

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
WEDNESDAY, March 9, 2016**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Wednesday, March 9, 2016 at 6:01 PM in the Upper Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Greg Kuzmar called the meeting to order. Minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Commissioners present included Bernie Zemen, Greg Kuzmar, Kathy DeGuilio-Fox, Bill Leep, and Ed Dabrowski. Also in attendance were Attorney Carol Green-Fraley, School Town of Highland Commissioner Pat Krull, and Redevelopment Director Cecile Petro. Visitors included Jim Kessler, Mike Winarski, Dominic Noce, and Dan Lewis.

General Substance of the Discussion

Agenda Review

Commissioners reviewed the minutes and claims. No comments were received.

The Commission discussed other action items on the agenda. Attorney Carol Green-Fraley stated that she had questions regarding Resolution #2016-06, a contract for financial services with SEH. The Director stated that she would request the presence of Dan Botich from SEH at the next study session for that purpose. President Kuzmar stated that he would table Resolution #2016-06.

President Kuzmar offered that he would also like to table Resolution #2016-07, a contract for legal services with Green & Kuchel until he has sufficient time to review. This item will also be tabled.

Another resolution, #2016-08 to approve a contract with Thunder Road Productions for the Car Cruise was discussed. Commissioners asked how well Thunder Road Productions had performed during the last two Car Cruises. Thunder Road Productions provide services for the annual Car Cruise including publicity to vintage car owners, registration and relocation of vehicles during the event, and trophies to the winners. The Director stated that the Car Cruise Committee from Highland Main Street has been very pleased with their services.

Resolution #2016-09 to provide preliminary approval for a Façade Improvement Grant for 8020 Kennedy Avenue was reviewed. President Kuzmar stated that he is still concerned about the quality of materials that will be utilized and the precedence that the use of these materials will set for the program. Attorney Green-Fraley suggested the possibility of reimbursing the owner a reduced amount because he is not utilizing stone, but a synthetic stone. She believes he deserves consideration because he is a long-time business owner in Highland. Commissioner Zemen stated that anytime the Commission can improve what is existing now, it should do so. He also stated that Mr. Lewis has been a business owner for a long time in Highland. Commissioner Leep stated that he would like to support a long-time business person. Perhaps, he stated, the RC should hold him to the proper materials. Commissioner Dabrowski stated that the RC should approve the application as is, stating further that this is probably the best that the town will be able to obtain at that location at this time.

Commissioner Deguilio-Fox stated that the version of the 2016 Goals for the RC distributed in the packet did not have the addition of the new goal within it. The additional goal states that the Commission will establish a maintenance plan that would provide a check list of items that would be reviewed before new tenants lease Commission property. This item will be added with a motion during the public meeting.

No comments were received on funding musicians at the Farmers' Markets at Main Square Park on Saturdays during the Farmers' Market season.

2821 Jewett

The Commissioners discussed the vacant area at 2821 Jewett owned by the RC. After purchasing 2821 Jewett, the RC demolished the old office of Darnell's Auto Body Shop. The auto body shop is currently

utilized by the Public Works Department for off-season storage. Commissioners discussed the possibility of providing a parking lot; however, they decided to leave the area as is.

Northwest Indiana Forum Membership Dues

The Commission inquired into the value of the Forum membership. Director Petro stated that she attends monthly LEDO (local economic development organizations) meetings. She is able to discuss economic development topics with other professionals. Also, the Forum has potential sources of development leads, they assist with developer and site selector contacts, and provide networking opportunities for their membership.

Student Intern for Housing Study

Commissioners discussed the amount of the stipend for an intern and whether that amount would provide the type of mature and capable person that is needed for this project. The Director will discuss this with the program's leadership and report back to the Commission.

The Study Session ended at 7:00 PM for the Public Meeting.

**HIGHLAND REDEVELOPMENT COMMISSION
PUBLIC MEETING
March 9, 2016**

The Highland Redevelopment Commission ("Commission", "RC") met in a Public Meeting on March 9, 2016 at 7:00 PM in the Upstairs Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Kuzmar called the meeting to order.

ROLL CALL:

Present on roll call included Redevelopment Commissioners: Bernie Zemen, Greg Kuzmar, Kathy DeGuilio-Fox, Bill Leep and Ed Dabrowski. Also in attendance were Attorney Carol Green-Fraley, School Town of Highland Commissioner Pat Krull, and residents Jim Kessler and Dominic Noce. Taking minutes for the meeting was Director Petro.

MINUTES OF PREVIOUS SESSIONS:

Commissioner Dabrowski made a motion to approve the minutes as written for the Public Meeting and Study Session of February 10, 2016. Commissioner DeGuilio-Fox seconded the motion. **Motion carried by unanimous voice vote.**

PUBLIC COMMENTS: None

SPECIAL ORDERS: None

COMMUNICATIONS: None

UNFINISHED BUSINESS AND GENERAL ORDERS: None

NEW BUSINESS:

President Kuzmar tabled two resolutions: Resolution #2016-06, *A Resolution of the Highland Redevelopment Commission Approving a Retainer Agreement for Financial Professional Services and General Redevelopment Consulting to the Highland Redevelopment Commission for 2016 with SEH of Indiana*; and Resolution #2016-07, *A Resolution of the Highland Redevelopment Commission Approving an Agreement for Legal Services to the Highland Redevelopment Commission for 2016 with Green & Kuchel, P.C.*

Commissioner Zemen made a motion to approve Resolution #2016-08, *A Resolution of the Highland Redevelopment Commission Authorizing a Contract with Thunder Road Productions for Car Cruise Consulting and Organizational Services.* Commissioner Leep seconded the motion. **Motion passed by unanimous voice vote.**

Commissioner DeGuilio-Fox made a motion to approve Resolution #2016-09, *A Resolution of the Highland Redevelopment Commission to Provide Preliminary Approval for an Application by Mr. Dan Lewis for a Façade Improvement Grant for Property Located at 8020 Kennedy Avenue.* Commissioner Zemen seconded the motion. **Motion carried with four affirmative votes and one negative vote. Commissioner Kuzmar voted in the negative.**

Commissioner DeGuilio-Fox made a motion to approve the *2016 Goals for the Redevelopment Commission* including an additional goal that would state to develop a plan to review rental properties before new rental contracts are approved. Commissioner Dabrowski seconded the motion. **Motion passed by unanimous voice vote.**

Commission Zemen made a motion to approve funding for Musicians at the Highland Farmers' Market during 2016. Commissioner DeGuilio-Fox seconded the motion. **Motion approved by unanimous voice vote.**

ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS:

Commissioner Dabrowski made a motion to pay account payables as prepared in the amount of \$17,063.28. Commissioner Zemen seconded the motion. **Motion carried by unanimous voice vote.**

BUSINESS FROM THE COMMISSIONERS: None

NEXT MEETING:

The next public meeting will be held on April 13, 2016, at 7:00 PM. A Study Session will precede the Public Meeting at 6:00 PM and may follow the meeting. The next full Study Session will be held on March 23, 2016, at 6:00 PM. These meetings will take place in the town hall.

The next Highland Main Street meeting will be held on Thursday, April 7, 2016 at 6:30 PM at SIP Coffee House located at 2815 Jewett Street.

ADJOURNMENT: Commissioner Dabrowski made a motion to adjourn the meeting. Commissioner Leep seconded the motion. **Motion carried by unanimous voice vote to adjourn the meeting at 7:07 PM.**

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION RECONVENED
March 9, 2016**

The Highland Redevelopment Commission ("Commission", "RC") reconvened at 7:10 PM in the Upper Conference Room of the Municipal Building at 3333 Ridge Road, Highland, Indiana.

ROLL CALL: Present on silent roll call included Commissioners: Bernie Zemen, Greg Kuzmar, Bill Leep, Ed Dabrowski, and Kathy DeGuilio-Fox. Also in attendance were School Town of Highland Commissioner Pat Krull, Attorney Carol Green-Fraley, and residents Jim Kessler and Dominic Noce.

General Substance of the Study Session

Proposed Art & Cultural District

Attorney Green-Fraley stated that she had received a letter from the owners of 8630 Kennedy Avenue regarding their response to the Commission's previous letter. She will forward the letter to the Director who will in turn forward to all of the Commissioners.

President Kuzmar and the Director reviewed their discussion with SEH regarding the first draft of the proposed Art & Cultural District (also called the Town of Highland's Kennedy Avenue Corridor Plan). They requested more options on cross sections of the roadways, more renderings of Condit Street, and several options encouraging decreased traffic flow on Kennedy Avenue. Commissioners discussed a center lane, street parking, a refuge island to cross from the parking lot to the theatre, connections to the area west of the walking trail, and encouraging more businesses along the trail. The Director asked that comments be sent to her so that they can be forwarded to SEH before the final draft is supplied to the RC.

The Commission discussed a letter that will be sent to the owners of property within the proposed Art & Cultural District to seek information on their interest to sell their property. The Council President, Commission President, Commission Attorney, and the Director will sign the letter which will be sent certified mail with a return receipt. The Director will set up initial meetings with owners and report back to the Commission.

Town Theatre Update

President Kuzmar presented information and an initial concept of the interior and exterior of the theatre. He stated that the new plan for the theatre had changed in the following ways from the first plan designed by the initial architect:

- Increased stage depth by moving the building west to the lot line.
- Improved acoustics and AV.
- Increased number of seats from 240 to 340.
- Entering the theatre through the original doorway by gradually ramping up the sidewalk.
- Improved footprint for the lobby area located in the two north buildings.

Commissioners are asked to reflect on the information given and provide any comments or questions to the Director so that comments can be forwarded to the architect.

Commission Assistant

The Director told the Commission that the town will provide insurance for employees that work thirty hours or more per week. The Commission's Assistant currently works twenty four hours per week and the Director would like to increase that amount to thirty. Commissioners asked to have more information at their next study session.

Public Art Project

The Director provided the Commission with information on a public art project that Highland Main Street would like to organize. It would involve public art sculptures in the downtown. The project would be based on a program in place for many years in the town of Decatur, Indiana. A competition among artists is held and if selected, the artist is provided \$500.00. Even though the art pieces remain under the ownership of the artist, all of the art pieces have remained in the town. Today, they have a walking tour with maps of the sculptures and are listed in the Indiana Tourism guide. The town purchases the pedestal and provides installation. Commissioners discussed the idea and concluded that this would be a good investment for Main Street by providing a tourism opportunity and the project could be achieved fairly simply.

Study Session ended at 8:30 PM.

RESOLUTION NO. 2016-08

RESOLUTION OF THE HIGHLAND REDEVELOPMENT
COMMISSION AUTHORIZING A CONTRACT WITH THUNDER ROAD
PRODUCTIONS FOR CAR CRUISE CONSULTING AND
ORGANIZATIONAL SERVICES

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 a proposal for consulting and organizational services.

NOW, THEREFORE, be it resolved as follows:

That it is in the best interest of the Town to enter into a contract with Thunder Road Productions for consulting and organizational services for an amount not to exceed \$400.00.

Adopted and approved at a meeting of the Highland Redevelopment Commission held on the 9th day of March, 2016 having passed by a vote of 5 in favor and 0 opposed.

HIGHLAND REDEVELOPMENT COMMISSION

BY: _____

Greg Kuzmar, President

ATTEST: _____

Ed Dabrowski, Secretary



CRUISE PERFORMANCE AGREEMENT

Thunder Road Productions (TRP) referred to as performer and Highland Redevelopment Commission referred to as the sponsor agree to the following:

Date: June 4th Rain Date June 5th
Location: Downtown Highland
Time: 4pm to 8pm - Registration: 4pm to 6pm

All Cruise events are rain or shine unless otherwise contracted. A Cruise may be canceled no later than 4 hours prior to the scheduled start time. Any event canceled less than 4 hours prior or if TRP arrives on site a fee of \$75.00 will be paid to TRP. If the sponsor decides to have an event at the weather is threatening and TRP arrives and participants are registered, the event will continue in its entirety. Once an event starts the full fee is due and payable. If the Cruise is to be rain dated the dated must be agreed to prior to the contract being signed.

PERFORMER WILL PROVIDE: All staff necessary for a Cruise. TRP will bring their trailer equipped with PA system, music and will do all registration for the event. TRP will arrive approximately 1 hour prior to the start of the cruise to set up. TRP will provide 11 awards to include 10 to be picked by the Sponsor and 1 by TRP.

SPONSOR WILL PROVIDE: Location for the event, with an alternative if original is unsuitable. Security if need will be provided by the sponsor. Any additional facilities such as port a potties, barriers, etc., will be provided by the sponsor. All cleanups are the responsibility of the sponsor.

The relationship created by this agreement is that of an independent contract between TRP and the sponsor. Any and all alterations and or additions to this contract may only be made in writing and a copy will be provided to the sponsor once everything is agreed to.

All services are due and payable the day of the event unless otherwise agreed to. Total cost for the Cruise is \$400.00.

Sponsor Town of Highland Redevelopment Commission Date 3-9-16
Curt Lettr, Director

Barbara J Viciatira /President
18102 Wildwood Avenue, Lansing, IL 60438-2224
708/474-1377 trpshow@yahoo.com

Date March 4, 2016

Resolution No. 2016-09

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT
COMMISSION TO PROVIDE PRELIMINARY APPROVAL FOR
AN APPLICATION BY Mr. DAN LEWIS FOR A FAÇADE
IMPROVEMENT GRANT FOR PROPERTY
LOCATED AT 8020 KENNEDY AVENUE**

WHEREAS, the Highland Redevelopment Commission (the "Commission"), governing body of the Town of Highland Department of Redevelopment (the "Department"), and the Redevelopment Area of the Town of Highland, Indiana (the "Redevelopment District"), exists and operates under the provisions of the Redevelopment of Cities and Towns Act of 1953 which has been codified in IC 36-7-14, as amended from time to time (the "Act"); and

WHEREAS, the Commission on May 28, 1997, adopted Resolution No. 1997-01 declaring the Highland Redevelopment Area to be an area in need of redevelopment within the meaning of the Act; and

WHEREAS, Resolution No. 1997-01 was confirmed by the Commission with the adoption of Resolution No. 1997-02 on July 8, 1997; and

WHEREAS, Subsequent Resolutions, No. 2003-01, No. 2005-11, No. 2006-10, No. 2007-08, and No. 2008-09 confirmed expansion of the Redevelopment Area; and

WHEREAS, the Commission accepted the 2007 Comprehensive Plan for the Highland Redevelopment Area on March 14, 2007; and

WHEREAS, the Commission has prepared, developed and approved the Supplement to the Highland Municipal Code, Section 214.180: RD-Redevelopment District (Architectural and Design Standards and Guidelines for the Redevelopment Area); and

WHEREAS, the Commission from time to time may develop a program to improve the downtown; and

WHEREAS, the Commission through its 2016 budget approved the Façade Improvement Grant Program which is intended to provide financial assistance for significant exterior building façade improvement in the Highland Downtown Redevelopment Area; and

WHEREAS, the goal of the program is to attract retail growth, additional business traffic, and catalyze investment through improved aesthetics; and

WHEREAS, Mr. Dan Lewis has applied for a grant totaling \$30,000.00, of which \$21,000 will be supplied by Mr. Lewis, and not to exceed 30% or \$9,000.00 will be reimbursed to Mr. Lewis upon completion of the work with approved receipts. All property taxes must be paid and up to date and there shall be no liens against the property;

NOW, THEREFORE, BE IT RESOLVED by the Highland Redevelopment Commission as follows:

1. That the Commission finds and determines that it will be of public utility and benefit to approve the application by Mr. Dan Lewis for a Façade Improvement Grant for properties located at 8020 Kennedy Avenue.
2. That the Commission will provide up to and not to exceed reimbursement of \$9000.00, based upon a total project cost of \$30,000.00. Mr. Dan Lewis will provide \$21,000.00 of the total cost for the project.
3. That all reimbursements will be made upon delivery to the Commission of approved receipts of work performed, and that all property taxes are paid and up to date and no liens have been filed on the property.
4. That this Resolution shall be in full force and effect after its adoption by the Commission.

ADOPTED AND APPROVED at a meeting of the Highland Redevelopment Commission held on the 9 th day of March, 2016.

Highland Redevelopment Commission

By: 

Greg Kuzmar, President

Attest:

By: 

Ed Dabrowski, Secretary

Received by RC 2-25-16

Highland Main Street
FACADE RESTORATION APPLICATION

Applicant Name DAN LEWIS

Building Address 8020 KENNEDY AVE

Business Name HIGHLAND GLASS

Business Owner DAN LEWIS

Business Owner Address 9930 KENNEDY AVE

Property Address 8020 KENNEDY AVE

Phone Number 219-923-4328

E-mail highlandglass@sbccglb.com

Fax Number 219-923-2822

Estimated Start Date ASAP Completion Date 1 MONTH

Total Cost of Project 30,000⁰⁰

Owner Cost \$21,000

Highland Main Street Facade Grant Program 9,000.00

Please attach the following supporting documents:

Appendix 1. Project description, including architectural renderings, where applicable. Paint color samples, where applicable.

Appendix 2. Photos of existing building and close-up photos of areas to be improved.

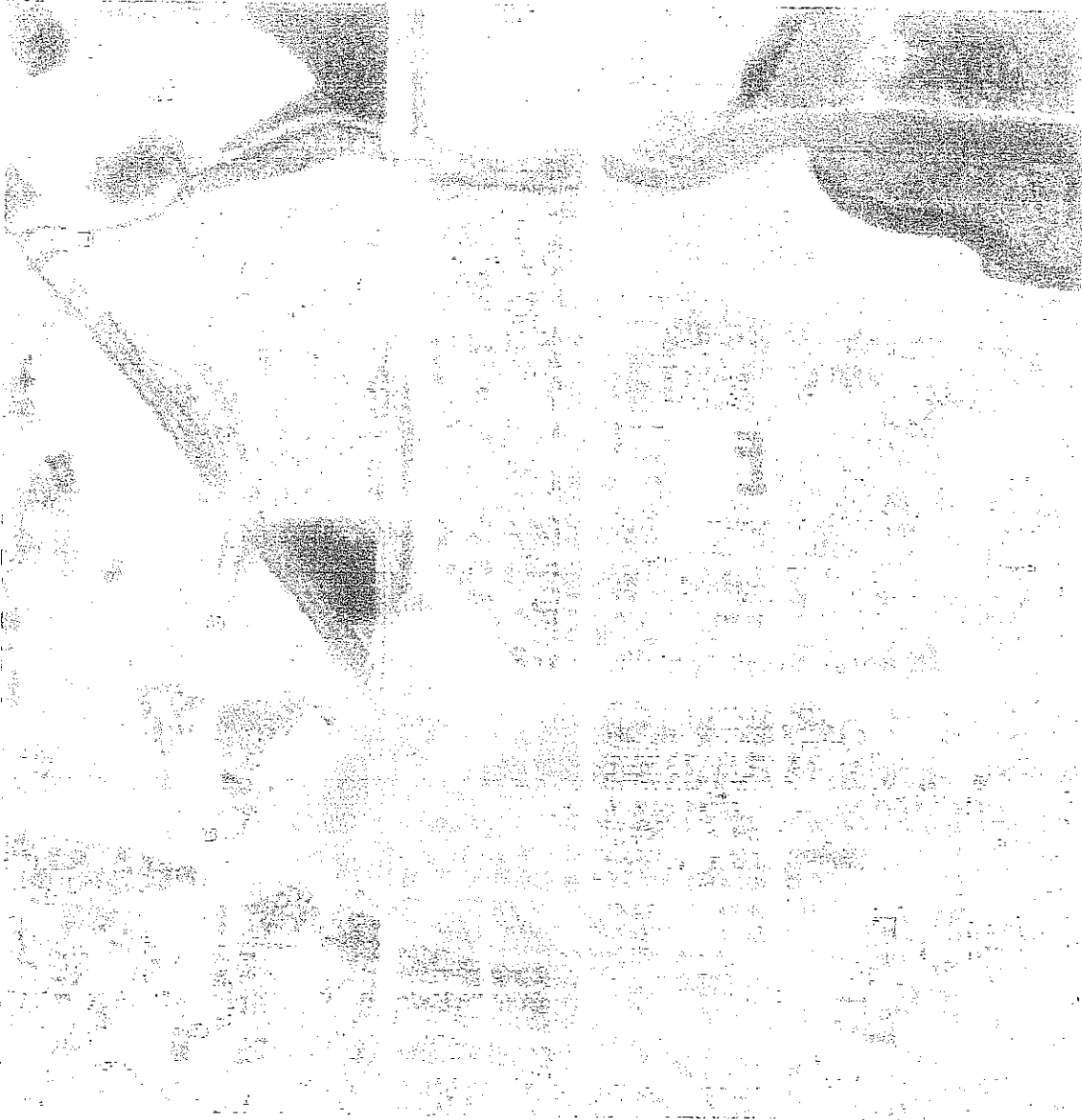
Appendix 3. Professional cost estimates from contractors, architects, and tradesmen. Be sure to include cost estimates for both the materials and labor. One alternate estimate must be provided for comparison.

Appendix 4. Written permission of building owner, if the applicant is not the owner.

Complete and return to: Cecile Petro - Redevelopment Director, Highland Main Street Committee 3333 Ridge Road, Highland IN 46322. Please call 219-572-7598 or email cpetro@hpld.com for questions.

Per conversation with Mr. Lewis on 2-29-16, he is requesting 30% on \$30K; however, his total cost for his lobby is \$49,304.16 or \$44,904.16 based upon estimates he received. Some of the cost is for stone work on the sides of the bldg. where EFIS is currently utilized. (Cecile Petro)

LIGHT AND DOWNFLOW RECOVERY APPARATUS
AREA
2015



HIGHLAND DOWNTOWN REDEVELOPMENT
FACADE IMPROVEMENT PROGRAM GUIDELINES

The Highland Redevelopment Authority (HRA) is pleased to provide financial assistance for significant architectural facade improvements in the Highland Redevelopment Area (Lincoln and Kenilworth Avenues Corridor). The goal of the program is to attract retail growth, assist and increase traffic and patronage directed through improved sidewalks.

Grants will be awarded for 10% of approved improvements. Projects over \$10,000.00 will have grants; however, the Commission covers the right to review projects under \$10,000.00. The maximum grant will be \$30,000 and the program will provide a maximum of \$100,000 in total grant money.

Grants are made on a reimbursement basis, following an application procedure, design review and approval, and final construction. Disbursement is contingent upon submittal of cost invoices from contractors and tradesmen and inspection of the work by the Highland Building and Inspection Department along with the Design Advisory Committee. Available grant funds will vary from year to year depending on funding sources and awarded at the discretion of the Redevelopment Commission.

Eligible Properties

- Intended grant recipient properties are located in the Highland Downtown Redevelopment Area
- Priority will be given to buildings located within these districts; however, Highland Redevelopment Commission has the discretion to grant funds to other significant buildings if the need of improvements and benefits to the community is deemed to be substantial. Any exception must also be approved through a resolution by the Highland Redevelopment Commission.

Eligible Activities

- Restoration of original facade;
- New facade if it meets the current design standards;
- Cornices, entrances, doors, decorative detail, or awnings;
- Lighting, signs, window display areas;
- Masonry repair;
- Other activities that restore the original exterior architecture;
- Exterior cladding;
- Window repair or replacement if part of a larger facade improvement
- Work associated with reconfiguration of nonconforming roofs that are a portion of the front facade and are intended to be visible from the sidewalk across the street;
- Painting or cleaning; and
- Architectural fees associated with the facade improvements, and
- Landscaping as part of the streetscape.
- The use of genuine natural stone veneer, genuine natural stone thin veneer, genuine fired clay-based brick veneer and genuine fired clay-based brick thin veneer materials is

are outdoors and are eligible to qualify for the Apple Grant Program. Eligibility and reimbursement for manufactured stone veneer and full veneer masonry work for units veneer with veneer and other similar materials is at the sole discretion of the Redevelopment Commission and should only be used with a minimum 7 feet above the level of ground not finished elevation.

Eligible Activities

- Interior work;
- Activities not visible from the public right-of-way, or less extensive improvement of facade improvement work;
- Demolition or acquisition of property;
- Building Permit Fees;
- Sidewalks or parking;
- Repair or installation of features not consistent with the design standards set for the area; and
- General contracting, if provided by owner.

Guidelines

- No work that has already been started will be eligible for funding through this grant.
- The applicant must be the owner of the building, or if a lessee, must have written permission from the building owner for the work proposed.
- The amount of the grant is up to 50% of the project total.
- Whenever possible, local (Lake County) contractors, materials, and tradesmen should be used for the work. Contractors, electricians, and other tradesmen should all be licensed in their field as required by the Town of Highland permit review and approval process.
- Project eligibility is at the full discretion of the Highland Redevelopment Commission.
- All rules and guidelines are subject to change at any time.

Application Process

- Applicants please complete the attached form with the listed supporting documents.
- The applicant must obtain all required building permits from the Town of Highland Building and Inspection Department.
- No funding will be provided for work that deviates from the approved application, if the changes were not submitted and approved by the Design Advisory Committee.
- A copy of the design standards can be found at the following website:
<http://www.highlandtown.com/development/designstandards>
- Upon completion of work, all receipts must be presented and a member from the Design Advisory Committee must inspect the completed work before disbursement of funds.
- The completed application must be submitted for approval to the Redevelopment Commission.
- Projects must be completed within 1 year of approval. After 1 year, the applicant must re-apply for funds with no guarantee.



Calumet Masonry Company
9219 U.S. 41 SUITE E, HIGHLAND, IN. 46322
OFFICE (219)923-6179 FAX (219)923-8239

DATE 9/14/15

PURCHASER: DAN LEWIS

ADDRESS: KENNEDY AVE HIGHLAND INDIANA 46322

CMC proposes to provide labor and material to install a new Cultured Stone Veneer at Highland Glass.
Labor consists of hanging wire mesh with tapcons to the existing brick veneer then a scratch coat of mortar type N.
Then the installation of the stone veneer.

MATERIAL

- 1. Stone
- 2. Wire mesh
- 3. Mortar
- 4. Tapcons

All work will be completed in a timely and professional manner.

Work not included in proposal

- 1. Tear off of Dryvit
- 2. Site water
- 3. Site dumpsters
- 4. Building permit

TOTAL PRICE \$27,900.00

VICE PRESIDENT

JOSH HOLDER-

ADAMS MASONRY INC.

992 RICHARDS ROAD

DYER, IN. 46311

OFFICE 219-865-0075

DATE 1/15/16

PROJECT LOCATION: HIGHLAND GLASS

Adams Masonry Proposes to supply labor and material to complete the cultured stone veneer at the above mentioned project location.

Adams labor consists of installing wire mesh with a scratch coat of mortar type N. After the scratch coats sets up Adams can apply the stone per the manufacturers recommendations.

We will clean up the site daily and wash the stone on completion if needed.

Work does not consist of any tear off of dryvit, awnings or the repair of any damaged wood.

Adams Masonry will apply a sealer and graffiti repellent for an extra cost.

LABOR AND MATERIAL COST \$23,500.00

ADD \$2,500 FOR SEALER AND GRAFFITI REPELLANT

ACCEPTED BY _____ HIGHLAND GLASS

SIGNED BY _____ ADAMS MASONRY INC.

THIS PROPOSAL IS GOOD FOR 60 DAYS

QuickSheet Estimate Report

Highland Glass

Highland, IN 46322

Quote Number : 091415	Parts Total :	\$11,008.00
Job Name : Our building	Glazing Total :	\$2,419.16
Company Name :	Estimate Total :	* \$13,427.16
Report Date : 09-14-2015		

Quan	Item	Color	Size	Description	Mult	Unit Price	Extended Price
1	: 4903	: Hardware	:	1 : Freight Add	: 1.000	: \$0.00	: \$0.00
1	: Glazing	: Std Spandrel:	:	1" : Tempered (14 X 82)	: 1.000	: \$9.45	: \$75.34
1	: Glazing	: Std Spandrel:	:	1" : Tempered (14 X 82)	: 1.000	: \$9.45	: \$75.34
3	: Glazing	: Pilkington Energy Advantage	:	1" : Tempered (28 X 70)	: 1.000	: \$8.54	: \$348.72
4	: Glazing	: Pilkington Energy Advantage	:	1" : Tempered (56 X 82)	: 1.000	: \$8.54	: \$1,089.32
3	: Glazing	: Pilkington Energy Advantage	:	1" : Annealed (38 X 10)	: 1.000	: \$6.13	: \$48.53
4	: Glazing	: Pilkington Energy Advantage	:	1" : Annealed (56 X 82)	: 1.000	: \$6.13	: \$781.92
1	: 637	: Hardware	:	20 : FG-3000-FP-15 ANCHOR 20/B	: 1.000	: \$39.00	: \$39.00
1	: 1122	: Hardware	:	100 : FG-3220 SETTING BLK	: 1.000	: \$118.00	: \$118.00
1	: 10223	: Hardware	:	100 : FS-8 SCREW 100/BOX	: 1.000	: \$18.00	: \$18.00
1	: 10219	: Hardware	:	200 : FS-6 SCREW 200/BOX	: 1.000	: \$12.00	: \$12.00
1	: 35048	: Hardware	:	20 : FG-2122-1 ANCHOR CLIP	: 1.000	: \$39.00	: \$39.00
1	: 7947	: Hardware	:	20 : FG-3000-FP-4 END DAM	: 1.000	: \$28.00	: \$28.00
1	: 14083	: Vinyl	:	500' : FG1133 GASKET 500'RL	: 1.000	: \$183.00	: \$183.00
1	: 7981	: Vinyl	:	120' : FG-2188 VINYL FLR CLK STP (: 1.000	: \$128.00	: \$128.00
1	: 4666	: Vinyl	:	30' : SM5601 JOINT TAPE 1/8" X 1/	: 1.000	: \$12.00	: \$12.00
5	: FG3495F	: Fluoropoly	:	24'3" : FG-3495 MULLION	: 1.000	: \$286.00	: \$1,430.00
3	: FG3514F	: Fluoropoly	:	24'3" : FG-3514 COMP MULL FILLER	: 1.000	: \$151.00	: \$453.00
2	: FG3198F	: Fluoropoly	:	24'3" : FG-3198 SILL	: 1.000	: \$236.00	: \$472.00
2	: FG3144F	: Fluoropoly	:	24'3" : FG-3144 GLASS STOP	: 1.000	: \$75.00	: \$150.00
2	: FG3223F	: Fluoropoly	:	24'3" : FG-3223 SUB-SILL	: 1.000	: \$180.00	: \$360.00
3	: NWMS-S-BL	: Hardware	:	1 : MED STILE ADD TO VIP SINGLE	: 1.000	: \$336.00	: \$1,008.00
1	: Special Paint	: Fluoropoly	:	: Special Paint Adder	: 1.000	: \$1,200.00	: \$1,200.00
3	: SP-DR*	: Fluoropoly	:	36 X 84 : 3684-B LH BUTT-HUNG	: 1.000	: \$1,232.00	: \$3,696.00
3	: 8438	: Fluoropoly	:	36 X 84 : 3684-B-FT3 OB LH TRANS	: 1.000	: \$554.00	: \$1,662.00

METAL only L&B provided by owner

B.B.L Installation Inc.
3015 173rd Street
Hammond, IN 46323

Estimate

Date: 9/14/2015
Estimate #: 2015-95

Name/Address
Highland Glass, Inc.
8020 Kennedy Ave
Highland, IN 46322

PO #
Terms

Due Date:

	Description	Total
Facade Estimate	<i>DEMO</i>	
LABOR ONLY		
Remove EFIS on entire front of building		
Prep block and openings for new storefront - provided by others		\$ 4,496.00

Please call or email with any questions.
Thank you for the chance to bid.

Subtotal \$4,496.00
Sales Tax
Total \$4,496.00

B.B.L Installation Inc.

bbhlhewis@yahoo.com

219-801-5852



1420 East 51st Drive
Merrillville, IN 46410

219.736.9800
219.736.9100 fax

AwningGuy.com

TO:	PROJECT:	2.23.16
Highland Glass 8020 Kennedy Ave. Highland, IN 46322 P: 219.923.4328	New Awnings	

Thank You for the opportunity to provide this proposal for the following:

- FABRICATE & INSTALL: Three (3) Traditional Style Awnings
- DIMENSIONS: 2 @ 14' Wide x 2' Drop x 3' Projection
1 @ 9' Wide x 2' Drop x 3' Projection
- FRAME: Welded Aluminum Tubing, Mill Finish, Unpainted
- FABRIC: Sunbrella Acrylic Canvas
- GRAPHICS: None
- BOTTOM: Open
- LIGHTS: None
- PRICE: \$ 3,481
- TERMS: 50% Deposit, Balance Due Upon Completion

ELECTRICAL All Wiring & Connections by Owner's Licensed Electrician.
PERMIT FEES and procurement costs are NOT INCLUDED and will be added to final invoice.

ACCEPTANCE of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted and agreed to with my signature below. Merrillville Awning Co. is authorized to do the work specified, per approved drawings to Details on approved drawings take precedence over stated specifications in this Proposal.
I agree to the TERMS stated above.
I agree to pay 2% per month finance charges on overdue balances.

Respectfully Submitted:

Date of Acceptance: _____

Galen Smith

Signature: _____

00

Since 1984

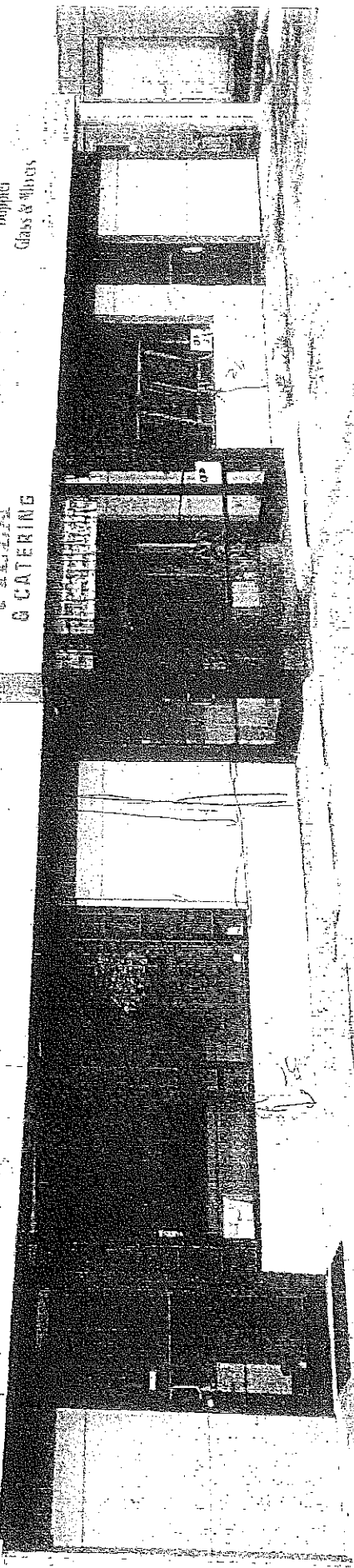
HIGHLAND
GLASS

TORE FRONT
THERMOPANE
MIRRORS

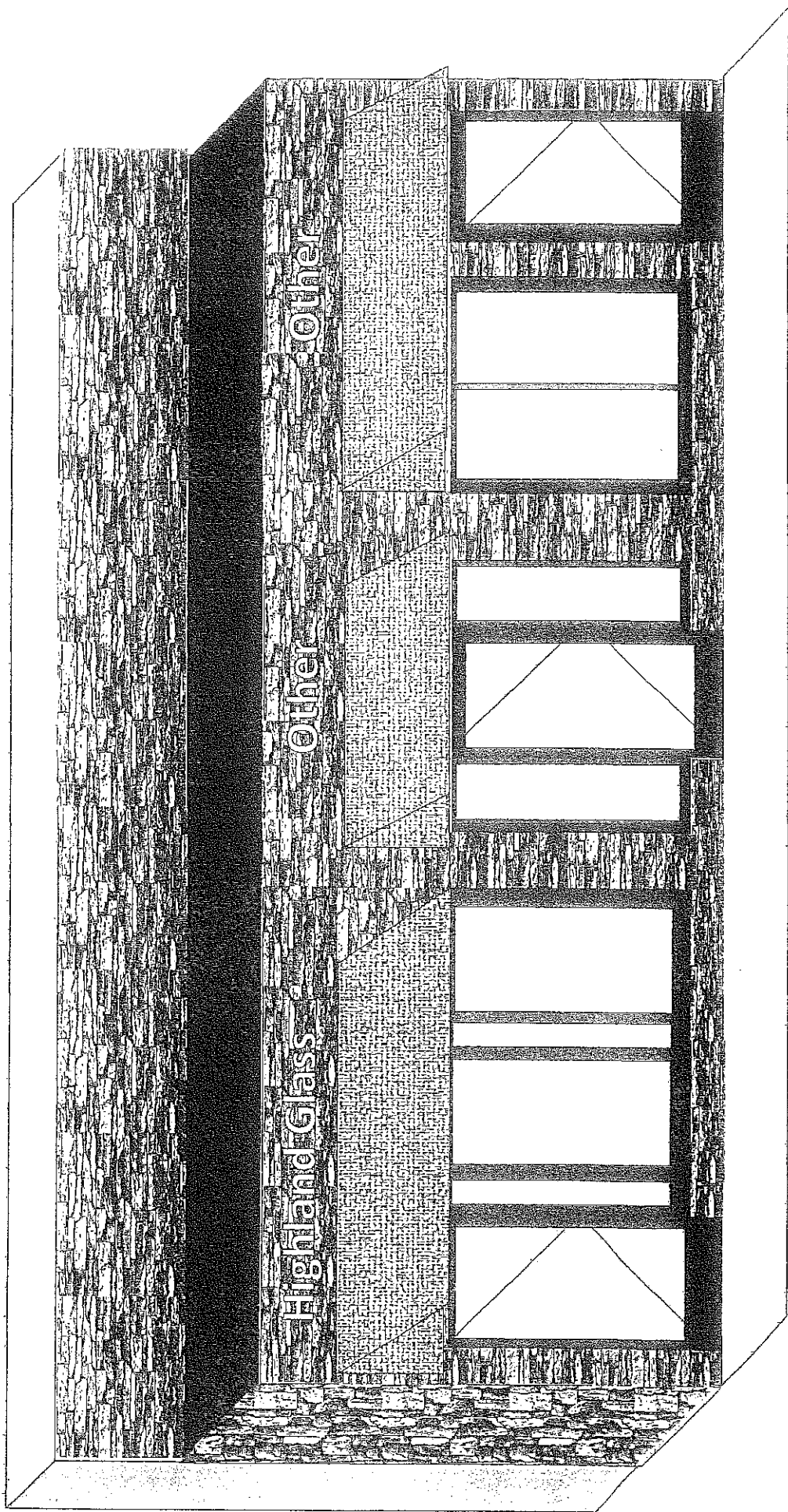
CHILLIES

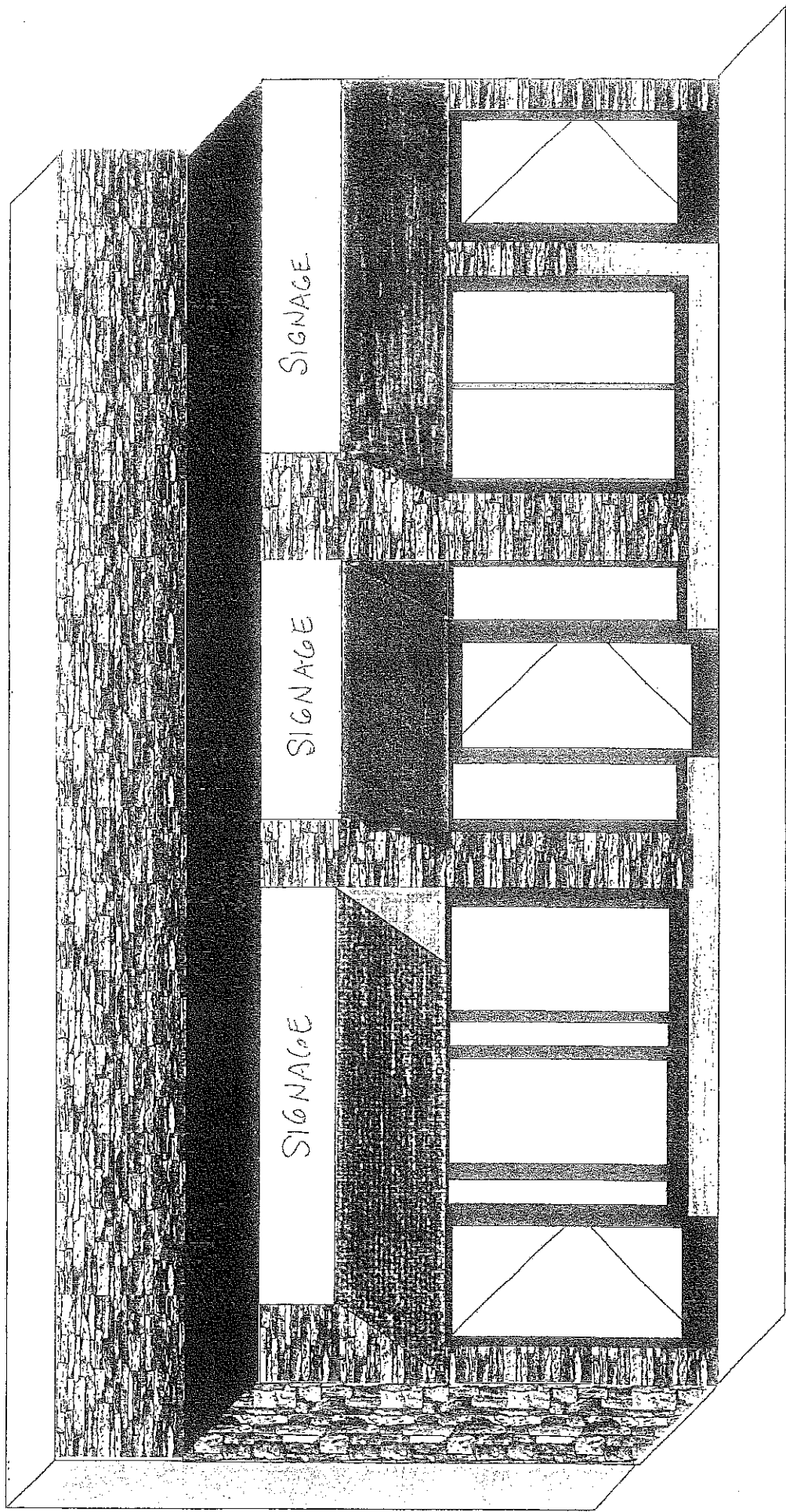
PIZZA #4
& CATERING

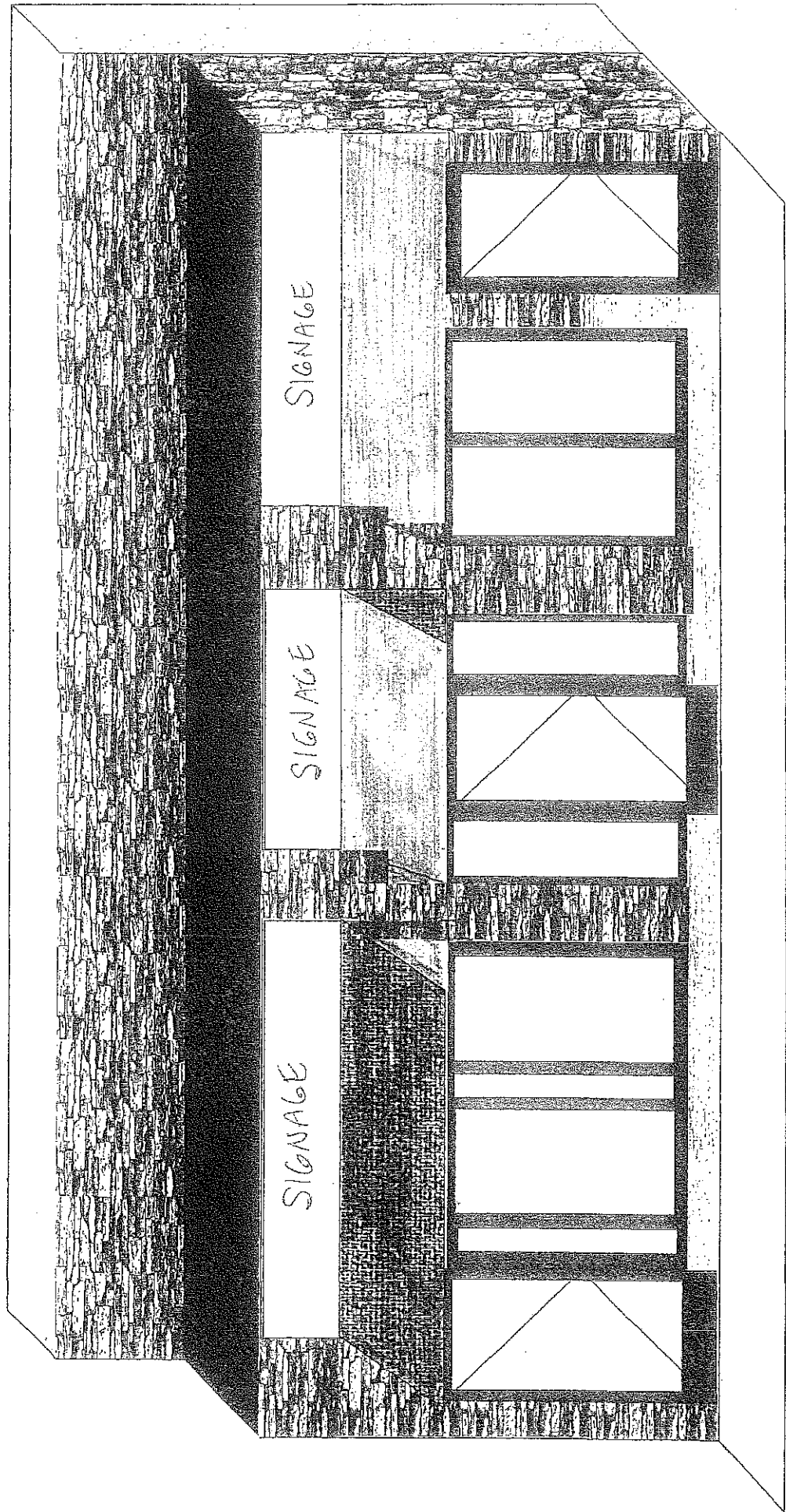
Drappia
Glass & Mirrors







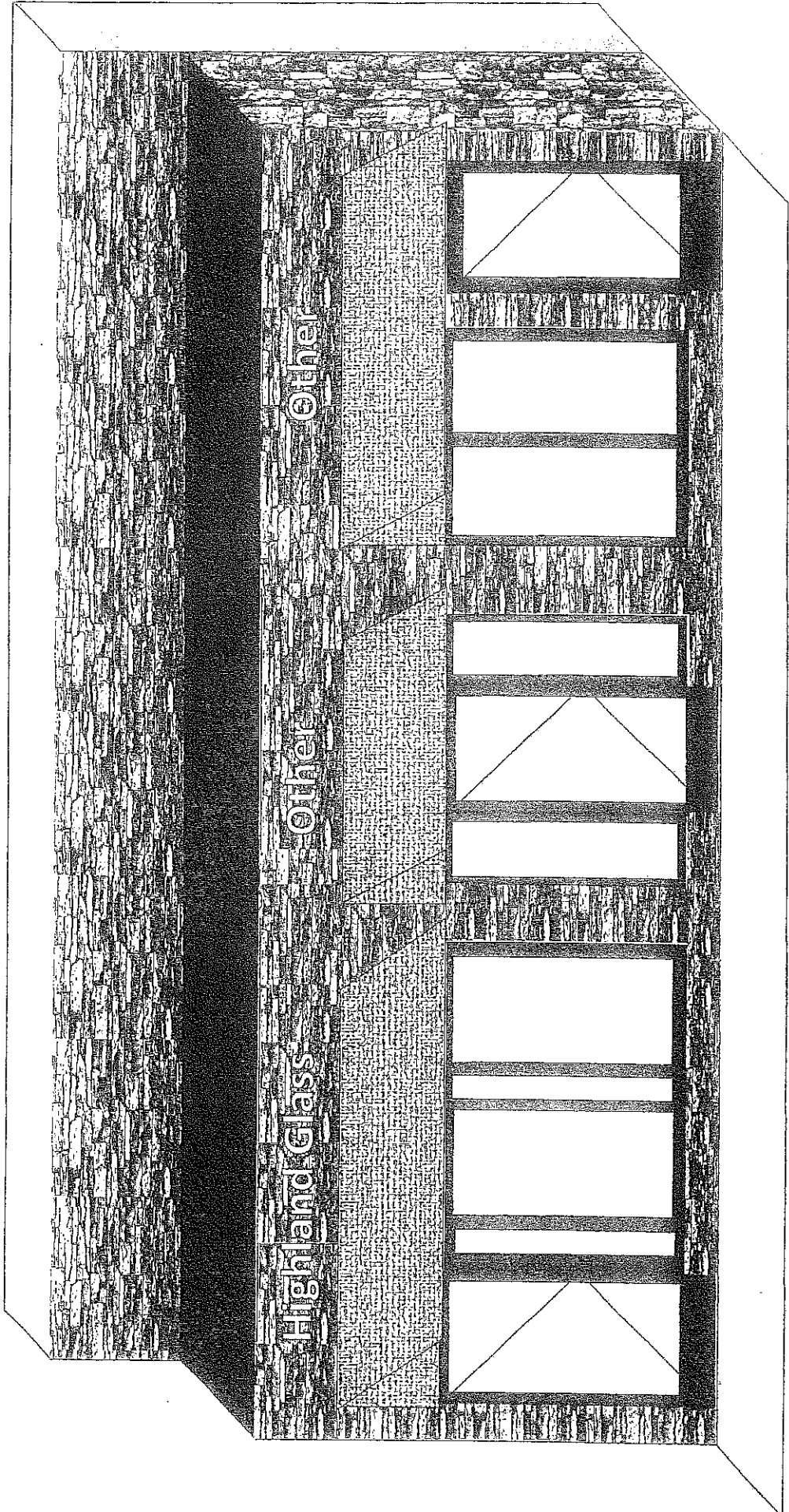




SIGNAGE

SIGNAGE

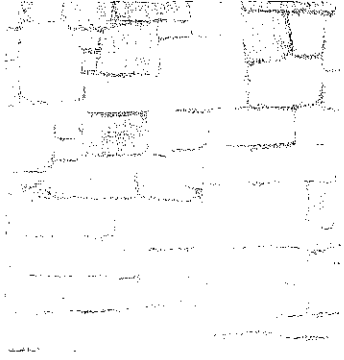
SIGNAGE





North Star Stone, Inc.

Manufactured Stone & Brickwork



Cobblestone

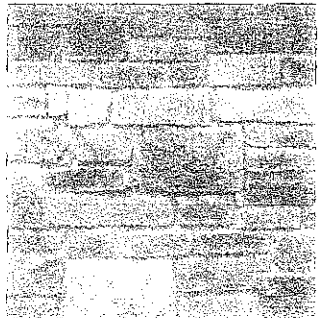
Our Cobblestone is made of a soft, light-colored limestone with a smooth, rounded surface. It is ideal for use in patios, walkways, and garden beds. It is available in a variety of sizes and colors.

Weight: 2 1/2 lbs.
Size: 2 1/2" dia.

Color: Madison

Cobblestone is made of limestone or granite and is available in a variety of colors and sizes.

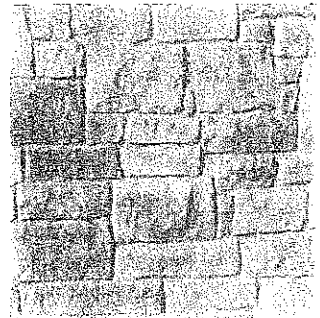
Other Colors Available: Bar Stone, Harrison, Washington, McPharron



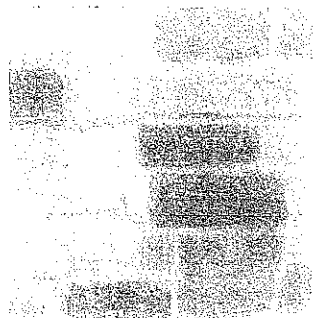
Color: Bar Stone



Color: Harrison



Color: Washington

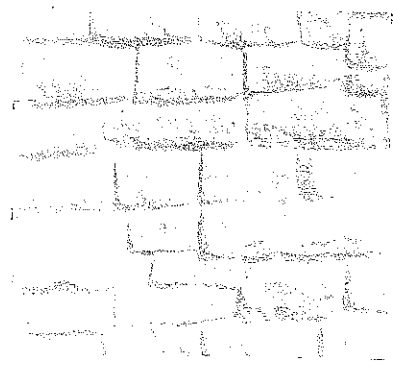
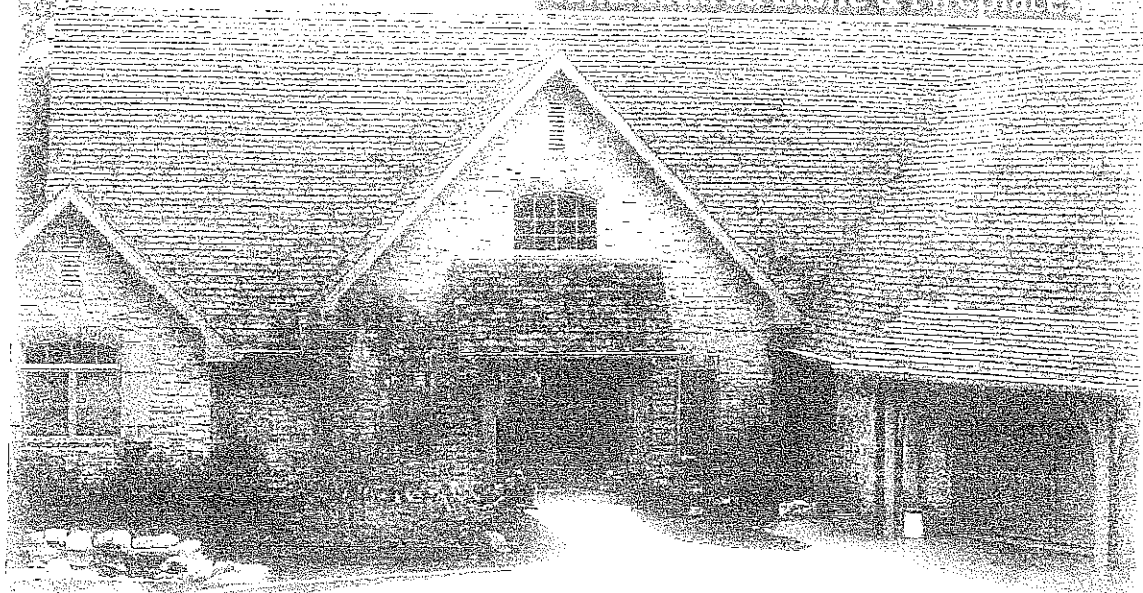


Color: McPharron



Star Stone, Inc.

Manufactured Stone & Fireplaces



Color: Emerald

Limestone

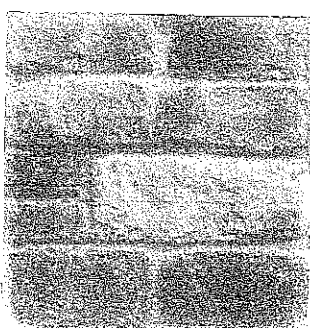
Our limestone collection is available in a variety of colors and finishes. The limestone is made from natural limestone quarried in the state of Pennsylvania. The limestone is a natural stone with a soft, warm tone. The limestone is a natural stone with a soft, warm tone. The limestone is a natural stone with a soft, warm tone.

Color: 6" x 12"
Height: 2" x 4"

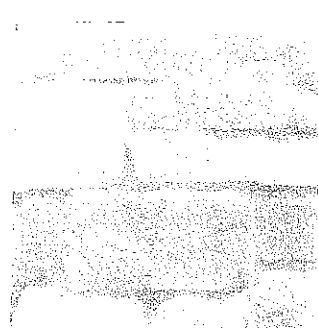
Star Stone, Inc. Limestone Colors



Color: Newell



Color: Brisette



Color: Fonticello



Color: Mylinda

➤ SURE KLEAN Weather Seal Blok-Guard® & Graffiti Control II

water-based graffiti and water repellent for porous masonry

OVERVIEW

Sure Klean® Weather Seal Blok-Guard® & Graffiti Control II is a clear-drying, water-based silicone emulsion for weatherproofing concrete block and other porous masonry materials. Blok-Guard® & Graffiti Control II protects interior and exterior masonry surfaces from graffiti attacks without altering the natural appearance.

Blok-Guard® & Graffiti Control II also protects exterior walls exposed to normal weathering. Graffiti removal from treated surfaces is fast and easy using Defacer Eraser® Graffiti Wipe. Blok-Guard® & Graffiti Control II is easy to apply with low-pressure spray, brush or roller.

SPECIFICATIONS

For all PROSOCO product specifications visit www.prosoco.com.

ADVANTAGES

- Treated surfaces resist penetration of most types of graffiti.
- Low odor.
- Simplifies graffiti removal.
- Effectively protects hard-to-seal surfaces.
- Suitable for exterior and interior use.
- Complies with all known federal, state and district AEM VOC Standards.

- Controls rainwater penetration through exterior block walls.
- Helps control efflorescence, mildew and other moisture-related stains.
- Treated surfaces exhibit excellent surface bonding.
- Treated surfaces "breathe" – does not trap moisture.
- Has excellent UV stability.

Limitations

- May darken or enhance the natural color of some surfaces. ALWAYS TEST to ensure desired results.
- Not suitable for extremely dense or polished surfaces.
- Not appropriate for application to asphaltic or painted surfaces.
- Not suitable for application to synthetic resin paints, gypsum, plaster or other non-masonry surfaces.
- Not recommended for below-grade applications.
- Will not prevent water penetration through structural cracks, defects or open joints.
- May be difficult to remove from adjacent surfaces. Always protect.
- Not recommended for horizontal surfaces.

REGULATORY COMPLIANCE

VOC Compliance

Sure Klean® Weather Seal Blok-Guard® & Graffiti Control II is compliant with the following national, state and district regulations:

- US Environmental Protection Agency
- California Air Resources Board SCM Districts
- South Coast Air Quality Management District
- Maricopa County, AZ
- Northeast Ozone Transport Commission

TYPICAL TECHNICAL DATA

FORM	milky white liquid
SPECIFIC GRAVITY	1.00
pH	Not applicable
WT/GAL	8.32 lbs
ACTIVE CONTENT	6%
TOTAL SOLIDS	6% ASTM D 5095
VOC CONTENT	<20 g/L Low Solids Coating
FLASH POINT	>212° F (>100° C) ASTM D 3278
FREEZE POINT	32°F (0°C)
SHELF LIFE	1 year in tightly sealed, unopened container.

2016 RC Goals

1. Consolidation of Properties for Future Development
 - A. Continue to acquire appraisals on Priority List Properties 4th Q
 - B. Conduct appraisals on properties 4th Q
 - C. Begin Acquisition Process 4th Q

2. Town Theatre (Capital Improvements)
 - A. Demolish theatre roof and side west of the lobby 1st Q
 - B. Review theatre schematic design 2nd Q
 - C. Review cost to rehab theatre 3rd Q
 - C. Receive Approval from Town Council to Bond 3rd Q
 - F. Hire a General Contractor and Begin Renovation 3rd Q

3. Town Theatre (Operations)
 - A. Attend meetings of the Board and coordinate between the Commission and the Board 1st Q
 - B. Assist with formulating and distribution of agendas On-going
 - C. Work with committees and volunteers On-going

4. Façade Improvement Grant Program
 - A. Allocate Initial dollars for 2016 and review application 1st Q
 - B. 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 3rd Q
 - E. Fund at least two FIG projects 4th Q

5. Highland Main Street
 - A. Recruit New members 1st Q
 - B. Follow HMS Goals for 2015 On-going

6. Improve the Appearance of Property in Highland
 - A. Meet with at Least One Owner in Highland to See if a Site Can Be Rehabbed 3rd Q
 - B. If Tax Abatement is an Option, Complete the Process 4th Q
 - C. Retrofit lighting in Downtown Highland 4th Q

7. Complete Plans for an Art and Cultural District in the Downtown
 - A. Review Art & Cultural District Plan developed by SHE SHE 1st Q
 - B. Decide on final Plan 2nd Q
 - C. Submit Plan to NIRPC 2nd Q
 - D. Begin to acquire land in the district, if directed by Town Council 1st Q
 - E. Apply for construction funding, if available from NIRPC 4th Q

- | | |
|--|-------|
| 8. Plan a New Business Park on Kennedy Avenue and Main Street | |
| A. Sign contract with SHE to perform engineering work | 1st Q |
| B. Determine the amount of developable land available | 2nd Q |
| C. If sufficient to develop a business park, begin discussions with
with a developer | 3rd Q |
| D. If not enough land, determine whether the public works facility
would be a good fit | 3rd Q |
| 9. Work with Plan Commission on these Topics: | |
| A. Add Redevelopment Area II Design Standards to Code | 3rd Q |
| B. Review and Revise where necessary, Design Standards
for Redevelopment Area I | 3rd Q |
| C. Review a portion of R-3 Zoned Properties, Add to Acquisition
List, and Pursue Purchase, if warranted | 4th Q |
| 10. Actively Pursue Senior Housing for Highland | |
| A. Continue to work with Commercial Realtor to locate a possible
developer for senior housing | 2nd Q |
| B. Offer incentives, if applicable | 3rd Q |
| 11. Explore Idea of a Master Developer for Portions of the Redevelopment Areas | 3rd Q |
| 12. Examine, Study, and Survey Downtown Rental Units | |
| A. Hire an intern and provide a stipend to conduct a survey of
downtown rental units | 2nd Q |
| B. Develop an interview instrument | 2nd Q |
| C. Conduct survey | 3rd Q |
| D. Resent results to the Redevelopment Commission | 4th Q |
| 13. Establish a plan to review each building owned by the Commission
after the present lessee vacates the property and before a new
lessee leases the property | 3rd Q |

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 DB: Highland

INVOICE GL DISTRIBUTION REPORT FOR TOWN OF HIGHLAND
 EXP CHECK RUN DATES 02/12/2016 - 03/10/2016
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: 07

Page: 1/2

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 094 Redevelopment General					
Dept 0000					
094-0000-31001	MUNICIPAL WORK-GENERAL FILE	GREEN & KUCHEL, PC	MUNICIPAL WORK-GENERAL FILE	1,512.00	
094-0000-31001	MUNICIPAL WORK-GENERAL FILE	GREEN & KUCHEL, PC	MUNICIPAL WORK-GENERAL FILE	630.00	
094-0000-31001	TOWN THEATRE-PREP OF WAIVER	GREEN & KUCHEL, PC	TOWN THEATRE- PREP OF WAIVER	216.00	
094-0000-31001	REVIEW OF PUBLIC RECORD REQUEST	GREEN & KUCHEL, PC	REVIEW OF PUBLIC RECORD REQUEST	270.00	
094-0000-31001	KENNEDY/MAIN BUSINESS PARK	GREEN & KUCHEL, PC	KENNEDY/MAIN BUSINESS PARK	216.00	
094-0000-31003	FINANCIAL CONSULTING THRU 1-31-	CENDER AND COMPANY LLC	FINANCIAL CONSULTING THRU JANUARY 31,	1,512.50	
094-0000-31004	LOVE YOUR BUSINESS TICKETS	HIGHLAND CHAMBER OF COMM	LOVE YOUR BUSINESS TICKETS	40.00	
094-0000-32001	REIMBURSEMENT-TIF RECORDING FEE	CECILE PETRO (R)	REIMBURSEMENT-TIF RECORDING FEES	32.00	
094-0000-34023	HEALTH INS	TOWN OF HIGHLAND INS FUN	MAR 16 D/S REDEV INS PREM	767.30	
094-0000-34043	LIFE INS	TOWN OF HIGHLAND INS FUN	MAR 16 D/S REDEV INS PREM	9.40	
094-0000-35008	UTILITIES-8618 KENNEDY-THRU 2/2	NORTHERN IN PUBLIC SERVI	UTILITIES-8618 KENNEDY-THRU 2/22/16	22.11	
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	PAYROLL ACCOUNT	2/19PERL D/S TRANSFER REDEVELOPMENT	3,892.70	24696
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	PAYROLL ACCOUNT	3/4PERL D/S TRANSFER REDEVELOPMENT	3,689.25	24793
Total For Dept 0000				12,809.26	
Total For Fund 094 Redevelopment General				12,809.26	
Fund 096 Redevelopment Capital					
Dept 0000					
096-0000-31005	THEATRE CONCRETE BLOCK INSPECTI	APEX, INC	THEATRE CONCRETE BLOCK INSPECTION	150.00	
096-0000-31005	KENN.AVE. CORRIDOR PLAN (ART &	SHORT-ELLIOTT-HENDRICKSO	HIGHLAND KENNEDY AVE. CORRIDOR PLAN R	1,300.00	
096-0000-31007	FLUE/CHIMNEY WORK-2813 JEWETT	ECOEDGE SYSTEMS	FLUE/CHIMNEY WORK-2813 JEWETT	1,176.40	
096-0000-31007	UTILITIES-2811 JEWETT-THRU2/22/	NORTHERN IN PUBLIC SERVI	UTILITIES-2811 JEWETT-THRU 2/22/16	242.65	
096-0000-31007	UTILITIES-8610 KENNEDY-THRU 2/2	NORTHERN IN PUBLIC SERVI	UTILITIES-8610 KENNEDY-THRU 2/22/16	195.97	
096-0000-39019	CONFERENCES/LETTER- 8630 KENNED	GREEN & KUCHEL, PC	CONFERENCES/LETTER-8630 KENNEDY	342.00	
096-0000-39019	REAL ESTATE LEASE-2813/2815 JEW	GREEN & KUCHEL, PC	REAL ESTATE LEASE-2813/2815 JEWETT	144.00	
096-0000-39019	MEETING W/ OWNERS-8630 KENNEDY	GREEN & KUCHEL, PC	MEETING W/ OWNERS-8630 KENNEDY	450.00	
096-0000-39019	DRAFT LETTER/RESEARCH	GREEN & KUCHEL, PC	DRAFT LETTER/RESEARCH	180.00	
096-0000-40008	INSPECTIONS-8610/8612 KENNEDY	TOWN OF HIGHLAND B & I	INSPECTIONS- 8610/8612 KENNEDY	73.00	
Total For Dept 0000				4,254.02	
Total For Fund 096 Redevelopment Capital				4,254.02	

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User: STP
DB: Highland

INVOICE GL DISTRIBUTION REPORT FOR TOWN OF HIGHLAND
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BANK CODE: 07

Page: 2/2

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
			Fund Totals:		
			Fund 094 Redevelopment	12,809.26	
			Fund 096 Redevelopment	4,254.02	
			Total For All Funds:	<u>17,063.28</u>	