

**Topics Tentatively Scheduled for Study Session Discussion  
and  
Topics Requested for Action at Future Business Meetings of the  
Twenty-Ninth Town Council of Highland**

**This meeting will be convened as a Hybrid in person and electronic meeting.**

Topic: Town of Highland, IN - Town Council Study Session

Time: Mar 20, 2023 06:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/87269435671?pwd=MTEzYUdpd2liYXVKcGNmcXB4WnNMdz09>

Meeting ID: 872 6943 5671

Passcode: 583374

One tap mobile

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+1 646 558 8656 US (New York)

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

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*The Town of Highland acknowledges its responsibility to comply with the American with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, etc.) for participation in or access to Municipal sponsored public programs, services and or meetings, the Town of Highland requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and or meeting. To make arrangements, contact the ADA Coordinator for the Town of Highland at (219) 972-7595.*

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*This meeting contributes to Agenda building for the plenary meeting. Please, also be aware of the running enrolled list of matters that are likely for the plenary meeting, subject to review by the municipal executive. By practice and local ordinance, study sessions are distinguished from plenary (regular business) meetings of the Town Council “as they shall be conducted with less formality and with no votes or final actions of a dispositive nature unless provided otherwise by proper notice, pursuant to IC [5-14-1.5](#) et seq.” (Confer HMC Section 2.05.130(3))*

**x. Discussion: Appointments.**

**• Statutory Boards and Commissions**

*Executive Appointments (May be made in meeting or at another time)*

Regional Statutory Commissions or Boards

- 1. Economic Development Commission.** (1) Appointment to be made by the municipal executive, but requiring nomination from the Town Council. Term ends just before February 1<sup>st</sup>. (*Currently vacant*)
  - a.** Nomination by the Town Council. (*The council would pass a motion to nominate.*)
  - b.** Appointment by executive. (*If nominee is acceptable, the Town Council President may appoint.*)

**Home Rule Boards and Commissions**

- 2. Community Events Commission** *Multi-Year position: (1) appointment to be made by the Town Council President. Term: 4 years.*  
*Currently Serving: Jacqui Herrera, Sandy McNight*
- 3. • Tree Board:** (1) appointments, to be made by the municipal executive, but requiring nomination from the Town Council. (*Position currently held by Natalie Stromberg.*)
  - a.** Nomination by the Town Council. (*The council would pass a motion to nominate.*)
  - b.** Appointment by executive. (*If nominee is acceptable, the Town Council President may*

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appoint.)

### **Legislative Appointments**

Regional Statutory Commissions or Boards

Home Rule Commissions

1. **Main Street Bureau Board:** (17) appointments to be made by the Town Council. Term: Two years ending 1 Jan 2023. *There are currently 9 of the 17 in place and serving. Currently serving are Teri Yookovich, Rhonda Bloch, Alex Robertson, Renee Reinhart, Diane Barr-Roumbus, James Roumbus, Sandy McKnight, Al Simmons and Ben Reinhart..*
  
3. **Community Events Commission** *Multi-year positions:* (4) appointment to be made by the Town Council. **Term: 4 years.** (Note: Currently vacant)

*Single year positions:* (2) appointments to be made by the Town Council. **Term: 1 year.** (Note: Currently serving, Jack Rowe, Carol Parker, Linda Carter, Rachael Carter, Maria Armagast, Michelle Coon)

x. **Discussion:** Authorize the proper officer to publish legal notice of a public hearing. Public hearing to considering additional appropriations in the amount of \$40,000.00 in the Redevelopment Capital Fund to be held on April 10, 2023, at 6:30 P.M. O'clock in the Municipal Building, 3333 Ridge Road Highland. (Tatto Parlor)

#### **x. Discussions: Reviews for Economic Revitalization Area Compliance**

**Consideration of the Compliance with the Statement of Benefits as filed and represented by People's Bank S.B. 3915, 3919 & 3927 Ridge Road, Highland.** *At its meeting of September 14, 2015, the Highland Town Council passed Resolution No. 2015-37 approving this application and its terms for **property tax abatement** upon the increase in assessed value of \$667,800 as well as a new job and retention of five existing jobs all in consequence of construction of a new building, a People's Bank SB Branch at 3915, 3919 and 3927 Ridge Road, for a period of time **not to exceed ten (10) calendar years**, according to the schedule in IC 6-1.1-12.1-4(d)(10), subject to continuing compliance with the statement of benefits, IC 6-1.1-12.1 et seq., and terms of the approving resolution. The Town Council conducted its first review at its meeting of November 13, 2017, its second at the Town Council meeting*

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of 26 February 2018 and its third review at its meeting of 25 February 2019 and its fourth review at its meeting of 9 March 2020 and its fifth review at its meeting of 8 March 2021 and its sixth one at its meeting of 28 March 2022. The Town Council found the applicant in compliance at each meeting. This is **the seventh review** for compliance by the petitioner of its terms in the application **but the sixth one** that applies after filing with the Lake County Auditor. This review is for Taxing period 2023 pay 2024. If approved, four years remain on the 10 year abatement.

**Consideration of the Compliance with the Statement of Benefits as filed and represented by High RE 3940, LLC d.b.a., Culver's 3950 Ridge Road, Highland.** At its meeting of January 30, 2012, the Highland Town Council approved this application for **property tax abatement** upon the increase in assessed value in consequence of construction of a new building a Culver's Restaurant 3940 and 3950 Ridge Road, for a period of time **not to exceed ten (10) calendar years**, according to the schedule in IC 6-1.1-12.1-4(d)(10), subject to continuing compliance with the statement of benefits, IC 6-1.1-12.1 et seq., and terms of the approving resolution. The Town Council conducted its first review at its meeting of March 9, 2015, its second at its meeting of February 08, 2016, its third review at its meeting of February 27, 2017, its fourth review at its meeting of 26 February 2018, its fifth review at its meeting of 25 February 2019, its sixth review at its meeting of 9 March 2020, its seventh review at its meeting of 8 March 2021, its eighth review at its meeting of 28 March 2022. The Town Council found the applicant in compliance at each meeting. This represents **the ninth** review of compliance for this property and the ninth one that applies after filing with the Lake County Auditor. This review is for Taxing period 2023 pay 2024. If approved, one year remains on the 10 year abatement.

**Consideration of the Compliance with the Statement of Benefits as filed and represented by City Volkswagen of Highland d.b.a., Highland Volkswagen, 9601 Indianapolis Boulevard, Highland.** At its meeting of October 10, 2012 and confirmed at its meeting of December 10, 2012, the Highland Town Council approved this application for **property tax abatement** upon the increase in assessed value in consequence of construction of a new building a Volkswagen Retail Dealership, 9601,9553 and 9545 Indianapolis Boulevard, Highland, for a period of time **not to exceed ten (10) calendar years**, according to the schedule in IC 6-1.1-12.1-4(d)(10), subject to continuing compliance with the statement of benefits, IC 6-1.1-12.1 et seq., and terms of the approving resolution. The Town Council conducted its first review at its meeting of March 9, 2015, its second at its meeting of February 08, 2016, its third review at its meeting of February 27, 2017, its fourth review at its meeting of 26 February 2018, its fifth review at its meeting of February 25, 2019, its sixth review at its meeting of 9 March 2020, its seventh review at its meeting of 8 March 2021, its eighth review at its meeting of 28 March 2022 . The Town Council found the applicant in compliance at each meeting. This represents **the**

*ninth* review of compliance for this property and the ninth one that applies after filing with the Lake County Auditor. This review is for Taxing period 2023 pay 2024. If approved, one year remains on the 10 year abatement.

**Consideration of the Compliance with the Statement of Benefits as filed and represented by Indiana GROCERY GROUP (formerly known as SVT, LLC.), 2244-45<sup>th</sup> Avenue, Highland.**

*At its meeting of March 26, 2012, the Highland Town Council approved this application for **property tax abatement** upon the increase in assessed value in consequence of construction of a new building SVT, LLC Headquarters, 2244 45<sup>th</sup> Avenue, Highland, for a period of time **not to exceed ten (10) calendar years**, according to the schedule in IC 6-1.1-12.1-4(d)(10), subject to continuing compliance with the statement of benefits, IC 6-1.1-12.1 et seq., and terms of the approving resolution. The Town Council conducted its first review at its meeting of April 13, 2015, its second at its meeting of February 08, 2016, its third review at its meeting of February 27, 2017 its fourth review at its meeting of 26 February 2018, its fifth at its meeting of 25 February 2019, its sixth review at its meeting of 9 March 2020, its seventh review at its meeting of 8 March 2021, its eighth review at its meeting of 28 March 2022. The Town Council found the applicant in compliance at each meeting. This represents **the ninth** review of compliance for this property and the ninth one that applies after filing with the Lake County Auditor. This review is for Taxing period 2023 pay 2024. If approved, one year remains on the 10 year abatement.*

**Consideration of the Compliance with the Statement of Benefits as filed and represented by Indiana Land Trust Company TR#120086, dba Webb Hyundai, LLC 9236 Indianapolis Blvd, Highland.** *At its meeting of August 9, 2021, the Highland Town Council passed resolution 2021-39 and approved this application for **property tax abatement** upon the increase in assessed value in consequence of the remodeling of the existing building Webb Hyundai, LLC 9236 Indianapolis Blvd, Highland, for a period of time **not to exceed five (5) calendar years**, according to the schedule in IC 6-1.1-12.1-4(d)(10), subject to continuing compliance with the statement of benefits, IC 6-1.1-12.1 et seq., and terms of the approving resolution. The Town Council is conducting its first review at this meeting. This is **the first review** for compliance by the petitioner for this property and the first one that applies after filing with the Lake County Auditor. This review is for Taxing period 2023 pay 2024. If approved, four years remain on the 5 year abatement.*

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**Consideration of the Compliance with the Statement of Benefits as filed and represented by Demand Real Results, LLC, dba SAFETY TRAINING SERVICES, INC., 8516 Henry Street, Highland.** *At its meeting of September 8, 2014, the Highland Town Council approved this application for **property tax abatement** upon the increase in assessed value in consequence of conversion of existing vacant building located at 8516 Henry Street, Highland, for a period of time **not to exceed ten (10) calendar years**, according to the schedule in IC 6-1.1-12.1-4(d)(10), subject to continuing compliance with the statement of benefits, IC 6-1.1-12.1 et seq., and terms of the approving resolution. The Town Council conducted its first review at its meeting of February 8, 2016, its second at its meeting of February 27, 2017, its third review at its meeting of 26 February 2018, its fourth review at its meeting 25 February 2019, its fifth review at its 9 March 2020, its sixth review at its 8 March 2021, with the Town Council finding that Demand Results, LLC abatement was not in compliance per (1) property owner did not substantially comply with its statement of benefits and that the failure to substantially comply was not caused by factors beyond the control of the property owner. Pursuant to I.C. 6-1.1-12.1-5.9, notice in the form of a letter was sent including the following:*

(a) (i) *The current number of employees is less than what was originally estimated. Actual number of employees is 27. Estimated number of employees is 34.*

(ii) *Number of employees retained is less than what was originally estimated. Actual number of employees retained is 25. Estimated number of employees retained is 34.*

(iii) *Number of additional employees is less than what was originally estimated. Actual number of additional employees is 2. Estimated number of additional employees over three years is 16.*

*On April 12, 2021, the Town Council conducted a hearing to further consider the property owner's compliance with the statement of benefits and whether any failure to substantially comply was caused by factors beyond the control of the property owner.*

*The re-review was conducted on the 12 April 2021, the Council found Demand Results, LLC to be in compliance, its seventh review at its meeting of 28 March 2022. This represents the eighth review of compliance for this property and the eighth one that applies after the filing with the Lake County Auditor. This review is for Taxing period 2023 pay 2024. If approved, two years remain on the 10 year abatement.*

**Consideration of the Compliance with the Statement of Benefits as filed and represented by Evajo, L.L.C., d.b.a. Pramuk Dental Center, 2706 Highway Avenue, Highland.** *At its meeting*

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of June 24, 2019, the Highland Town Council passed Resolution No. 2019-24 approving this application and its terms for **property tax abatement** upon the estimated increase in assessed value of \$960,000 to be a net value of \$102,000 as well as a new job and retention of three existing jobs, all in consequence of construction of a new building, at 2706 Highway Avenue, for a period of time **not to exceed five (5) calendar years**, according to the schedule in IC 6-1.1-12.1-4(d)(10), subject to continuing compliance with the statement of benefits, IC 6-1.1-12.1 et seq., and terms of the approving resolution. The Town Council is conducted its first review at its meeting of 9 March 2020, its second review at its meeting of 8 March 2021 and its third review at its meeting of 28 March 2022. The Town Council found the applicant in compliance at each meeting. This represents **the fourth** review of compliance for this property and the fourth one that applies after filing with the Lake County Auditor. This review is for Taxing period 2023 pay 2024. If approved, one year remains on the 5 year abatement.

**x. Discussion:** Safe Haven Baby Boxes, Inc., Service Fees and Expense Schedule, Indiana Volunteer Fire Stations.

#### • **Plenary Business Meeting of Monday March 27, 2023**

- Minutes of the Meeting of Monday, March 13, 2023.
- Additional appropriations: Enactment No. 2023-04B Redevelopment Capital Fund  
\*The enactment was tabled at the February 27, 2023 meeting.
- Instruct the proper officer to advertise for an additional appropriation in the amount \$1,993.68 for the Community Garden.
- The Advisory Board of Zoning Appeals: an **Unfavorable Recommendation** to the Town Council in denying the petitioner's request, Mitch Feldman of the Feldman Companies, for a use variance for the location commonly referred to as 8141 Indianapolis Blvd, Highland, Indiana for the purpose of allowing the petitioner to develop the property as a mixed-use retail/climate-controlled storage facility.
- Agreement between the Town Council and the Rotary Club of Highland regarding Safe Haven Baby Boxes
- Payroll Docket for the payday of February 24, 2023