
45	45-07-21-327-019.000-026	R	Phipps, Robert L Tr the Robert L Phipps Revoc Tr Agree dtd 6/20/07 R/L	70,300	70,300	66,425	3,875
45	45-07-21-327-020.000-026	R	JANOWSKI, THADDEUS &VERNA H&W	110,200	110,200	91,911	18,289

Town of Highland Redevelopment Commission
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Parcel Data by TIFs
2013 Pay 2014

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
45	45-07-21-327-021.000-026	R	8620 Kennedy, LLC	103,400	103,400	93,707	9,693
45	45-07-21-328-001.000-026	R	N E Leep Realty Corp	369,000	369,000	328,059	40,941
45	45-07-21-328-002.000-026	R	N E Leep Realty Corp	56,200	56,200	52,489	3,711
45	45-07-21-328-003.000-026	R	N E Leep Realty Corp	76,900	76,900	72,784	4,116
45	45-07-21-328-004.000-026	R	N E Leep Realty Corp	56,200	56,200	52,489	3,711
45	45-07-21-328-005.000-026	R	N E Leep Realty Corp	186,200	186,200	174,107	12,093
45	45-07-21-328-006.000-026	R	Chesapeake & Ohio Railway Co.	300	300	21	279
45	45-07-21-328-007.000-026	R	Chesapeake & Ohio Railway Co.	-	-	-	-
45	45-07-21-328-008.000-026	R	First Financial Bank, N A	979,700	979,700	850,857	128,843
45	45-07-21-328-009.000-026	R	Tithof, Robert J & Jeanette h&w	134,600	134,600	134,600	-
45	45-07-21-328-010.000-026	R	Sand Ridge Bank Tr 13-0799	28,100	28,100	26,409	1,691
45	45-07-21-328-011.000-026	R	N E Leep Realty Corp	188,500	188,500	152,533	35,967
45	45-07-21-328-012.000-026	R	Great Lakes Development, LLC	272,700	269,700	215,172	54,528
45	45-07-21-328-013.000-026	R	Faber Holdings - Highland LLC (dn)	272,000	272,000	29,425	242,575
45	45-07-21-328-014.000-026	R	Popa, Nick G & Patricia A Popa H & W (Corr 1-16-08, deed was transferred incorrectly, OTD 12-6-07)slg	115,900	115,900	104,418	11,482
45	45-07-21-328-015.000-026	R	Popa, Nick G & Patricia A Popa H & W (Corr 1-16-08, deed was never transferred, OTD 12-6-04) slg	170,100	170,100	157,480	12,620
45	45-07-21-329-001.000-026	R	United States Postal Service	-	-	-	-
45	45-07-21-329-002.000-026	R	United States Postal Service	-	-	-	-
45	45-07-21-329-003.000-026	R	McCormick, Ronald & McCormick, Raquel H & W	1,300	1,300	1,300	-
45	45-07-21-329-004.000-026	R	Tomczak, Wayne J & Christine A	99,400	99,400	99,400	-
45	45-07-21-329-005.000-026	R	Steffens, George Frederick & Grace J	122,600	51,395	51,395	-
45	45-07-21-329-006.000-026	R	Kaniewski, Carol S	114,600	42,240	42,240	-
45	45-07-21-329-007.000-026	R	Dobosz, Andrew W	76,400	17,410	16,926	484
45	45-07-21-329-008.000-026	R	Breslin, John Francis & Elizabeth A h&w T/E	86,700	24,910	24,910	-
45	45-07-21-329-009.000-026	R	Harper, Raymond B & Pearl Tr	78,100	78,100	78,100	-
45	45-07-21-329-010.000-026	R	A & W Investments	174,100	174,100	174,100	-
45	45-07-21-329-011.000-026	R	J & M Heating & Cooling, Inc.	82,300	79,300	74,468	4,832
45	45-07-21-329-012.000-026	R	Spoljoric, Daniel S	173,800	173,800	145,454	28,346
45	45-07-21-329-013.000-026	R	Decarnolan Dean A	174,100	174,100	161,850	12,240
45	45-07-21-329-014.000-026	R	Doughman, Brian K & Lisa R h&w	88,100	28,155	28,155	-
45	45-07-21-329-015.000-026	R	Highland Chamber Of Commerce Inc	65,800	-	-	-
45	45-07-21-329-016.000-026	R	Cross, Matthew J & Laura h&w	87,600	67,600	67,622	19,978
45	45-07-21-329-017.000-026	R	Qureshi, Muhammad A & Naureen Habib h&w	75,400	75,400	75,028	372
45	45-07-21-329-018.000-026	R	Leo Sporman Mem Vets Of Fw 1109	100,600	-	-	-
45	45-07-21-330-001.000-026	R	Northern Indiana Public Service Co	-	-	-	-
45	45-07-21-330-002.000-026	R	Calderone, Frank	237,500	237,500	237,500	-
45	45-07-21-330-003.000-026	R	GSM Group LLC	67,500	67,500	62,197	5,303
45	45-07-21-330-004.000-026	R	Key Motor Car Co	40,000	40,000	36,517	3,483
45	45-07-21-330-005.000-026	R	LEEP, LEEP, FULTON, AN ILLINOIS GENERAL PARTNERSHIP	271,000	271,000	245,260	25,740
45	45-07-21-330-006.000-026	R	Garfield Lodge #569	148,600	148,600	138,773	9,827
45	45-07-21-330-007.000-026	R	Wontor, Edward L & Wontor Karen	119,100	119,100	114,266	4,834
45	45-07-21-330-008.000-026	R	Lake County Trust Company Tr 5063	98,900	98,900	94,490	4,410
45	45-07-21-330-009.000-026	R	Lake County Trust Tr 5063	47,500	47,500	44,432	3,068
45	45-07-21-330-010.000-026	R	Stejurew, LLC	251,300	251,300	234,726	16,574
45	45-07-21-330-011.000-026	R	Stejurew, LLC	28,000	28,000	26,065	1,935
45	45-07-21-330-012.000-026	R	Gandhi Realty LLC	37,700	37,700	37,700	-
45	45-07-21-330-013.000-026	R	Gandhi Realty LLC	407,700	404,700	384,454	20,246
45	45-07-21-330-014.000-026	R	Spains, Incorporated	130,900	130,900	116,248	14,652
45	45-07-21-330-015.000-026	R	Filler, Scott A & Cheryl Filler H & W	31,300	31,300	29,339	1,961
45	45-07-21-330-016.000-026	R	Filler, Scott A & Cheryl Filler H & W	163,200	163,200	134,323	28,877
45	45-07-21-351-003.000-026	R	Rogers, George J & Patricia L	134,900	42,955	37,949	5,006
45	45-07-21-352-001.000-026	R	Jarchow, Oliver F & Margaret	98,500	98,500	92,534	5,966
45	45-07-21-376-001.000-026	R	Southlake Community Mental Health Center Inc	296,500	-	-	-
45	45-07-21-376-002.000-026	R	HIGHLAND OFFICE CENTER, LLC AN INDIANA LIMITED LIABILITY COMPANY	382,500	382,500	369,734	12,766
45	45-07-21-376-003.000-026	R	Sims, Roger D & Patricia R	686,500	686,500	641,935	44,565
45	45-07-21-380-001.000-026	R	Fross, Norma J	86,000	86,000	86,000	-
45	45-07-21-380-002.000-026	R	Forster, Leslie R Trs of The Forster Family Trust	147,500	147,500	112,049	35,451
45	45-07-21-380-003.000-026	R	Forster, Leslie R Trs of The Forster Family Trust	140,800	83,062	5,738	77,324
45	45-07-21-380-004.000-026	R	Forster, Leslie R Tr The Forster Family Trust	33,800	33,800	31,592	2,208
45	45-07-21-380-005.000-026	R	Northern Indiana Public Service Co	-	-	-	-
45	45-07-21-380-006.000-026	R	Northern Indiana Public Service Co	-	-	-	-
45	45-07-21-380-007.000-026	R	Northern Indiana Public Service Co	-	-	-	-
45	45-07-21-380-008.000-026	R	Highland, Memorial Post 180	356,900	-	-	-
45	45-07-21-380-009.000-026	R	Town of Highland	-	-	-	-
45	45-07-21-380-010.000-026	R	Northern Indiana Public Service Co	-	-	-	-
45	45-07-21-380-011.000-026	R	Northern Indiana Public Service Co	-	-	-	-
45	45-07-21-380-012.000-026	R	Town Of Highland Indiana	-	-	-	-
45	45-07-21-380-013.000-026	R	Khatra Peto Inc (dn)	314,600	314,600	311,604	2,996
45	45-07-21-380-014.000-026	R	Town Of Highland Indiana	-	-	-	-
45	45-07-21-381-011.000-026	R	DJB Management	35,000	35,000	32,801	2,199
45	45-07-21-381-012.000-026	R	DJB Management	98,400	98,400	91,884	6,516

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45	45-07-21-382-020.000-026	R	Bruner, Roberta A k/n/a Roberta A Lasocki Murovic Sr, Joseph E & Mariann Murovic Trs of the Joseph and Mariann Murovic Living Tr dated 5-15-08	145,900	50,105	46,595	3,510
45	45-07-21-382-021.000-026	R	Lake County Trust Company as Trustee of Tr #5956	155,800	155,800	145,902	9,898
45	45-07-21-382-023.000-026	R	Bishop, Christina L	120,500	46,075	46,075	-
45	45-07-21-382-024.000-026	R	Derosa, David	168,600	77,340	77,340	-
45	45-07-21-383-017.000-026	R	Bk Of Highland Tr Tr 13-5010	149,600	67,960	66,417	1,573
45	45-07-21-383-018.000-026	R	Barsic, David M & Alice L H&W	164,800	99,605	98,395	1,210
45	45-07-21-401-001.000-026	R	Holings, Irene A Tr of Irene A Holings Revoc Tr Agree dtd 10/15/08 R/L	210,900	210,900	198,774	12,126
45	45-07-21-401-012.000-026	R	Holings, Irene A Tr of Irene A Holings Revoc Tr Agree dtd 10/15/08 R/L	203,200	203,200	189,173	14,027
45	45-07-21-402-001.000-026	R	Takacs, Kenneth M Trustee	21,400	21,400	21,400	-
45	45-07-21-402-012.000-026	R	Kovera, Michael C & Pamela E Kovera H & W (Corr 7-14-08 per doc #2000 066716, Pamela's name was spelled incorrectly)s/g	118,800	47,970	46,820	1,150
45	45-07-21-403-001.000-026	R	JANOWSKI, THADDEUS & VERNA, H&W	125,700	125,700	124,676	1,024
45	45-07-21-403-011.000-026	R	Plech, Joseph & Kenneth M Pannell J/T with R/S not as T/C	55,800	55,800	55,707	93
45	45-07-21-404-001.000-026	R	Reorganized Ch Of Jesus Christ Of	172,600	172,600	162,460	10,140
45	45-07-21-404-002.000-026	R	Stasinos, Elaine K Tr of Elaine K Stasinos Liv Tr #1 dtd 4/29/12	136,700	-	-	-
45	45-07-21-404-014.000-026	R	Stirling, Kurt & Kathleen Stirling H&W	16,500	16,500	16,500	-
45	45-07-21-404-015.000-026	R	Stirling, Kurt & Kathleen Stirling H&W	20,800	20,800	19,400	1,400
45	45-07-21-404-016.000-026	R	T & T Real Est Lic	139,800	90,180	57,018	33,162
45	45-07-21-404-017.000-026	R	Stasinos, Elaine K Tr of Elaine K Stasinos Liv Tr #1 dtd 4/29/12	311,300	311,300	311,300	-
45	45-07-21-404-018.000-026	R	G & P Properties, LLC	199,000	199,000	149,966	49,034
45	45-07-21-404-019.000-026	R	Lake County Trust Company Tr #13-7899	171,300	171,300	153,189	18,111
45	45-07-21-404-020.000-026	R	Lake County Trust Company Tr #13-7899	112,200	112,200	97,516	14,684
45	45-07-21-404-021.000-026	R	Langel Realty LLC	170,500	170,500	147,123	23,377
45	45-07-21-404-022.000-026	R	Langel Realty LLC	447,400	447,400	371,238	76,162
45	45-07-21-404-023.000-026	R	Kluga Thomas M Jr & Gloria Co Tr	308,300	308,300	255,082	53,218
45	45-07-21-404-024.000-026	R	Langel Realty, LLC	63,200	63,200	55,686	7,514
45	45-07-21-404-025.000-026	R	Fowler Jr, James R & Karen A Fowler H & W	104,100	104,100	104,100	-
45	45-07-21-404-026.000-026	R	Kozora, Ross & Kathleen Kozora as Co-Trs of the Kozora Living Tr dated 9-22-94	101,900	101,900	92,939	8,961
45	45-07-21-404-027.000-026	R	Basswood Enterprises LLC	128,700	128,700	128,700	-
45	45-07-21-404-028.000-026	R	Basswood Enterprises LLC	258,400	258,400	245,699	12,701
45	45-07-21-408-012.000-026	R	Town Of Highland	149,000	149,000	136,334	12,666
45	45-07-21-408-013.000-026	R	Koedyker, Audrey S & Howard L Koedyker as Co-Trs of the Audrey S Koedyker Revocable Tr dated 11-9-99	-	-	-	-
45	45-07-21-408-014.000-026	R	Szkwarz, Stanislaw & Elizabeth A	102,800	102,800	102,428	372
45	45-07-21-408-015.000-026	R	Smith, Danny B & Jane E h&w	125,000	125,000	99,212	25,788
45	45-07-21-408-016.000-026	R	Ziemniak, Chester J & Virginia M	143,600	143,600	143,600	-
45	45-07-21-408-017.000-026	R	Ziemniak, Chester & Virginia	274,700	274,700	228,835	45,865
45	45-07-21-408-018.000-026	R	Sroka, Mary Louise Tr u/a dtd 12/10/03 known as Mary Louise Sroka Trust	103,000	103,000	101,976	1,024
45	45-07-21-408-019.000-026	R	Tharp Realty Lic	16,000	16,000	16,000	-
45	45-07-21-408-020.000-026	R	Tharp Realty Lic	80,500	80,500	80,128	372
45	45-07-21-408-021.000-026	R	Tharp Realty Lic	139,700	139,700	139,700	-
45	45-07-21-451-001.000-026	R	Town of Highland	30,800	30,800	29,364	1,436
45	45-07-21-451-002.000-026	R	Town of Highland	-	-	-	-
45	45-07-21-451-003.000-026	R	Town of Highland and Redevelopment Commission	-	-	-	-
45	45-07-21-451-004.000-026	R	Susay, David	122,300	119,300	105,261	14,039
45	45-07-21-451-005.000-026	R	Kouros, Bessie & Gus Kouros Trs of the Gus Kouros Living Tr dated 9-22-99	112,900	112,900	101,283	11,617
45	45-07-21-451-006.000-026	R	Miller, Lawrence E	43,300	43,300	40,834	2,466
45	45-07-21-451-007.000-026	R	Miller Holding Company, LLC	272,100	272,100	244,693	27,407
45	45-07-21-451-008.000-026	R	Rahmany, M.A.	150,000	150,000	148,622	1,378
45	45-07-21-451-009.000-026	R	The Calumet Natl Bank Of Hmd	424,400	424,400	404,824	19,576
45	45-07-21-451-010.000-026	R	TRIANGLE EQUITIES, LLC	100	100	94	6
45	45-07-21-451-011.000-026	R	TRIANGLE EQUITIES, LLC	240,100	240,100	239,192	908
45	45-07-21-451-012.000-026	R	Darnell Realty LLC	123,100	120,100	120,100	-
45	45-07-21-451-013.000-026	R	McConathy, David W	169,800	169,800	159,416	10,384
45	45-07-21-451-014.000-026	R	Darnell Realty LLC	126,500	126,500	118,869	7,631
45	45-07-21-451-015.000-026	R	Qureshi, Muhammad Aamir & Naureen Habib h&w and Talha Muhammad Qureshi J/T R/S	180,000	180,000	160,846	19,154
45	45-07-21-451-016.000-026	R	Miller Holding Company, LLC	46,800	46,800	43,842	2,958
45	45-07-21-451-017.000-026	R	G & T Enterprises	140,900	140,900	124,303	16,597
45	45-07-21-451-018.000-026	R	Webber, Donald E & Rosemarie H & W	28,900	28,900	26,993	1,907
45	45-07-21-451-019.000-026	R	Highway Ave LLC	29,300	29,300	27,464	1,836
45	45-07-21-451-020.000-026	R	Lake County Public Library	-	-	-	-
45	45-07-21-451-021.000-026	R	Town Of Highland	-	-	-	-
45	45-07-21-452-001.000-026	R	Civil Town Of Highland	-	-	-	-
45	45-07-21-452-002.000-026	R	THE GIRL SCOUTS OF AMERICA OF CALUMET COUNCIL IND & ILL INC.	324,200	-	-	-
45	45-07-21-452-003.000-026	R	JDS R3, LLC	45,300	45,300	43,774	1,526
45	45-07-21-452-004.000-026	R	JDS R3, LLC	258,000	258,000	239,847	18,153
45	45-07-21-452-005.000-026	R	2930 Highway Avenue LLC	26,100	26,100	24,370	1,730
45	45-07-21-452-006.000-026	R	2930 Highway Avenue LLC	42,500	42,500	41,235	1,265
45	45-07-21-452-007.000-026	R	2930 Highway Avenue LLC	116,700	116,700	106,085	10,615
45	45-07-21-452-008.000-026	R	Lake County Trust Company Trs Tr #10143 dtd 10/29/94	129,000	126,000	115,754	10,246
45	45-07-21-452-009.000-026	R	Fenyves, Anthony E	96,400	96,400	96,400	-

Town of Highland Redevelopment Commission
Highland, Lake County, Indiana

Parcel Data by TIFs
2013 Pay 2014

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
45	45-07-21-452-010.000-026	R	Liggett, Roger L & Mari Ellen	219,600	219,600	206,413	13,187
45	45-07-21-452-011.000-026	R	Bakker, Susan M	47,300	47,300	45,608	1,692
45	45-07-21-452-012.000-026	R	El War Venture	121,300	118,300	109,876	8,424
45	45-07-21-452-013.000-026	R	Town Of Highland	-	-	-	-
45	45-07-21-452-014.000-026	R	The Girl Scouts Of Calumet Council	51,800	-	-	-
45	45-07-21-452-015.000-026	R	Pammer, William F & Brenda M Pammer H&W	51,900	51,900	46,880	5,040
45	45-07-21-452-016.000-026	R	Reno, Robert C & Gail J Reno H & W	132,300	132,300	124,476	7,824
45	45-07-21-452-017.000-026	R	Stirling, Cary J & Luann Trs under Cary & Luann Stirling Liv Tr dtd 12/4/12	88,100	88,100	82,684	5,416
45	45-07-21-452-018.000-026	R	Rich, Patricia A	68,900	68,900	65,036	3,864
45	45-07-21-452-019.000-026	R	El War Venture Lic	40,600	40,600	38,049	2,551
45	45-07-21-452-020.000-026	R	El War Venture Lic	159,900	159,900	146,262	13,638
45	45-07-21-452-021.000-026	R	Huegel, John	258,200	258,200	240,850	17,350
45	45-07-21-452-022.000-026	R	Kerusso Real Estate LLC	188,500	188,500	176,082	12,418
45	45-07-21-452-023.000-026	R	Popa, Nick G & Patricia A Popa H & W (Corr 1-16-08, deed was never transferred, OTD 12-6-04) sig	171,400	171,400	160,928	10,472
45	45-07-21-452-024.000-026	R	Popa, Nick G & Patricia A Popa H & W	131,500	131,500	112,246	19,254
45	45-07-21-452-025.000-026	R	Bakker, Susan M	206,600	206,600	194,060	12,510
45	45-07-21-453-001.000-026	R	8835 Kennedy, LLC	159,100	159,100	140,064	19,036
45	45-07-21-453-002.000-026	R	8835 Kennedy LLC	290,700	290,700	263,639	27,061
45	45-07-21-453-003.000-026	R	Harris NA Tr #6643	721,300	721,300	670,532	50,768
45	45-07-21-453-005.000-026	R	Van Corp, Harold E & Anna	41,500	10,790	10,717	73
45	45-07-21-453-006.000-026	R	Northern Indiana Public Service Co	500	500	469	31
45	45-07-21-453-007.000-026	R	Northern Indiana Public Service Co	100	100	94	6
45	45-07-21-453-008.000-026	R	Highland, Parks & Recreation Board	-	-	-	-
45	45-07-21-453-009.000-026	R	Karulski, Joseph D & Marie T	137,200	44,450	44,450	-
45	45-07-21-453-010.000-026	R	Botta, Bryan	137,900	57,385	57,385	-
45	45-07-21-453-011.000-026	R	Goodman, Steven	139,700	58,555	58,555	-
45	45-07-21-453-012.000-026	R	Caddick, Judith	139,700	58,555	58,555	-
45	45-07-21-453-013.000-026	R	Vandommelen, Jerome Jr.	151,400	66,160	66,160	-
45	45-07-21-453-014.000-026	R	Fross, Harold D	160,700	72,205	72,205	-
45	45-07-21-453-015.000-026	R	Edwards, Terry L & Linda L. H&W	160,700	72,205	72,205	-
45	45-07-21-453-016.000-026	R	Ziccardi, Anthony J	139,500	58,425	58,425	-
45	45-07-21-453-017.000-026	R	Baikema, Thomas & Charlotte Joseph J/T R/S	150,900	150,900	75,160	75,740
45	45-07-21-453-018.000-026	R	Karwaka William T. and Elizabeth A., H&W	137,000	56,800	56,800	-
45	45-07-21-453-019.000-026	R	Wilson, Linda	142,200	60,180	60,180	-
45	45-07-21-453-020.000-026	R	Bell, Vivian A	138,100	138,100	138,100	-
45	45-07-21-453-021.000-026	R	Olson, Misty M & Jacob Olson J/T R/S	131,700	131,700	61,308	70,392
45	45-07-21-453-022.000-026	R	Jamison, Thomas V III	133,800	54,720	54,720	-
45	45-07-21-453-023.000-026	R	Jabkowski, Wendy & Robert Jabkowski	132,100	53,615	53,615	-
45	45-07-21-453-024.000-026	R	Daiber, Michael & Allison h&w	136,300	56,345	56,345	-
45	45-07-21-453-025.000-026	R	Koepf, Thomas G & Kimberly A	136,300	56,345	56,345	-
45	45-07-21-453-026.000-026	R	Gauthier, Nicole M	134,800	55,370	55,370	-
45	45-07-21-453-027.000-026	R	Zdrnja, Ranko & Ana h&w	133,800	54,720	54,720	-
45	45-07-21-453-028.000-026	R	Dabrowski, Suzanne D	130,900	52,835	52,835	-
45	45-07-21-453-029.000-026	R	Reynolds, Clenton & Iris C Reynolds H & W	136,000	56,150	56,150	-
45	45-07-21-453-030.000-026	R	Walker II, Michael S	133,100	54,265	54,265	-
45	45-07-21-454-001.000-026	R	Musch, Dan A	141,300	59,595	59,595	-
45	45-07-21-454-002.000-026	R	Barlage, Rosemary (dh)	153,800	153,800	153,800	-
45	45-07-21-454-003.000-026	R	Pena, Megan A	131,400	53,160	53,160	-
45	45-07-21-454-004.000-026	R	Campbell, Jessica & Marcia Hillegonds	140,600	140,600	67,308	73,292
45	45-07-21-454-005.000-026	R	Vanderaa, Randy & Carol h&w (dh)	132,600	132,600	132,600	-
45	45-07-21-454-006.000-026	R	Cesinger, Diana K	131,500	53,225	53,225	-
45	45-07-21-454-007.000-026	R	Gomez,Hector Mario	131,500	43,745	43,745	-
45	45-07-21-454-008.000-026	R	Ashton, Nancy J.	133,900	54,785	54,785	-
45	45-07-21-454-009.000-026	R	Lewis, Jamar & Aleia S h&w (dh)	136,600	56,540	56,540	-
45	45-07-21-454-010.000-026	R	Kaczmarzewski, Jennifer	137,100	56,865	56,865	-
45	45-07-21-454-011.000-026	R	Maciejewski, Andrew W and Dawn, Husband and Wife(record with legal)	130,900	52,835	52,835	-
45	45-07-21-454-012.000-026	R	Salcedo, Ulices and Velez, Roman Xaymara, H&W	135,100	55,565	55,565	-
45	45-07-21-454-013.000-026	R	Dzurochak, Wilene	129,500	29,965	29,965	-
45	45-07-21-454-014.000-026	R	Stern, John M & Grace M Stern Trs under the Joint Revoc Tr Agree of John M	132,400	56,810	56,810	-
45	45-07-21-454-015.000-026	R	Stern and Grace M Stern did 02/04/11	129,700	52,055	52,055	-
45	45-07-21-454-016.000-026	R	Anderson, Traci M	136,000	59,150	59,150	-
45	45-07-21-454-017.000-026	R	Garduno, Alejandro Oliver & Beth Helen h&w	136,000	59,150	59,150	-
45	45-07-21-454-018.000-026	R	Albomonte, Donna M (restored ownership)(otd 04/05/99 corr 12/27/07)	130,800	52,770	52,770	-
45	45-07-21-454-019.000-026	R	Magoe, Felicia	133,800	54,720	54,720	-
45	45-07-21-454-020.000-026	R	Butler, Chamika	126,500	49,975	49,975	-
45	45-07-21-454-021.000-026	R	Bukowski, Joseph C	126,300	49,845	49,845	-
45	45-07-21-454-022.000-026	R	Hartville, Hubert L Jr	131,000	52,900	52,900	-
45	45-07-21-454-023.000-026	R	Hellen, Timothy Patrick	132,300	53,745	53,745	-
45	45-07-21-454-024.000-026	R	Marker, Lee D & Deborah K h&w	135,300	58,695	58,695	-
45	45-07-21-454-025.000-026	R	Vega, Emilio J	127,300	50,495	50,495	-
45	45-07-21-454-026.000-026	R	Harris, Michael J	133,600	54,590	54,590	-
45	45-07-21-454-027.000-026	R	Herak, Jeff	144,400	64,610	64,610	-
45	45-07-21-454-028.000-026	R	Bieschke, David W	132,200	56,680	56,680	-

Town of Highland Redevelopment Commission
Highland, Lake County, Indiana

Parcel Data by TIFs
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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
45	45-07-21-454-028.000-026	R	Gober, Jelena	132,600	56,940	56,940	-
45	45-07-21-454-029.000-026	R	Fase, Kimberly J	141,400	59,660	59,660	-
45	45-07-21-454-030.000-026	R	PHIPPS, DENISE F	143,600	61,090	61,090	-
45	45-07-21-454-031.000-026	R	Vallone, Trina L (read by jajs/g)	145,200	62,130	62,130	-
45	45-07-21-454-032.000-026	R	Dziedon, Michael C (dh)	142,200	60,180	60,180	-
45	45-07-21-454-033.000-026	R	Ramirez, Jose & Ramirez, Michelle R. (H&W)	144,700	61,805	61,805	-
45	45-07-21-454-034.000-026	R	Bearden, Laura M	141,700	62,855	62,855	-
45	45-07-21-454-035.000-026	R	Bell, Gabriel	154,700	68,305	68,305	-
45	45-07-21-454-036.000-026	R	Stovall William O.	163,000	73,700	73,700	-
45	45-07-21-454-037.000-026	R	Bukowski, Joan C.	135,000	135,000	135,000	-
45	45-07-21-454-038.000-026	R	STANKUS, NANCY M	144,900	61,935	61,935	-
45	45-07-21-454-039.000-026	R	Dobrijevic, Vojislav (ja)	143,300	143,300	64,288	79,012
45	45-07-21-454-040.000-026	R	Woerner, Christine (dh)	130,600	52,640	52,640	-
45	45-07-21-454-041.000-026	R	Uline, Raquel A (dh)	124,500	48,675	48,675	-
45	45-07-21-454-042.000-026	R	Brandt, Deborah S	131,100	52,965	52,965	-
45	45-07-21-454-043.000-026	R	Krawczyk, Leonard	132,400	53,810	53,810	-
45	45-07-21-454-044.000-026	R	Frigo, Jennifer A	125,100	49,065	49,065	-
45	45-07-21-454-045.000-026	R	Halloran, Kristin Dorkin, Elizabeth M & Louise G O'Keefe Co-Trs under Dorkin/O'Keefe Land Tr dtd 4/24/08 (Both RL) (dh)	131,100 138,700	52,965 45,425	52,965 45,425	-
45	45-07-21-454-047.000-026	R	Kiszenia, Andrew A	131,100	52,965	52,965	-
45	45-07-21-454-048.000-026	R	Peters, Pete F. Dolores T., H&W	132,900	54,135	54,135	-
45	45-07-21-455-001.000-026	R	Strom, Lynn	129,400	51,860	51,860	-
45	45-07-21-455-002.000-026	R	Stinar, Ellen	130,700	52,705	52,705	-
45	45-07-21-455-003.000-026	R	Phillips, Patricia (ja read legal) Lakshmanamurthy, Rajesh & Dana E Lakshmanamurthy H&W (corr 1/11/2008, OTD 10/24/2002 csb)	136,600 134,200	56,540 57,980	56,540 57,980	-
45	45-07-21-455-004.000-026	R	Haley, Sylvia G	132,400	53,810	53,810	-
45	45-07-21-455-006.000-026	R	Daniel, Emmeline A (read by ja)	133,100	54,265	54,265	-
45	45-07-21-455-007.000-026	R	Bowen, Amy L	131,200	53,030	53,030	-
45	45-07-21-455-008.000-026	R	Gonzalez, Jason E & Kelli A h&w	160,400	72,010	72,010	-
45	45-07-21-455-009.000-026	R	Dysin, Donna L. as Trustee	139,200	48,750	48,750	-
45	45-07-21-455-010.000-026	R	Seaman, Kristopher W.	130,900	52,835	52,835	-
45	45-07-21-455-011.000-026	R	Watchtower Bible and Tract Society of New York Inc	138,100	138,100	65,865	72,235
45	45-07-21-455-012.000-026	R	Aguire, Colleen (ja)	136,200	59,280	59,280	-
45	45-07-21-455-013.000-026	R	Goodes, Pamela	136,700	56,605	56,605	-
45	45-07-21-455-014.000-026	R	Geddes, Antoinette C (ja)	129,300	51,795	51,795	-
45	45-07-21-455-015.000-026	R	Gray, Dennis W & Susan J	168,500	77,275	77,275	-
45	45-07-21-455-016.000-026	R	Venem, Meggin K	142,800	60,570	60,570	-
45	45-07-21-455-017.000-026	R	Kiefer, Elizabeth May	139,300	58,295	58,295	-
45	45-07-21-455-018.000-026	R	Dragos, David	136,600	56,540	56,540	-
45	45-07-21-455-019.000-026	R	Hartman, Daniel J	132,800	54,070	54,070	-
45	45-07-21-455-020.000-026	R	Walen, David and Maroc, Melissa	134,900	55,435	55,435	-
45	45-07-21-455-021.000-026	R	Magraf, Susan K	137,300	56,995	56,995	-
45	45-07-21-455-022.000-026	R	Williams, Marcus D & Lois A h&w	142,400	60,310	60,310	-
45	45-07-21-455-023.000-026	R	Kalafatic, Marie A	131,500	53,225	53,225	-
45	45-07-21-455-024.000-026	R	Kuridza, Borislav	142,400	63,310	63,310	-
45	45-07-21-455-025.000-026	R	Metcalfe, Elizabeth G	129,200	51,730	51,730	-
45	45-07-21-455-026.000-026	R	Armstrong, Deidre Y	141,600	59,790	59,790	-
45	45-07-21-455-027.000-026	R	Martin Kelly	136,300	136,300	64,288	72,012
45	45-07-21-455-028.000-026	R	Blauw, Jean E Tr of Jean E Blauw Revoc Tr dtd 2/22/06	136,400	59,410	59,410	-
45	45-07-21-455-029.000-026	R	Corey, Noelle	134,900	55,435	55,435	-
45	45-07-21-455-030.000-026	R	Kocsis, Jonathan P	138,400	57,710	57,710	-
45	45-07-21-455-031.000-026	R	Guest, Jerry A Tr of Jerry A Guest Revoc Liv Tr known as Tr#104-07-06	135,500	57,325	57,325	-
45	45-07-21-455-032.000-026	R	Czapkowitz, Paul L	129,700	52,055	52,055	-
45	45-07-21-456-001.000-026	R	Nadina Inc	748,000	748,000	658,758	89,242
45	45-07-21-456-002.000-026	R	Podobinski, Jason M	160,200	71,880	71,880	-
45	45-07-21-456-003.000-026	R	Schu, Mari Lynn	130,300	52,445	52,445	-
45	45-07-21-456-004.000-026	R	Garcia, Juan M	138,200	57,580	57,580	-
45	45-07-21-456-005.000-026	R	Seiber, Tammy J	134,800	55,370	55,370	-
45	45-07-21-456-006.000-026	R	Delgado, Mary A Trustee, Mary A Delgado Trust dated March 5, 2001	136,500	46,995	46,995	-
45	45-07-21-456-007.000-026	R	Stepien, John	128,200	51,080	51,080	-
45	45-07-21-456-008.000-026	R	Boughamer, James	156,600	69,540	69,540	-
45	45-07-21-456-009.000-026	R	West, Venetta	129,900	52,185	52,185	-
45	45-07-21-456-010.000-026	R	Vukovich, Thomas J & Connie J Vukovich H & W	129,700	52,055	52,055	-
45	45-07-21-456-011.000-026	R	Hahn, Paul J	134,200	54,980	54,980	-
45	45-07-21-456-012.000-026	R	Roach, Jacqueline M	148,700	64,405	64,405	-
45	45-07-21-456-013.000-026	R	Cook, Holly, A	129,300	51,795	51,795	-
45	45-07-21-456-014.000-026	R	El Randel Anwaan	141,400	141,400	141,400	-
45	45-07-21-456-015.000-026	R	Wright, Donna A	129,500	51,925	51,925	-
45	45-07-21-456-016.000-026	R	Conaway, Cassandre L (ja)	139,200	58,230	58,230	-
45	45-07-21-456-017.000-026	R	Muhammad, William H & Annie Jean Johnson, H&W	139,500	61,425	61,425	-
45	45-07-21-456-018.000-026	R	Rivera, Iris C & Lopez, Magdalena	134,200	54,980	54,980	-
45	45-07-21-456-019.000-026	R	Smith, Toya P (ja)	145,900	62,585	62,585	-

Town of Highland Redevelopment Commission
Highland, Lake County, Indiana

Parcel Data by TIFs
2013 Pay 2014

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV	
45	45-07-21-456-020.000-026	R	Raymond, Christine	130,500	52,575	52,575	-	
45	45-07-21-456-021.000-026	R	Langer, Allison M (dh)	143,300	60,895	60,895	-	
45	45-07-21-456-022.000-026	R	Anderson, Rachel Claire & John G Anderson JT	129,800	129,800	60,209	69,591	
45	45-07-21-456-023.000-026	R	Ajayi, Olukemi	128,900	54,535	54,535	-	
45	45-07-21-456-024.000-026	R	Beall, Angela B (Janet Bluml retains her inter) (dh)	126,600	50,040	50,040	-	
45	45-07-21-456-025.000-026	R	Oberg, Mary L	152,700	67,005	67,005	-	
45	45-07-21-457-001.000-026	R	Harris NA Trust #6434	500	500	500	-	
45	45-07-21-457-003.000-026	R	Moes, Larry J & Kathy J	124,500	48,675	48,675	-	
45	45-07-21-457-004.000-026	R	Garcia Fernando	115,100	42,565	42,323	242	
45	45-07-21-457-005.000-026	R	Burgans, Criag R & Sandra L h&w Munguia, Mario T as Trs of Tr known as the Mario T Munguia Revocable Tr dated 7-18-12	138,300	138,300	63,151	75,149	
45	45-07-21-457-006.000-026	R	Simkus, Gerald J & Janice J	157,500	157,500	150,073	7,427	
45	45-07-21-457-007.000-026	R	Tokarz, Jeffrey W & Christine R & Lovell, Roseann JT	145,200	145,200	128,238	16,962	
45	45-07-21-457-008.000-026	R	Munguia, Mario T as Trs of Tr known as the Mario T Munguia Revocable Tr dtd 7-18-12	112,100	15,655	15,655	-	
45	45-07-21-457-009.000-026	R	Fulton, William L. and Kathi R., H&W	215,700	215,700	209,983	5,717	
45	45-07-21-457-010.000-026	R	Garcia, Rudolph & Rachel	243,700	129,410	129,014	396	
45	45-07-21-457-011.000-026	R	Staroscak, Ronald E & Tamalee M Staroscak Co Trs under Tr Agree dtd 01/16/12 known as the Staroscak Living Trust (Ronald E Staroscak & Tamalee M Staroscak R/L)	137,700	44,775	44,775	-	
45	45-07-21-457-012.000-026	R	Wildman, Brad & Julie A	163,400	74,170	73,686	484	
45	45-07-21-457-013.000-026	R	Ploense, Carl & Carol S	152,300	66,745	66,745	-	
45	45-07-21-457-014.000-026	R	Kroll, Gerald B & Adele J Kroll Co-Trs of the Gerald B Kroll & Adele J Kroll Tr dated 9-18-03	161,800	161,800	160,017	1,583	
45	45-07-21-457-015.000-026	R	Yeo, Mike Tr of Mike Yeo Revoc Liv Tr dtd 1/9/11 (50% inter) & Sun Yul Yeo Tr of Sun Yul Yeo Revoc Liv Tr dtd 1/9/11 (50% inter)	136,000	46,670	46,670	-	
45	45-07-21-457-016.000-026	R	Penn. New York Central Trans. Co.	127,800	50,820	49,912	908	
45	45-07-21-505-002.000-026	R						
				Total:	60,293,400	46,289,435	40,085,220	6,204,215

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
TIF Code: 026 Highland 3							
Highland Commercial Corridor Allocation Area							
45	45-07-17-476-006.000-026	R	Cardinal Services, Inc	55,200	55,200	52,906	2,294
45	45-07-17-476-007.000-026	R	Cardinal Service Inc	4,300	4,300	3,955	345
45	45-07-17-476-009.000-026	R	Cardinal Service Inc	20,100	20,100	18,602	1,498
45	45-07-17-476-010.000-026	R	Cardinal Service Inc	197,800	197,800	189,582	8,218
45	45-07-17-476-011.000-026	R	Cardinal Service Inc	256,600	256,600	256,600	-
45	45-07-17-476-012.000-026	R	Petrites, Helen M (Declaration of Trust dated 12/15/1997)	22,800	22,800	21,852	948
45	45-07-17-478-001.000-026	R	Trustee Of North Township	-	-	-	-
45	45-07-17-478-003.000-026	R	Emro Marketing Co	1,535,800	1,535,800	1,462,297	73,503
45	45-07-20-226-002.000-026	R	Cardinal Service Inc	1,200	1,200	1,150	50
45	45-07-20-226-006.000-026	R	Petrites, Helen M (Declaration of Trust dated 12/15/1997)	272,700	272,700	261,868	10,832
45	45-07-20-226-007.000-026	R	Petrites, Helen M (Declaration of Trust dated 12/15/1997)	1,300	1,300	1,246	54
45	45-07-20-226-008.000-026	R	Petrites, Helen M (Declaration of Trust dated 12/15/1997)	500	500	479	21
45	45-07-20-427-012.000-026	R	Mycka, Richard J & Winifred H h&w	155,200	155,200	155,200	-
45	45-07-20-427-014.000-026	R	JJAM Investments, LLC	399,300	399,300	381,467	17,833
45	45-07-20-427-029.000-026	R	Smola, Jason & Jennifer A h&w	181,100	85,465	85,465	-
45	45-07-20-427-030.000-026	R	Alcumbrac, Pauline Et Al Trustees	211,600	105,290	105,290	-
45	45-07-20-427-032.000-026	R	Johns, Norma J Trs Tr	314,800	314,800	300,975	13,825
45	45-07-20-479-006.000-026	R	Northern Indiana Pub. Service Co.	-	-	-	-
45	45-07-20-480-006.000-026	R	Town Of Highland	-	-	-	-
45	45-07-20-480-007.000-026	R	Moran, Dennis D I & Cecilia	264,800	264,800	253,384	11,416
45	45-07-20-480-009.000-026	R	Green, Sudie	285,700	285,700	283,786	1,914
45	45-07-20-480-012.000-026	R	A G Properties	213,000	213,000	203,736	9,264
45	45-07-20-484-007.000-026	R	Town Of Highland	-	-	-	-
45	45-07-20-484-008.000-026	R	A G PROPERTIES	252,600	252,600	241,856	10,744
45	45-07-20-484-009.000-026	R	Grzymek, Kenneth W & Rene H Morelli TIC	349,400	349,400	334,055	15,345
45	45-07-21-151-003.000-026	R	Highland Plaza Improvement, LLC	841,900	841,900	579,305	262,595
45	45-07-21-151-004.000-026	R	Highland Plaza Improvement, LLC	4,414,600	4,414,600	4,414,600	-
45	45-07-21-151-005.000-026	R	UP Improvement, LLC	1,460,800	1,460,800	1,389,253	71,547
45	45-07-21-151-006.000-026	R	Northern Indiana Public Service Co	-	-	-	-
45	45-07-21-151-007.000-026	R	Northern Indiana Public Service Co	500	500	479	21
45	45-07-21-151-008.000-026	R	State of Indiana, Department of Natural Resources	-	-	-	-
45	45-07-21-151-009.000-026	R	State of Indiana, Department of Natural Resources	-	-	-	-
45	45-07-21-301-001.000-026	R	UP Improvements, LLC	8,285,800	8,285,800	8,285,800	-
45	45-07-21-301-002.000-026	R	Mitrakis, Chris & Vasiliki Mitrakis, Andrew Mitrakis and Carol Mitrakis (equal partners)	451,300	451,300	430,975	20,325
45	45-07-21-301-003.000-026	R	Manthur Holdings, LLC	2,787,600	2,787,600	2,787,600	-
45	45-07-21-301-004.000-026	R	Wadkins, Robert & Sheila h&w (dh)	139,800	139,800	139,800	-
45	45-07-21-301-005.000-026	R	WC Realty LLC	515,100	515,100	491,379	23,721
45	45-07-21-351-001.000-026	R	Northern Indiana Pub Service Co	-	-	-	-

Town of Highland Redevelopment Commission
Highland, Lake County, Indiana

Parcel Data by TIFs
2013 Pay 2014

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
45	45-07-21-351-002.000-026	R	Town Of Highland	-	-	-	-
45	45-07-21-351-011.000-026	R	Northwest Indiana Clinics LLC	546,400	546,400	521,793	24,607
45	45-07-21-353-001.000-026	R	Lake County Trust Company, as Trustee under Trust No. 5308(read by ja)	209,600	206,600	197,685	8,915
45	45-07-21-353-002.000-026	R	Lake County Trust Company, as Trustee under Trust No. 5308(read by ja)	114,600	114,600	109,839	4,761
45	45-07-21-353-003.000-026	R	Korabel, Ted W , Trustee of Ted W. Korabel Revocable Living Trust Dtd 10/03/96	247,400	247,400	236,707	10,693
45	45-07-21-353-004.000-026	R	Katamis, George & Boultas C T / C	224,700	224,700	214,536	10,164
45	45-07-21-353-005.000-026	R	Lake County Trust Company, as Trustee of the Tr#5613	553,200	553,200	553,200	-
45	45-07-21-353-006.000-026	R	Kennefick, Bonnie L Et Al	345,600	345,600	330,744	14,856
45	45-07-22-355-007.000-026	R	Town Of Highland	-	-	-	-
45	45-07-22-355-008.000-026	R	Safoora Inc	421,700	421,700	420,171	1,529
45	45-07-22-381-001.000-026	R	Filler Scott & Cheryl Filler h&w	168,800	168,800	161,124	7,676
45	45-07-22-455-011.000-026	R	Herak Realty, LLC	182,500	182,500	174,338	8,162
45	45-07-22-455-012.000-026	R	Hixon Home Improvement Co Inc	105,400	105,400	101,187	4,213
45	45-07-22-455-013.000-026	R	H-N-K Corporation (Read by ja)	179,600	179,600	168,244	11,356
45	45-07-22-456-012.000-026	R	Highland, Water Department	-	-	-	-
45	45-07-22-456-013.000-026	R	Harris N.A. Trust #5406	2,000	2,000	1,917	83
45	45-07-22-456-014.000-026	R	MA Properties VIII LLC (reserving upon Mary Austgen LE)	88,700	88,700	83,938	4,762
45	45-07-22-479-001.000-026	R	Krieter, Charles R & Paula A	134,500	55,175	52,347	2,828
45	45-07-22-479-002.000-026	R	Rahmany, Mohammad Asef	108,300	108,300	104,960	3,340
45	45-07-22-479-003.000-026	R	Austgen, Mary Tr Liv Tr Agree dated 8/29/97	137,100	137,100	130,741	6,359
45	45-07-22-479-004.000-026	R	Bank Of Highland Tr Tr 13 3026	192,400	192,400	190,869	1,531
45	45-07-22-479-005.000-026	R	Emmanoelides, John & Maria	156,600	156,600	147,229	8,371
45	45-07-22-479-006.000-026	R	Baxter Printing Inc	147,900	147,900	147,900	-
45	45-07-22-479-018.000-026	R	Grimmer, Lawrence (ja)	259,100	259,100	259,100	-
45	45-07-22-479-019.000-026	R	LaMothe, Dennis Tr of Dennis P LaMothe Revoc Liv Tr d/Wd 3/5/08	188,600	188,600	180,764	7,836
45	45-07-22-479-020.000-026	R	LaMothe, Dennis Tr of Dennis P LaMothe Revoc Liv Tr d/Wd 3/5/08	553,200	553,200	414,460	138,740
45	45-07-22-479-021.000-026	R	McDonalds Corporation	131,400	131,400	125,941	5,459
45	45-07-22-479-022.000-026	R	Pentek, William C & Mary E	2,800	2,800	2,800	-
45	45-07-22-479-023.000-026	R	McDonald's Corp	168,000	168,000	161,020	6,980
45	45-07-22-479-024.000-026	R	Archibald Candy Corp	327,400	327,400	312,886	14,514
45	45-07-22-202-007.000-026	R	Highland, Water Department	-	-	-	-
45	45-07-22-202-008.000-026	R	Harris N.A. Trust #5406	900	900	863	37
45	45-07-22-202-009.000-026	R	M.A. Properties VIII, LLC (Reserving upon Mary Austgen, life estate)	617,700	617,700	617,700	-
45	45-07-22-226-001.000-026	R	JSM Powerhouse Holdings LLC	140,400	140,400	140,400	-
45	45-07-22-226-002.000-026	R	First Christian Reformed Ch Et Al	200	200	191	9
45	45-07-22-226-003.000-026	R	Second Christian Reformed Church	2,500	-	-	-
45	45-07-22-226-007.000-026	R	3820 Ridge Road LLC	334,400	334,400	326,389	8,011
45	45-07-22-226-008.000-026	R	Sandrick, Thomas B & Arleen V Sandrick H & W (Corrected per real estate error, deed was not transferred, corrected 5-10-04)slg	513,500	513,500	499,540	13,960
45	45-07-22-228-002.000-026	R	Wilcox, David J Tr Tr 143943	3,800	3,800	3,800	-
45	45-07-22-228-003.000-026	R	Chester Oil Comp Of Ind Inc	395,900	395,900	390,472	5,428
45	45-07-22-228-029.000-026	R	McDonald's Real Estate Company (Re-recorded-ja)	923,600	923,600	868,986	54,614
45	45-07-22-228-031.000-026	R	High Re 3940 LLC	785,900	785,900	102,051	683,849
45	45-07-22-354-008.000-026	R	Blanco Leofin R and Merita C Cruzat Blanco, H&W	471,900	471,900	471,900	-
45	45-07-22-354-009.000-026	R	Sharma, Richa	134,100	134,100	128,197	5,903
45	45-07-22-354-010.000-026	R	Space Fuels Inc	396,900	396,900	396,900	-
45	45-07-22-356-007.000-026	R	Sikas Frank T and Donna M. H&W as und 1/2 int and Kirk Amptmeyer and und 1/2 int TIC	115,600	115,600	110,300	5,300
45	45-07-22-356-008.000-026	R	Amores-Cruz LLC	45,600	45,600	43,622	1,978
45	45-07-22-356-009.000-026	R	Amores-Cruz LLC	490,500	490,500	468,049	22,451
45	45-07-22-358-016.000-026	R	Malloy, Timothy O & Colleen A Malloy Trs in Tr under the Timothy & Colleen Malloy Living Tr dtd 12/18/05 (re-corded)	286,500	286,500	273,436	13,064
45	45-07-22-358-017.000-026	R	Singh, Ajit	340,200	340,200	244,448	95,752
45	45-07-22-358-018.000-026	R	MMJ Properties LLC	993,000	993,000	834,579	158,421
45	45-07-22-358-019.000-026	R	MMJ Properties LLC	408,700	408,700	397,354	11,346
45	45-07-22-358-020.000-026	R	MMJ Properties LLC	289,100	289,100	276,757	12,343
45	45-07-22-358-021.000-026	R	Chela's Authentic Mexican Kitchen Inc	347,800	347,800	347,800	-
45	45-07-22-376-001.000-026	R	De Young, Philip L & Pamela A De Young as Trs of Tr dated 9-4-07 known as the De Young Family Trust	550,300	550,300	550,300	-
45	45-07-22-376-002.000-026	R	D Hoyda Properties LLC	453,600	453,600	440,720	12,880
45	45-07-22-376-003.000-026	R	Karahalios, James & Maris	163,500	163,500	156,045	7,455
45	45-07-22-454-037.000-026	R	Mistro, Andrew & Marisa A Mistro H & W	221,800	111,920	107,452	4,468
45	45-07-22-454-038.000-026	R	Triple A Squared Specialties LLC	72,700	72,700	69,680	3,020
45	45-07-22-454-039.000-026	R	Triple A Squared Specialties LLC	72,700	72,700	69,680	3,020
45	45-07-22-454-041.000-026	R	Pride Group Family Limited Prtshp	282,100	282,100	282,100	-
45	45-07-22-454-042.000-026	R	Aalaee, Behzad & Sophie h&w	310,700	310,700	297,211	13,489
45	45-07-22-454-043.000-026	R	Family Health Care Center of Highland, P.C.	152,100	152,100	145,697	6,403
45	45-07-22-476-001.000-026	R	Griffand Center Inc	18,700	18,700	16,763	1,937
45	45-07-22-476-003.000-026	R	SCP 2006-C23-048 LLC.	4,081,900	4,081,900	3,964,842	117,058
45	45-07-22-476-004.000-026	R	Citizens Financial Services	814,900	814,900	812,861	2,039
45	45-07-22-476-006.000-026	R	Griffand Center Inc	747,000	747,000	715,882	31,118
45	45-07-22-476-007.000-026	R	Griffand Center Inc	2,899,800	2,899,800	2,767,804	131,996
45	45-07-28-101-001.000-026	R	Hobart Commons, LLC (dh)	372,900	372,900	372,900	-
45	45-07-28-101-002.000-026	R	Koolstra, Sadie Tr	491,200	491,200	468,306	22,894

Town of Highland Redevelopment Commission
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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
45	45-07-28-101-003.000-026	R	Sand Ridge Bank Tr #13-0425	160,000	157,000	150,146	6,854
45	45-07-28-101-004.000-026	R	Sand Ridge Bank Tr #13-0425	230,100	230,100	219,878	10,222
45	45-07-28-101-015.000-026	R	Sand Ridge Bank as Trustee of Trust #13-0425	17,400	17,400	17,400	-
45	45-07-28-105-001.000-026	R	Lake County Trust Company Tr #P-3911 (ja)	282,700	282,700	271,700	11,000
45	45-07-28-105-002.000-026	R	Lake County Trust Company Tr #P-3911 (ja)	308,100	308,100	308,100	-
45	45-07-28-105-003.000-026	R	Lake County Trust Co Tr 3393	624,500	624,500	624,500	-
45	45-07-28-105-004.000-026	R	Limited Liability Co	428,200	428,200	428,200	-
45	45-07-28-106-001.000-026	R	Lake County Trust Company Tr #P-3911 (ja)	304,500	301,500	289,636	11,864
45	45-07-28-151-001.000-026	R	AMKF LLC	419,000	419,000	419,000	-
45	45-07-28-151-002.000-026	R	Van Bor Corporation	727,600	727,600	727,600	-
45	45-07-28-151-005.000-026	R	Mo Donalds Corporation	985,400	985,400	908,581	76,819
45	45-07-28-151-006.000-026	R	O'Reilly Automotive Stores Inc	428,800	428,800	342,625	86,175
45	45-07-28-151-007.000-026	R	Sleweon Properties LLC	1,033,700	1,033,700	986,030	47,670
45	45-07-28-151-008.000-026	R	Petrashovich, Margaret	215,100	215,100	215,100	-
45	45-07-28-151-009.000-026	R	Josephine, N Giannini Trustee	891,897	890,900	851,897	39,003
45	45-07-28-151-010.000-026	R	Martin, Elizabeth A & Matthew C Martin T/C (ja) SIMONDS, CONNIE RAE TRUSTEE OF THE CONNIE RAE SIMONDS TRUST DATED 1-28-00	46,000	46,000	46,000	-
45	45-07-28-151-011.000-026	R	SIMONDS, CONNIE RAE AS TRUSTEE OF THE CONNIE RAE SIMONDS TRUST DATED 1-28-00	345,600	345,600	329,335	16,265
45	45-07-28-151-012.000-026	R	SIMONDS, CONNIE RAE AS TRUSTEE OF THE CONNIE RAE SIMONDS TRUST DATED 1-28-00	327,700	327,700	309,942	17,758
45	45-07-28-151-015.000-026	R	O'Reilly Automotive Stores Inc	100	100	96	4
45	45-07-28-151-016.000-026	R	O'Reilly Automotive Stores Inc	93,100	93,100	52,116	40,984
45	45-07-28-151-021.000-026	R	Josephine, N Giannini Trustee	87,900	87,900	84,248	3,652
45	45-07-28-301-001.000-026	R	Palm Lake Holdings Inc	358,000	358,000	342,215	15,785
45	45-07-28-301-002.000-026	R	Palm Lake Holdings Inc	189,000	189,000	180,982	8,018
45	45-07-28-301-003.000-026	R	Nowakowski, Edward	105,100	36,065	36,065	-
45	45-07-28-301-004.000-026	R	Nowakowski, Edward	141,900	141,900	140,856	1,044
45	45-07-28-304-001.000-026	R	Newenhouse Sr, Erwin J & (Erwin J Newenhouse retains his int)	345,800	345,800	331,598	14,202
45	45-07-28-304-002.000-026	R	Newenhouse Sr, Erwin J & (Erwin J Newenhouse retains his int)	170,100	170,100	162,950	7,150
45	45-07-28-304-003.000-026	R	Fbr Limited Partnership	385,300	385,300	370,783	14,517
45	45-07-28-304-004.000-026	R	NORTHWEST INDIANA PROPERTIES, L.L.C.	635,300	635,300	607,994	27,306
45	45-07-28-304-011.000-026	R	C J P Corp	619,000	619,000	605,132	13,868
45	45-07-28-304-012.000-026	R	GLR, LLC	347,500	347,500	335,465	12,035
45	45-07-28-351-001.000-026	R	Citizens Financial Bank	530,900	530,900	530,900	-
45	45-07-28-351-002.000-026	R	Citizens Financial Bank	460,900	460,900	456,749	4,151
45	45-07-28-351-003.000-026	R	North Star Trust Company Tr #6774-LT (Re-recorded/Re-entered)	1,242,800	1,242,800	1,207,406	35,394
45	45-07-28-351-004.000-026	R	Baldi-Hoobyar Equities Indiana LLC	1,234,800	1,234,800	1,176,952	57,848
45	45-07-28-351-005.000-026	R	Baldi-Hoobyar Equities Indiana LLC	432,800	432,800	430,810	1,990
45	45-07-28-351-006.000-026	R	Baldi-Hoobyar Equities Indiana LLC	177,600	177,600	177,339	261
45	45-07-28-351-007.000-026	R	First Bank Of Whiting Tr 1893	318,400	318,400	312,049	6,351
45	45-07-28-351-008.000-026	R	Lukowski, Arthur Sr. Tr of Arthur Lukowski Sr. Revoc Tr dtd 3/1/00 (Re-recorded)	310,400	310,400	297,256	13,144
45	45-07-28-351-009.000-026	R	Fst Bank Of Whiting Tr 1893	254,800	254,800	252,085	2,715
45	45-07-28-351-012.000-026	R	Earthgrain Baking Companies, Inc.	551,800	551,800	534,592	17,208
45	45-07-28-351-013.000-026	R	Niemiec, Richard (dn)	192,400	192,400	183,992	8,408
45	45-07-28-351-014.000-026	R	Bacoino, James & Phyllis	172,700	80,005	79,609	396
45	45-07-28-351-015.000-026	R	Sapp, Robert A & Joanne	158,400	70,710	70,710	-
45	45-07-28-351-016.000-026	R	Whitmore, Richard M & Cynthia C	127,500	50,835	50,835	-
45	45-07-28-351-017.000-026	R	The North American Islamic Trust (non-Profit)	46,000	-	-	-
45	45-07-28-351-018.000-026	R	The North American Islamic Trust	46,000	-	-	-
45	45-07-28-351-019.000-026	R	The North American Islamic Trust	302,500	-	-	-
45	45-07-28-351-025.000-026	R	Ditola, Daniel & Ditola, Mary, as Trustees of Ditola Declaration of Trust 02/24/1999	552,000	552,000	552,000	-
45	45-07-28-351-028.000-026	R	Canser Automotive Service & Repair, Inc.	508,800	508,800	385,992	122,808
45	45-07-28-352-016.000-026	R	Allen & Allen LLC	124,100	124,100	124,100	-
45	45-07-28-352-017.000-026	R	Allen & Allen, LLC	303,100	303,100	290,010	13,090
45	45-07-28-352-018.000-026	R	Lake County Trust Company Tr #P-3213	261,400	261,400	248,717	12,683
45	45-07-28-377-007.000-026	R	Komyatte, Richard P Et Al	625,500	625,500	607,301	18,199
45	45-07-28-377-009.000-026	R	Bell Realty LLC	545,800	249,400	226,360	23,040
45	45-07-28-377-010.000-026	R	J P Ventures Inc	336,300	336,300	319,925	16,375
45	45-07-28-377-011.000-026	R	Egli, Ray E L / E Et Al	845,400	845,400	845,400	-
45	45-07-28-377-012.000-026	R	Ahdab, Waddah Cunningham, William J & Susan Kirk h&w, Michael D & Kathryn D Dobosz h&w, Daniel B & Jennifer E Vinovich h&w (each 1/3 int)	375,200	375,200	355,985	19,235
45	45-07-28-377-013.000-026	R		406,000	406,000	387,475	18,525
45	45-07-28-379-017.000-026	R	Town Of Highland	-	-	-	-
45	45-07-28-453-013.000-026	R	Emro Marketing Co	541,800	541,800	433,281	108,519
45	45-07-28-453-026.000-026	R	03/26/02	142,500	142,500	136,331	6,169
45	45-07-28-454-020.000-026	R	Webber, Donald E & Rosemarie	33,200	33,200	31,821	1,379
45	45-07-28-454-021.000-026	R	Thornton, Robert P	14,300	14,300	13,706	594
45	45-07-28-454-022.000-026	R	THORNTON, ROBERT P & MARY A. AS TRUSTEES OF THE ROBERT P. THORNTON REVOCABLE LIVING TRUST DATED 1-15-99	77,300	77,300	74,585	2,715
45	45-07-28-454-023.000-026	R	Rizzo, Frank A & Brenda J Trs w/la known as Frank A & Brenda Rizzo A3 Liv Tr dtd 7/15/09	162,000	162,000	156,347	5,653
45	45-07-28-454-024.000-026	R	Lake County Trust Company Tr #5843	862,200	862,200	824,638	37,562
45	45-07-28-454-026.000-026	R	Haddadin, Isam & Nadia h&w	169,300	169,300	162,018	7,282
45	45-07-28-454-027.000-026	R	Haddadin, Isam & Nadia h&w	153,200	153,200	152,678	522
45	45-07-28-454-028.000-026	R	Jansky, September L.	140,300	58,945	58,945	-

Town of Highland Redevelopment Commission
Highland, Lake County, Indiana

Parcel Data by TIFs
2013 Pay 2014

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
45	45-07-28-454-029.000-026	R	Breger, Nicole L	142,700	60,505	60,505	-
45	45-07-28-454-030.000-026	R	Wolak, Karl	140,300	58,945	58,945	-
45	45-07-28-454-032.000-026	R	Hoogland, Charles Tr	455,600	455,600	455,600	-
45	45-07-28-479-007.000-026	R	Breger, Russell D Et Al	300	300	300	-
45	45-07-28-479-008.000-026	R	Breger, Russell D Et Al	166,300	76,090	76,090	-
45	45-07-28-479-015.000-026	R	Cooley, Tracy M Dvm	186,500	186,500	179,829	6,671
45	45-07-28-480-006.000-026	R	My Freedom LLC	490,700	490,700	490,700	-
45	45-07-28-480-013.000-026	R	Angotti, Vincent J & Patti h&w (dh)	207,600	207,600	198,561	9,039
45	45-07-28-480-014.000-026	R	Kime Properties, LLC	197,700	197,700	189,238	8,462
45	45-07-28-480-015.000-026	R	SANTINO, LORETTA Palmer, Thomas R Trs of the Thomas R Palmer Revoc Tr Agree dtd 09/02/10 (Thomas R Palmer R/L) dh	153,700	58,175	58,175	-
45	45-07-28-481-010.000-026	R	Learning Center Inc	200	200	191	9
45	45-07-28-481-011.000-026	R	Learning Center Inc	216,000	216,000	207,192	8,808
45	45-07-28-481-012.000-026	R	Learning Center Inc	198,100	198,100	189,621	8,479
45	45-07-28-481-014.000-026	R	Meraz, LLC	925,700	925,700	884,091	41,609
45	45-07-29-230-011.000-026	R	Thornton Oil Corp	678,500	678,500	652,464	26,036
45	45-07-29-230-012.000-026	R	D.J.B. Management (Ownership restored 8/17/01 due to incorrect transfer ja)	257,500	257,500	257,500	-
45	45-07-29-230-013.000-026	R	DJB Management	147,600	147,600	140,721	6,879
45	45-07-29-230-014.000-026	R	Samara, Jawad N	384,400	384,400	367,252	17,048
45	45-07-29-233-007.000-026	R	Exey Incorporated	258,700	258,700	247,289	11,411
45	45-07-29-233-008.000-026	R	Kendra, Mark S	329,400	329,400	329,400	-
45	45-07-29-279-001.000-026	R	Fault, David J Sr	232,700	232,700	222,700	10,000
45	45-07-29-279-002.000-026	R	Centler Bank	700,000	700,000	637,275	62,725
45	45-07-29-279-003.000-026	R	Harris N.A. Trust #5142	100	100	96	4
45	45-07-29-279-004.000-026	R	Richardson, Gary M	343,800	343,800	329,185	14,615
45	45-07-29-279-026.000-026	R	Richardson, Gary	377,700	377,700	361,262	16,438
45	45-07-29-279-027.000-026	R	Richardson, Jerry M., Trust	96,900	96,900	92,874	4,026
45	45-07-29-279-029.000-026	R	AutoZone Inc	701,800	701,800	697,749	4,051
45	45-07-29-279-031.000-026	R	Kliferis, Theodore & Dimitra h&w The Lyle J. Fraich Revocable Trust Dtd 11/8/96, an un-divided one-half interest & an un-divided one-half interest to The Shirley M. Fraich Revocable Living Trust Dtd 11/2/96	719,300	719,300	687,344	31,956
45	45-07-29-279-032.000-026	R	Peoples, Fed Sav & Loan Tr 5009	779,200	779,200	744,175	35,025
45	45-07-29-279-033.000-026	R	Peoples, Fed Sav & Loan Tr 5009	501,000	501,000	479,108	21,892
45	45-07-29-279-034.000-026	R	Patel, Harish D & Lilavanti h&w	356,800	356,800	340,982	15,818
45	45-07-29-279-035.000-026	R	Peoples Federal Savings And Loan Association Tr#5009	446,600	446,600	426,471	20,129
45	45-07-29-279-036.000-026	R	Goodenow Grove Group LLC	2,065,400	2,065,400	1,973,871	91,529
45	45-07-29-428-013.000-026	R	G, J T (9401) Lcc	255,200	252,200	241,142	11,058
45	45-07-29-428-014.000-026	R	WALKER, MICHAEL J	308,800	308,800	296,053	12,747
45	45-07-29-428-015.000-026	R	9318 Enterprises Inc	670,800	670,800	505,051	165,749
45	45-07-29-428-016.000-026	R	Phillis, Haris	508,900	508,900	508,900	-
45	45-07-29-430-002.000-026	R	Dal Santo Kolodziej Partners LLC	281,900	281,900	270,198	11,712
45	45-07-29-430-003.000-026	R	Dal Santo Kolodziej Partners LLC	229,300	229,300	219,774	9,526
45	45-07-29-430-004.000-026	R	Hampton Associates	982,400	982,400	982,400	-
45	45-07-29-430-005.000-026	R	Dal Santo Kolodziej Partners LLC	544,300	544,300	544,300	-
45	45-07-29-430-006.000-026	R	Precision Building Management Inc	275,100	275,100	263,256	11,844
45	45-07-29-430-007.000-026	R	Tasha, Bailey Brandy & Ben Group	194,300	194,300	188,133	6,167
45	45-07-29-458-001.000-026	R	Shaver, Dwight T	1,037,600	1,037,600	1,034,347	3,253
45	45-07-29-476-004.000-026	R	Fifth Third Bank	661,600	661,600	631,047	30,553
45	45-07-29-476-006.000-026	R	Mira Highland, Inc.	430,100	430,100	410,159	19,941
45	45-07-29-476-007.000-026	R	Doral Properties LLC	167,500	167,500	161,036	6,462
45	45-07-29-476-008.000-026	R	Dal Santo, James S & Patricia L h&w	125,200	125,200	120,247	4,953
45	45-07-29-476-010.000-026	R	Levin, Barry (Und 1/2) & Dorothy J Levin (Und 1/4) & Judy Leocy (Und 1/4)	1,700	1,700	1,630	70
45	45-07-29-476-011.000-026	R	Levin, Barry (Und 1/2) & Dorothy J Levin (Und 1/4) & Judy Leocy (Und 1/4)	516,300	516,300	494,103	22,197
45	45-07-29-476-012.000-026	R	Styliades, Tr 1	1,993,500	1,993,500	1,896,092	97,408
45	45-07-29-476-013.000-026	R	Seida Real Estate Holdings LLC	386,500	386,500	370,111	16,389
45	45-07-29-476-014.000-026	R	GJ 9610, LLC an Indiana Limited Liability Compnay (read by ja)	360,700	360,700	345,465	15,235
45	45-07-29-476-017.000-026	R	Lake County Trust Company Tr u/a dtd 12/27/12 known as Tr #6312 Chyung Chie-Hong Trustee of the Chie Hong Chyung Trust und 1/2 int and Sang Young Chyung Trustee of the Sang Young Chyung Trust und 1/2 int as TIC	344,000	344,000	344,000	-
45	45-07-29-476-018.000-026	R	Chyung Chie-Hong Trustee of the Chie Hong Chyung Trust und 1/2 int and Sang Young Chyung Trustee of the Sang Young Chyung Trust und 1/2 int as TIC	700	700	700	-
45	45-07-29-477-003.000-026	R	Zajac Jerome F and Susan M. H&W	300	300	288	12
45	45-07-29-477-004.000-026	R	Zajac Jerome F and Susan M. H&W	197,700	197,700	197,700	-
45	45-07-29-477-005.000-026	R	Park Avenue Floors Inc	340,000	340,000	325,708	14,292
45	45-07-29-477-006.000-026	R	Chyung Chie-Hong Trustee of the Chie Hong Chyung Trust und 1/2 int and Sang Young Chyung Trustee of the Sang Young Chyung Trust und 1/2 int as TIC	48,300	48,300	46,211	2,089
45	45-07-29-477-007.000-026	R	Korczak, Joel R (Re-recorded) Chyung Chie-Hong Trustee of the Chie Hong Chyung Trust und 1/2 int and Sang Young Chyung Trustee of the Sang Young Chyung Trust und 1/2 int as TIC	487,600	487,600	466,016	21,584
45	45-07-29-477-008.000-026	R	Chyung Chie-Hong Trustee of the Chie Hong Chyung Trust und 1/2 int and Sang Young Chyung Trustee of the Sang Young Chyung Trust und 1/2 int as TIC	229,100	229,100	200,772	28,328
45	45-07-29-477-009.000-026	R	Chiang, I Ping & Hsia h&w (read by ja)	330,100	330,100	315,723	14,377
45	45-07-29-477-011.000-026	R	Heidner Properties Inc Bustamante, Charles A. & Doreen M. (H&W) (Re-recorded to correct the legal description)	398,400	398,400	396,782	1,638
45	45-07-29-477-012.000-026	R	Peoples, Federal Svgs & Loan Tr 5003	151,300	41,135	40,004	1,131
45	45-07-32-201-001.000-026	R	Peoples, Fedl S & Ln Tr 5003	1,223,800	1,223,800	1,223,800	-
45	45-07-32-201-002.000-026	R	Peoples, Fedl S & Ln Tr 5003	1,044,700	1,044,700	1,025,739	18,961
45	45-07-32-204-002.000-026	R	Peoples Fedl S & Ln Assoc Inc	1,568,300	1,568,300	1,517,642	50,658

Town of Highland Redevelopment Commission
Highland, Lake County, Indiana

Parcel Data by TIFs
2013 Pay 2014

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
45	45-07-32-226-006.000-026	R	Sivam, Subbiah	100,200	100,200	100,200	-
45	45-07-32-227-001.000-026	R	Lake County Trust Company Tr #6626 dtd 2/23/05	293,600	290,600	277,946	12,654
45	45-07-32-227-002.000-026	R	R I C 26 Ltd	589,600	589,600	589,600	-
45	45-07-32-227-003.000-026	R	Sarah's Property Management, LLC	857,400	857,400	832,135	25,265
45	45-07-32-227-004.000-026	R	Svt Llc	1,132,800	1,132,800	1,085,618	46,982
45	45-07-32-227-005.000-026	R	Svt Llc	771,000	771,000	738,967	32,033
45	45-07-32-227-006.000-026	R	Christenson, Milford P Et Al Tr	6,022,200	6,019,200	3,351,265	2,667,935
45	45-07-32-227-008.000-026	R	Bosak Land Co Llc	1,827,400	1,827,400	1,750,234	77,166
45	45-07-32-228-001.000-026	R	Federal National Mortgage Association (Fannie Mae)	122,800	122,800	74,590	48,210
45	45-07-32-228-002.000-026	R	Czupryn, Robert & Evelyn h&w (dh read legal)	126,600	40,560	40,560	-
45	45-07-32-228-003.000-026	R	Stefano Sharon M	131,300	53,095	53,095	-
45	45-07-32-228-004.000-026	R	Faught-Aprati, Tamara Kay aka Tamara K Faught-Aprati	127,600	50,690	50,690	-
45	45-07-32-228-005.000-026	R	Martinez, Connie L Tr	130,500	40,095	37,889	2,206
45	45-07-32-228-006.000-026	R	Keltyka, Kathleen M (corrected 8/25/2003)	131,900	131,900	131,900	-
45	45-07-32-228-007.000-026	R	Svolos, Konstantinos S & Haido	242,000	112,570	108,215	4,355
45	45-07-32-228-009.000-026	R	Deboer, James	479,500	479,500	452,121	27,379
45	45-07-32-228-010.000-026	R	Cyrus, Howard O & Ruth B	434,700	434,700	434,700	-
45	45-07-32-229-001.000-026	R	Linden Property, Inc	544,900	544,900	521,598	23,302
45	45-07-32-229-002.000-026	R	Excite Worldwide Inc	1,523,700	1,523,700	1,457,080	66,620
45	45-07-32-230-002.000-026	R	Rantom Development, Inc.	142,500	142,500	136,497	6,003
45	45-07-33-101-001.000-026	R	First Bank Of Whiting Tr 1795	530,700	530,700	530,700	-
45	45-07-33-101-002.000-026	R	Schrage, Michael & Jill	223,800	223,800	223,800	-
45	45-07-33-101-003.000-026	R	Krooswyk Henrietta P and Terry L. as Co-Trustees of the Krooswyk Fam Trust	272,000	272,000	260,617	11,383
45	45-07-33-101-004.000-026	R	Lake County Tr Co Tr Tr 1895	2,010,600	2,010,600	1,925,822	84,778
45	45-07-33-101-005.000-026	R	Druktenis Realty, L.P. (dh)	1,657,200	1,657,200	1,555,204	101,996
45	45-07-33-101-006.000-026	R	Krooswyk, Henrietta P & Terry L Krooswyk Co-Trs of Krooswyk Family Trust	215,100	215,100	211,217	3,883
45	45-07-33-101-007.000-026	R	Highland Industrial Park Inc	-	-	-	-
45	45-07-33-101-008.000-026	R	Druktenis Realty, L.P.	169,600	169,600	22,023	147,577
45	45-07-33-102-001.000-026	R	Peoples, Fed Sav & Loan Assn Tr 6018	1,022,000	1,022,000	974,733	47,267
45	45-07-33-102-002.000-026	R	Renwald, Thomas J Tr Tr Et Al	226,600	226,600	213,705	12,895
45	45-07-33-102-003.000-026	R	Renwald, Roland P Et Al	94,300	91,300	87,341	3,959
45	45-07-33-102-004.000-026	R	Hutchinson, Ronald D & Barbara K	114,200	111,200	111,200	-
45	45-07-33-102-005.000-026	R	Woiski, William G (ja)	145,900	145,900	139,755	6,145
45	45-07-33-102-006.000-026	R	VTC Properties LLC	281,400	281,400	206,321	75,079
45	45-07-33-102-007.000-026	R	GSM Group, LLC	283,000	283,000	271,325	11,675
45	45-07-33-102-008.000-026	R	Czaja, Gregory M & Martha K	176,100	176,100	167,209	8,891
45	45-07-33-102-009.000-026	R	Krooswyk Brothers Llc	526,000	526,000	503,463	22,517
45	45-07-33-102-010.000-026	R	Skarka Properties, LLC	1,885,000	1,885,000	1,801,463	83,537
45	45-07-33-102-011.000-026	R	Wood River Pipe Lines, LLC (dh)	151,300	151,300	145,014	6,286
45	45-07-33-103-001.000-026	R	GJT (9825) LLC	1,021,600	1,021,600	980,067	41,533
45	45-07-33-103-002.000-026	R	Tilner, John A & Cheron L H & W	477,300	477,300	467,469	19,831
45	45-07-33-126-001.000-026	R	Pilgrim Financing LLC (ja)	74,400	74,400	74,400	-
45	45-07-33-126-002.000-026	R	Pilgrim Financing LLC (ja)	1,900	1,900	1,900	-
45	45-07-33-126-003.000-026	R	Pilgrim Financing LLC (ja)	81,300	81,300	81,039	261
45	45-07-33-126-004.000-026	R	Perko, Mary (a Life Estate) [Mary A Perko & Bernadine C Perko retain their interest]	171,200	82,030	81,747	283
45	45-07-33-126-006.000-026	R	Molnar, Robert L & Betty	136,000	58,500	58,500	-
45	45-07-33-126-007.000-026	R	Badran, Wagic	120,200	120,200	116,531	3,669
45	45-07-33-126-008.000-026	R	Earnhart, Melvin G & Mariann R	134,200	55,995	55,995	-
45	45-07-33-126-009.000-026	R	Soto, Ruben V and Martha as H&W	175,400	81,760	80,742	1,018
45	45-07-33-126-011.000-026	R	Acorn Enterprises, LLC	187,900	187,900	180,756	7,144
45	45-07-33-126-012.000-026	R	First Financial Bank, N.A.	131,800	131,800	131,800	-
45	45-07-33-126-013.000-026	R	First Financial Bank, N.A.	150,500	150,500	150,500	-
45	45-07-33-126-014.000-026	R	Sand Ridge Bank	885,800	885,800	885,800	-
45	45-07-33-126-017.000-026	R	Colby Commons, LLC (Re-recorded)	393,900	393,900	375,960	17,940
45	45-07-33-151-001.000-026	R	Nagel, Jeffrey R & Mary C	216,900	216,900	207,723	9,177
45	45-07-33-151-002.000-026	R	Peoples Bank Sb as Trustee Tr#10254	194,900	194,900	187,051	7,849
45	45-07-33-151-003.000-026	R	Baker, Larry L & Frederick T/C	448,100	448,100	428,240	19,860
45	45-07-33-151-004.000-026	R	TOA, LLC	493,100	493,100	452,561	40,539
45	45-07-33-151-005.000-026	R	Blackard, Carl A & Roberta L	160,100	160,100	152,205	7,895
45	45-07-33-151-006.000-026	R	Peoples Bank SB Trs under Tr Agree dtd 06/07/01Tr#10302 (re-recorded)	140,300	140,300	134,554	5,746
45	45-07-33-151-007.000-026	R	Peoples Bank SB Trs under Tr Agree dtd 06/07/01Tr#10302 (re-recorded)	75,400	75,400	75,400	-
45	45-07-33-151-008.000-026	R	Lawhorn, Jerry & Marie h&w	223,500	223,500	223,500	-
45	45-07-33-151-010.000-026	R	Sheet Metal Services Inc	161,600	161,600	153,975	7,625
45	45-07-33-151-011.000-026	R	Sheet Metal Services Inc	161,900	161,900	154,262	7,638
45	45-07-33-151-012.000-026	R	Sheet Metal Services Inc	133,500	133,500	127,042	6,458
45	45-07-33-151-013.000-026	R	Turan, Yucel & Nalan	151,800	151,800	144,084	7,716
45	45-07-33-151-014.000-026	R	Messana Family Limited Partnership (The) (dh)	465,700	465,700	443,949	21,751
45	45-07-33-151-015.000-026	R	Grimier, Gary	209,400	209,400	209,400	-
45	45-07-33-151-016.000-026	R	Dowey, Carolyn T	273,000	273,000	257,763	15,237
45	45-07-33-152-001.000-026	R	SP, LLC (read by ja)	551,500	551,500	523,118	28,382
45	45-07-33-152-002.000-026	R	Henn, Richard & Jennifer	500,400	500,400	479,527	20,873
45	45-07-33-152-003.000-026	R	Zandstra, Garrett B. Tr	160,100	160,100	153,117	6,983

Town of Highland Redevelopment Commission
Highland, Lake County, Indiana

Parcel Data by TIFs
2013 Pay 2014

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
45	45-07-33-152-004.000-026	R	Zandstra, Garrett B	100	100	96	4
45	45-07-33-152-005.000-026	R	Zandstra, Garrett B	351,800	351,800	331,798	20,002
45	45-07-33-152-006.000-026	R	Taylor, Kevin J & Michaeline T h&w	123,900	123,900	101,517	22,383
45	45-07-33-152-007.000-026	R	Stevenson, Richard W	158,900	158,900	154,784	4,116
45	45-07-33-152-008.000-026	R	VanKooten, Robert	105,600	105,600	103,367	2,233
45	45-07-33-152-009.000-026	R	Lawhorn, Jerry & Marie h&w	97,900	97,900	97,900	-
45	45-07-33-152-010.000-026	R	F & L Enterprises	131,800	128,800	128,800	-
45	45-07-33-152-011.000-026	R	Painter, Marlin G Tr of Marlin G Painter Tr ult/a dtd 1/1/99	130,500	130,500	130,500	-
45	45-07-33-152-013.000-026	R	Sieb, Vernon D & Sandra J Trs of The Sieb Fam Tr dtd 1/18/08 (dh)	218,900	218,900	217,014	1,886
45	45-07-33-152-014.000-026	R	Peoples Bank Trs Tr 10254	225,700	225,700	215,080	10,620
45	45-07-33-201-001.000-026	R	Wendy's International Inc.	690,700	690,700	663,163	27,537
45	45-07-33-201-002.000-026	R	Kostur, Petar & Miroslava Et Al	881,400	881,400	840,306	41,094
45	45-07-33-203-005.000-026	R	Lake County Tr Co as Trs of Tr #P-4477 dated 4-22-98	142,300	142,300	142,022	278
45	45-07-33-203-006.000-026	R	Lake County Tr Co as Trs of Tr #P-4477 dated 4-22-98	148,100	148,100	141,947	6,153
45	45-07-33-203-007.000-026	R	Ray, Anita & kathleen Skertich Wendell as Trs of Ann Skertich Revoc Liv Tr Agree ult/d 3/28/07 (Ann Skertich R/L) (ja)	159,200	71,230	70,608	622
45	45-07-33-203-008.000-026	R	Smith, Thelma E & Diane L Ward	116,400	43,410	43,410	-
45	45-07-33-203-009.000-026	R	O'Day, Dennis R aka Dennis R O'Day Jr	133,200	54,330	54,330	-
45	45-07-33-203-010.000-026	R	Livingston, Frank	137,600	57,190	57,190	-
45	45-07-33-203-011.000-026	R	Jones, J Rod & Dr. Robert P Thornton as T/C	131,300	53,095	53,095	-
45	45-07-33-203-012.000-026	R	BKO Industries, LLC	158,100	158,100	151,034	7,066
45	45-07-33-203-021.000-026	R	Osan, John	206,600	206,600	121,321	85,279
45	45-07-33-226-001.000-026	R	Amoco Pipeline Co	249,500	249,500	239,134	10,366
45	45-07-33-226-002.000-026	R	Oosterla, Jeffrey J aka Jeff Oesterle (ja)	638,600	635,600	607,619	27,981
45	45-07-33-226-003.000-026	R	Stevenson, Jon E Sr Tr	437,200	437,200	417,627	19,573
45	45-07-33-226-004.000-026	R	DeRolf, Thomas W Trs of the Thomas W DeRolf Revoc Tr UA dtd 08/28/12	443,800	443,800	433,647	10,153
45	45-07-33-230-001.000-026	R	Ocampo Medical Centers, LLC	741,500	741,500	741,500	-
45	45-07-33-230-002.000-026	R	Benevolent, & Protective Ord Elks	273,800	-	-	-
45	45-07-33-230-003.000-026	R	Apa Development Llc	1,038,100	1,035,100	981,985	53,115
Total:				146,689,000	143,230,810	134,477,268	8,753,542
Grand Total For Highland Allocation Areas:				209,499,700	191,708,540	176,544,076	15,164,464