

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
MONDAY, APRIL 17, 2017**

No study session was held before the public business meeting.

**HIGHLAND REDEVELOPMENT COMMISSION
PUBLIC MEETING
MONDAY, APRIL 17, 2017**

The Highland Redevelopment Commission (“Commission”, “RC”) met in a Public Meeting on April 17, 2017 at 7:32 PM in the Council Chambers within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Zemen called the meeting to order. Taking minutes for the meeting was Director Petro.

ROLL CALL:

Present on roll call included Redevelopment Commissioners Bernie Zemen, Steve Wagner, Dan Vassar, Mark Herak, Michael Griffin, and Director Cecile Petro. In the audience were Steve Mileusnich and Susan Murovic of the Advisory Board of Zoning Appeals, Police Commander George Georgeff, and resident Larry Kondrat.

MINUTES OF PREVIOUS SESSIONS:

Commissioner Vassar made a motion to approve the minutes as written for the Public Meeting and Study Session of March 20, 2017 and the Study Session of April 3, 2017. Commissioner Wagner seconded the motion. **Upon a roll call vote, there were five affirmatives and no negatives. The motion passed. The minutes were approved.**

PUBLIC COMMENTS:

Resident Larry Kondrat asked the Commission if the lease for 8620 Kennedy Avenue can be bought out by the Redevelopment Commission? Attorney Tauber responded that there are currently two tenants within the building. At this point in time, it is premature to discuss these issues and that the Commission will continue to discuss relocation efforts with the lessees. Commissioner Vassar stated that the Commission is working the best that it can at this point in time. Commissioner Wagner added that the timing (of the end) of the leases allows the Commission adequate time to assist the tenants. Mr. Kondrat further stated that this building is key to clearing out that section of Kennedy Avenue. Commissioner Vassar stated that all options are on the table.

SPECIAL ORDERS: None

COMMUNICATIONS: None

UNFINISHED BUSINESS AND GENERAL ORDERS: None

NEW BUSINESS:

Commissioner Vassar made a motion to approve Resolution 2017-14, A Resolution of the Highland Redevelopment Commission Authorizing the Director to Enter into a contract with Safe Environmental Corporation for Asbestos Abatement at 8610 and 8620 Kennedy Avenue for \$5900.00. Commissioner Herak seconded the motion. **Upon a roll call vote, there were five affirmatives and no negatives. The motion passed. The resolution was approved.**

ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS:

Commissioner Vassar made a motion to pay account payables as stated in the amount of \$12,993.64. Commissioner Wagner seconded the motion. During discussion, Commissioner Griffin stated that he will vote “present” on all motions to approve accounts payable vouchers. This is due to his position as Town Clerk-Treasurer which requires him to disburse out the payments as treasurer that are being allowed. He stated that after consulting with colleagues there seems to be a possible issue with incompatibility or segregation of duties. **Upon a roll call vote, there were four affirmatives, no negatives, and one abstention (stated as “present”). The motion passed. The accounts payable vouchers were approved.**

BUSINESS FROM THE COMMISSIONERS: None

NEXT MEETING:

The next Public Meeting will be held on May 15, 2017, at 8:00 PM. A Study Session will precede the meeting at 7:30 PM and may reconvene following the Public Meeting. The next full Study Session will be held on May 1, 2017 at 7:30 PM. The next Highland Main Street meeting will be held on Thursday, May 4, 2017 at 6:30 PM. All meetings will take place in the town hall.

ADJOURNMENT: Commissioner Wagner made a motion to adjourn the meeting. Commissioner Griffin seconded the motion. **Upon a voice vote, the motion passed. The meeting adjourned 7:39 PM. A publically noticed Executive Session followed this meeting.**

RESOLUTION NO. 2017-14

RESOLUTION OF THE HIGHLAND REDEVELOPMENT
COMMISSION AUTHORIZING TO ENTER INTO A
CONTRACT WITH SAFE ENVIRONMENTAL CORPORATION FOR
ASBESTOS ABATEMENT AT 8610 AND 8620 KENNEDY AVENUE

WHEREAS, the Highland Redevelopment Commission (the "Commission"), exists and operates under the provisions of the Redevelopment of Cities and Towns Act in I.C. 36-7-14, as amended from time to time (the "Act"); and

WHEREAS, the Highland Redevelopment Commission is authorized to negotiate and enter into contracts by statute; and

WHEREAS, the Highland Redevelopment Commission has requested, received and reviewed one proposal for Asbestos Abatement for 8610 & 8620 Kennedy Avenue; and

NOW, THEREFORE, be it resolved as follows:

That it is in the best interest of the Town and the Redevelopment Commission to enter into a contract with Safe Environmental Corporation for Asbestos Abatement for 8610 & 8620 Kennedy Avenue.

Adopted and approved at a meeting of the Highland Redevelopment Commission held on the 17th day of April 2017.

HIGHLAND REDEVELOPMENT COMMISSION

BY: _____
President Bernie Zemen

ATTEST:

Secretary Dan Vassar

Safe Environmental Corporation

April 7, 2017

Cecile Petro
Town of Highland Redevelopment Dept.
3333 Ridge Road
Highland, IN 46322

RE: 8610 & 8620 Kennedy Ave. Asbestos Abatement

Safe Environment Corp proposes to provide all labor, materials and equipment to perform the removal and disposal of the asbestos floor tile and mastic from the furnace room of the restaurant located at 8620 Kennedy Ave., Highland, IN. Also, perform the removal and disposal of the carpet, asbestos mastic and the transite vent stack form the vacant commercial structure located at 8610 Kennedy Ave., Highland, IN.

Project Total: \$5,900.00

Price includes all transportation and disposal of waste, insurance and required permits or notifications. All work will be performed in an orderly fashion following all applicable Federal, State and Local Regulations.

If you have any questions, please call me at 815-712-0093

Sincerely
Safe Environment Corp

Tyson Lovelace

Tyson Lovelace

Acceptance  Date _____

Printed Name _____ Title _____

Customer acknowledges that timely payment for services is essential to Safe Environment Corporations business operations. Payment is due 30 – days from invoice date. Customer agrees to pay a late payment fee equal to 2% per month, all collection cost, including court cost and attorney fees.

10030 Express Dr, Suite A&B
Phone: (219) 922-0844

Highland, IN 46322
Fax: (219) 922-0850

CLAUSE (ADDENDUM) and AFFIDAVIT ADDENDUM TO BE ADDED TO CONTRACT

FOR SERVICES TO BE PROVIDED TO THE TOWN OF HIGHLAND

(as required by I.C. 22-5-1.7-11, effective July 1, 2011)

Verification of Work Eligibility Status

1. Safe Environmental Corp (hereinafter called "Contractor") understands and agrees that:

- (A) It is required to enroll in and verify the work eligibility status of all employees hired after the date of this contract through the E-Verify program.
- (B) This requirement shall be waived if the E-Verify program ceases to exist. For the purposes of this paragraph, the "E-Verify Program" means the electronic verification of work authorization program of the Illegal Immigration Reform and Immigration Responsibility Act of 1996 (P.L. 104-208), Division C Title IV, s. 403(a), as amended, operated by the United States Department of Homeland Security or other federal agency authorized to verify the work authorization status of newly hired employees under the Immigration Reform and Control Act of 1986 (P.L. 99-603); and

2. An authorized representative of the Contractor has signed the attached affidavit concerning the employment of unauthorized aliens.

This contract clause is developed pursuant to SEA 590 codified as IC 22-5-1.7-11 (a)(1).

Tyson Lovelace

Name

Project Manager

Title

April 20, 2017

Date

**AFFIDAVIT OF SERVICE PROVIDER OR CONTRACTOR
WITH THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA
REGARDING HIRE OF UNAUTHORIZED ALIENS**

State of Indiana)
) SS:
County of Lake)

AFFIDAVIT

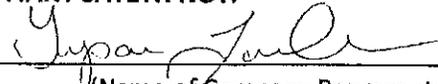
I, the undersigned, authorized representative, authorized officer or agent of

Safe Environmental Corp

(Name of Company)

Hereinafter called "contractor", which has a contract for services or goods with the Town of Highland, Lake County, Indiana, having given solemn affirmation, hereby depose(s) and say(s), that the contractor does not knowingly employ an unauthorized alien.

FURTHERETH AFFIANT SAYETH NOT.

Signed: , Affiant.
(Name of Company Representative)

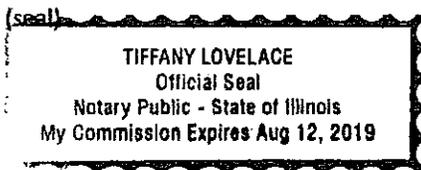
Certificate of Notary

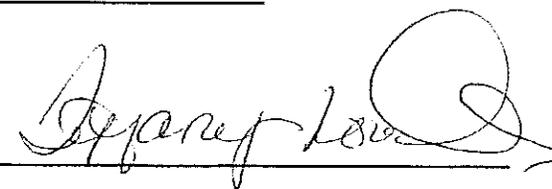
On this 20th day of April, 2017, before me personally came and appeared the affiant herein named, known and known to me to be the individual described in and who executed the foregoing instrument, and who duly acknowledged to me that she executed same for purpose therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

My commission expires: August 12, 2019

County of Residence: Will





NOTARY

INVOICE GL DISTRIBUTION REPORT FOR TOWN OF HIGHLAND
 EXP CHECK RUN DATES 04/01/2017 - 04/18/2017
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID

GL Number Invoice Line Desc Vendor Invoice Description Amount Check #

Fund 094 Redevelopment General

Dept 0000	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
094-0000-20003	REIMBURSEMENT-BATTERIES	CECILE PETRO (R)	REIMBURSEMENT- BATTERIES	6.71	
094-0000-20003	FRAMING OF BICENTENNIAL PROJECT	CECILE PETRO (R)	FRAMING OF BICENTENNIAL PROJECT AWARD	41.54	
094-0000-20003	INV #917042581001	OFFICE DEPOT	OFFICE SUPPLIES	65.09	
094-0000-31001	LEGAL FEES-2815 JEWETT-THRU 3/20/17	GREEN & KUCHEL, PC	LEGAL FEES- GENERAL MATTERS	190.00	
094-0000-31001	LEGAL FEES- GENERAL MATTERS	TAUBER LAW OFFICE PC	MARCH MEMBERSHIP MEETING TICKETS	684.00	
094-0000-31004	MARCH MEMBERSHIP MEETING TICKET	HIGHLANDGRIFITH CHAMBER	LEGAL FEES- GENERAL MATTERS	30.00	
094-0000-32002	MITIAGE-TAX ABATEMENT WORKSHOP	LANCE RYSKAMP (R)	MITIAGE-TAX ABATEMENT WORKSHOP	51.90	
094-0000-34023	HEALTH INS	TOWN OF HIGHLAND INS FUN	APRIL 17 HEALTH/LIFE INS PREM RDEVE	1,539.43	
094-0000-34043	LIFE INS	TOWN OF HIGHLAND INS FUN	APRIL 17 HEALTH/LIFE INS PREM RDEVE	14.56	
094-0000-35008	GAS-8618 KENNEDY-THRU 3/24/17	NORTHERN IN PUBLIC SERV	GAS-8618 KENNEDY-THRU 3/24/17	32.10	
094-0000-35008	ELECTRIC-8618 KENNEDY-THRU 3/24/17	NORTHERN IN PUBLIC SERV	ELECTRIC-8618 KENNEDY-THRU 3/24/17	25.68	
094-0000-35008	UTILITIES-8620 KENNEDY-THRU 3/31/17	TOWN OF HIGHLAND UTILITI	UTILITIES-8620 KENNEDY-THRU 3/31/17	73.03	
094-0000-35008	STORM-2605 CONDIT-THRU 3/31/17	TOWN OF HIGHLAND UTILITI	STORM-2605 CONDIT-THRU 3/31/17	10.14	
094-0000-35008	STORM-8618 KENNEDY-THRU 3/31/17	TOWN OF HIGHLAND UTILITI	STORM-8618 KENNEDY-THRU 3/31/17	40.67	
094-0000-39030	INSURANCE RIDER-2017 CAR CRUISE	CROWEL AGENCY INC.	INSURANCE RIDER-2017 CAR CRUISE	150.00	
094-0000-39030	DOWNTOWN HIGHLAND SIGN REPAIR	LANDMARK SIGN, INC. DBA/	DOWNTOWN HIGHLAND SIGN REPAIR	720.00	
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	PAYROLL ACCOUNT	3/31PRL D/S TRANSFER REDEVELOPMENT	4,942.06	26751
Total For Dept 0000				8,616.91	
Total For Fund 094 Redevelopment General				8,616.91	

Fund 096 Redevelopment Capital

Dept 0000	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
096-0000-31007	ASBESTOS INSPECT-8610/8612/8620	INDOOR ENVIRON. SOLUTION	ASBESTOS INSPECTION-8610/8612/8620 KE	900.00	
096-0000-31007	UTILITIES-2821 JEWETT-THRU 3/24/17	NORTHERN IN PUBLIC SERV	UTILITIES-2821 JEWETT-THRU 3/24/17	64.62	
096-0000-31007	UTILITIES-2811 JEWETT-THRU 3/24/17	NORTHERN IN PUBLIC SERV	UTILITIES-2811 JEWETT-THRU 3/24/17	291.06	
096-0000-31007	UTILITIES-8610/8612 KENNEDY THRU 3/24	NORTHERN IN PUBLIC SERV	UTILITIES-8610/8612 KENNEDY THRU 3/24	154.99	
096-0000-31007	PROPERTY MANAGEMENT FEES-MARCH	ROSE REAL ESTATE	PROPERTY MANAGEMENT FEES-MARCH	65.10	
096-0000-31007	STORM-8610 KENNEDY-THRU 3/31/17	TOWN OF HIGHLAND UTILITI	STORM-8610 KENNEDY-THRU 3/31/17	10.14	
096-0000-31007	STORM-8612 KENNEDY-THRU 3/31/17	TOWN OF HIGHLAND UTILITI	UTILITIES-8612 KENNEDY-THRU 3/31/17	10.14	
096-0000-39311	PROPERTY TAXES-2016 -8620 KENNE	LAKE COUNTY TREASURER	PROPERTY TAXES-2016 PAY 2017- 8620 KE	2,880.68	
Total For Dept 0000				4,376.73	
Total For Fund 096 Redevelopment Capital				4,376.73	