

**HIGHLAND ECONOMIC DEVELOPMENT COMMISSION  
PUBLIC MEETING MINUTES  
THURSDAY, AUGUST 21, 2014**

The Highland Economic Development Commission (“EDC”, “Commission”) met on Thursday, August 21, 2014 at 3:38 PM for a Public Meeting in the Council Chambers of the Highland Municipal Building, 3333 Ridge Road, Highland, Indiana. The meeting was called to order by Commission President, Matt Reardon. Minutes were recorded by Redevelopment Director Cecile Petro.

**ROLL CALL:**

Present on roll call included Commissioners David Beanblossom, Matthew Reardon, and George VandeWerken. Also in attendance were Mark Fleishman, Melinda Gee, and Robert Groszewski from Safety Training Services, Inc. and Mr. Pete Peuquet from Chester Inc. Introductions were made.

**MINUTES OF THE PREVIOUS SESSIONS:**

Commissioner VandeWerken made a motion to approve the minutes of the Public Meeting and Study Session of January 16, 2012 as published and reviewed. Commissioner Beanblossom seconded the motion. **By unanimous voice vote, the motion passed.**

**ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS: None**

**SPECIAL ORDERS:**

Commissioner VandeWerken made a motion to continue the current slate of officers: President Reardon, Vice-President VandeWerken, and Secretary Beanblossom. Commissioner Beanblossom seconded the motion. **Motion carried by unanimous voice vote.**

**COMMUNICATIONS: None**

**UNFINISHED BUSINESS: None**

**NEW BUSINESS:**

The Commission accepted the **2013 Economic Development Commission Annual Report.**

Commissioners reviewed the information provided regarding the designation of 8516 Henry Street as an **Economic Development Target Area**. The application and SB-1 Form were reviewed for accuracy and completeness. Commissioners asked the owners of Safety Training Services, Inc. about their business including number of employees, average FTE wage, types of services, and the timeline for renovation of the existing building. Commissioners also reviewed a summary of the tax abatement savings and potential improvement costs to the building.

The owners stated that they presently have 33 employees (19 FTE, 2 PTE, and 12 on-call). The average wage is \$19/hr for the FTE. Most of the training that is performed by Safety Training Services, Inc. is industrial based to OSHA requirements. Some of their clients include U.S. Steel, NIPSCO, BP, smaller companies who work for those large employers, and other companies, as well. They have been in business since 2002. The completion date for the project is expected by the first of the new year—2015. Drawings should be completed by the end of September 2014.

Commissioners also discussed the use of prevailing wages for construction workers. The owners stated that they plan to provide prevailing wages. *After a brief discussion of this topic, Commissioner Beanblossom made a motion to recommend prevailing wage when incentives are provided an applicant. Commissioner Reardon seconded the motion. Motion carried by unanimous voice vote.*

Lastly, President Reardon explained the usual contribution to Highland's Economic Development Fund. The owners stated that they had been briefed on the subject and expect to provide \$5,304.00 when the Tax Abatement is approved by the Town Council.

*Commissioner Beanblossom made a motion to recommend to the Town Council the creation of an Economic Develop Development Target Area and subsequent ten year Tax Abatement for 8516 Henry Street (parcel # 45-07-21-326-007.000-026 and legal description of: Kennedy Center Lot #3 and Kennedy Center Second Edition Lots #1 & #2 North Township South Part Section 20 Lake County Indiana) as requested by Mr. Mark Fleishman d/b/a Safety Training Services, Inc. Commissioner VandeWerken seconded the motion. Motion carried by unanimous voice vote.*

**BUSINESS FROM THE COMMISSIONERS: None**

**PUBLIC COMMENT: None**

**NEXT MEETING: Scheduled on an as needed basis**

**ADJOURNMENT:**

At 4:13 PM, Commissioner Beanblossom made a motion to adjourn and Commissioner VandeWerken seconded the motion. **Motion carried by unanimous voice vote.**