

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION MINUTES  
WEDNESDAY, March 11, 2015**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met on Wednesday, March 11, 2015 at 6:32 PM in the Upstairs Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Dominic Noce called the meeting to order. Minutes were prepared by Cecile Petro, Redevelopment Director.

**ROLL CALL:** Commissioners present included Dominic Noce, Greg Kuzmar, Jim Kessler, Kathy DeGuilio-Fox, and Rachel Delaney. Also in attendance were Attorney Carol Green-Fraley, Councilman Dan Vassar, and Redevelopment Director Cecile Petro.

**General Substance of the Discussion**

**Agenda Review**

Commissioners reviewed various items on the Public Meeting and the Study Session agenda including minutes and claims.

**8630 Kennedy Avenue**

The Director reviewed her latest conversation with one of the owners of 8630 Kennedy Avenue. Commissioners directed her to continue with negotiations and also to contact the commercial realtor representing the property so that others who may have an interest in the building are aware of the limitations.

**2711 and 2717 Condit**

Commissioners asked the Director if she has received a response from the owner after he was informed of the results of two appraisals. The Director stated that he will contact her after he has had a chance to review the appraisals.

**8620 Kennedy Avenue**

Commissioners directed the Director to approach the owner once again to negotiate a possible purchase.

**8610 and 8612 Kennedy**

Director Petro appraised the Commission of her latest conversation with the owner of 8610 and 8612 Kennedy Avenue. He had requested an addendum to the contract that would allow the current tenant to remain in the building until the end of June 2015 rent free, pay rent on a month to month basis, and provide the tenant with a thirty day Notice to Vacate when the Commission needed to move forward with renovation plans. Attorney Green-Fraley stated that she would prepare a separate agreement with the current tenant at closing that would terminate the current lease with the tenant, provide a month to month lease going forward, designate a thirty days Notice to Vacate when desired by the Commission, and the owner of the property would place \$15,000.00 in an escrow account to assure the Commission that the tenant will leave in a timely manner as described above. The Director provided the owner with the above information and he is currently contemplating this offer. Attorney Green-Fraley also stated that another option for the Commission is to begin condemnation proceedings on the property. This could take about ninety days to complete. This information was also communicated to Mr. Phipps, the owner.

**Liability Waiver for Operation SOS**

Councilman Vassar will talk with the Director of Operation SOS to be sure that the Commission receives a signed Liability Waiver prepared by Attorney Green-Fraley in order to protect the Town against any liability action.

**Redevelopment Commission Starting Time**

Commissioner DeGuilio-Fox requested that the Commission consider starting their Study Sessions at 6:00 PM instead of 6:30 PM. Discussion ensued.

The Study Session was adjourned for the Public Meeting at 7:12 PM.

**HIGHLAND REDEVELOPMENT COMMISSION  
PUBLIC MEETING  
March 11, 2015**

The Highland Redevelopment Commission (“Commission”, “RC”) met in a Public Meeting on March 11, 2015 at 7:38 PM in the Upper Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Dominic Noce called the meeting to order.

**ROLL CALL:**

Present on roll call included Redevelopment Commissioners: Dominic Noce, Greg Kuzmar, Jim Kessler, Kathy DeGuilio-Fox, and Rachel Delaney. Also in attendance were Attorney Carol Green-Fraley, School Town of Highland Commissioner Pat Krull, and Economic Development Commissioner George VandeWerken. Taking minutes for the meeting was Director Petro.

**MINUTES OF PREVIOUS SESSIONS:**

Commissioner Delaney made a motion to approve the minutes of Public Meeting and Study Session of February 11, 2015 and the Study Session of February 25, 2015. Commissioner Kuzmar seconded the motion. **Motion carried by unanimous voice vote.**

**PUBLIC COMMENTS:** None

**SPECIAL ORDERS:** None

**COMMUNICATIONS:** None

**UNFINISHED BUSINESS AND GENERAL ORDERS:**

President Noce **tabled the Liability Waiver for Operation SOS** at this time. Councilman Vassar with discuss the importance of the liability waiver for the Town.

Commissioner Kuzmar made a motion to accept the **2015 Goals** as prepared. Commissioner Kessler seconded the motion. **Motion passed by unanimous voice vote.**

**NEW BUSINESS:**

Commissioner Kuzmar made a motion to accept the 2014 Annual Report of Activities of the redevelopment Commission and the Report by the Redevelopment Commission on the Activities of Each Tax Increment Financing District for the Previous Year. Commissioner Delaney seconded the motion. During discussion, Commissioner Kuzmar noted that his name is not Gregory, but Greg. This change will be reflected in the final document. **Motion carried by unanimous voice vote.**

Commissioner Kessler made a motion to approve Resolution 2015-07, A Resolution of the Highland Redevelopment Commission Authorizing a Contract with Thunder Road Productions for Car Cruise Consulting and Organizational Services. Commissioner Kuzmar seconded the motion. **Motion carried by unanimous voice vote.**

Commissioner Kuzmar made a motion to approve the following resolutions:

- 1) Resolution 2015-08, A Resolution of the Highland Redevelopment Commission Concerning the 2016 Budget Year Determination for Tax Increment for the Highland Acres Allocation area;
- 2) Resolution 2015-09, A Resolution of the Highland Redevelopment Commission Concerning the 2016 Budget Year Determination for Tax Increment for the Highland Commercial Corridors Allocation Area;

- 3) Resolution 2015-10, A Resolution of the Highland Redevelopment Commission Concerning the 2016 Budget Year Determination for Tax Increment for the Highland Redevelopment Area (Downtown) Allocation Area.

Commissioner DeGuilio-Fox seconded the motion. **Motion passed by unanimous vote.**

Commissioner Kuzmar made a motion to approve Resolution 2015-11, A Resolution of the Highland Redevelopment Commission Authorizing a Contract with Angotti Landscaping to Remove the Seats in the Town Theatre Located at 8616 Kennedy Avenue, not to exceed \$1500.00; and expenses to move theatre artifacts from the theatre to a safe storage area, not to exceed \$500.00. Commissioner Delaney seconded the motion. **Motion carried by unanimous vote.**

Commissioner Kuzmar made a motion to add an item to the agenda. The new agenda item would consider a change in starting time for all Redevelopment Commission study sessions. Commissioner Kessler seconded the motion. **Motion passed by unanimous voice vote.**

Commissioner DeGuilio-Fox made a motion to change the current starting time for all study sessions from 6:30 PM to 6:00 PM while maintaining the existing starting time for public meetings at 7:00 PM. Commissioner Kuzmar seconded the motion. **Motion carried by unanimous voice vote.**

**ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS:**

Commissioner Kuzmar made a motion to pay claims as prepared. Commissioner Delaney seconded the motion. **Motion passed by unanimous voice vote.**

**BUSINESS FROM THE COMMISSIONERS: None**

**NEXT MEETING:**

The next public meeting will be held on April 8, 2015, 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 25, 2015 at 6:00 PM. The next Highland Main Street meeting will be held on Thursday, April 2, 2015 at 7:30 PM.

**ADJOURNMENT:**

Commissioner Kuzmar made a motion to adjourn the meeting. Commissioner Delanie seconded the motion. **Motion carried by unanimous voice vote to adjourn the meeting at 7:26 PM.**

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION RECONVENED  
March 11, 2015**

The Highland Redevelopment Commission (“Commission”, “RC”) reconvened its Study Session at 7:34 PM in the Upper Conference Room of the Municipal Building at 3333 Ridge Road, Highland, Indiana on March 11, 2015.

**ROLL CALL:** Present on silent roll call included Commissioners: Dominic Noce, Greg Kuzmar, Jim Kessler, Kathy DeGuilio-Fox, and Rachel Delaney. Also in attendance were Economic Development Commissioner George VandeWerken, Attorney Carol Green-Fraley, and School Town of Highland Commissioner Pat Krull. Minutes were taken by Director Petro.

**General Substance of the Study Session**

**Tax Abatement Compliance**

The Director provided information regarding annual compliance requirements for Tax Abatements that were currently being reviewed by the Council. Culver’s and Volkswagen’s Compliance was approved by the Town Council at their meeting on March 9, 2015. The rest will follow on April 13, 2015. Commissioner Kuzmar requested that the Director inform the owners of Circle GMC that landscaping requirements around the sign must be completed as part of their abatement.

**Town Theatre**

The Director provided an update on the Town Theatre, both structurally and operationally. The next step, after the seats are removed, will be to remove the ceiling. The Commissioner directed Ms. Petro to contact two contractors regarding this next step. Commissioner Kuzmar will provide the Commission with a list of potential structural engineers to contact for a quote to inspect the area above the ceiling. Commissioner Kessler will coordinate the effort to remove the seats and remove theatre artifacts for safe keeping. The Town Theatre Board will meet next Wednesday, March 18, 2015 in the Town Hall at 6:30 PM. The Director reviewed the draft agenda for the meeting. No further comments were received.

**Highland Main Street**

Commissioner Kessler, Liaison to Highland Main Street, reported on Main Street’s meeting of March 5, 2015. He provided information on the Second Annual Car Cruise scheduled for Saturday, May 30<sup>th</sup>, Musicians at the Farmers’ Market, Highland Rookery, a possible Pop-Up Gallery, the Festival of the Trail planned for October, organizing volunteers for the Town Theatre, and the very successful Town Theatre fundraiser on February 20, 2015. Commissioners asked questions regarding the various events and programs.

**Art and Cultural District**

The Director reported that INDOT (Indiana Department of Transportation), NIRPC (Northwest Indiana Regional Planning Commission), SEH, Highland Main Street, and Redevelopment met to begin planning the Art and Cultural District. An Information Gathering Session/Open House will take place in the Town Hall on March 19, 2015 from 5:00 PM to 7:00 PM to obtain ideas, suggestions, and comments from the public.

**Highland Rookery**

The Director presented one quote to provide parking at the site. Commissioner DeGuilio-Fox will contact NIPSCO regarding any environmental concerns. The Director will contact the Highland Community Foundation to ascertain the timeline for the grant written by the Foundation for Highland Main Street to provide binoculars, signage, brochures, and a bench.

**Update on properties in Highland**

The Director provided information on the status of various properties within the town.

**Adjournment**

The Study Session was adjourned at 8:20 PM.

# 2015 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. Landscaping Along Indianapolis Bridge
  - A. Complete Wall with Signage 2nd Q
  - B. Evaluate and Reimburse Contractors 2nd Q
  - C. Hold Ribbon Cutting-Dedication Ceremony 3rd Q
  
3. Town Theatre (Capital Improvements)
  - A. Remove Seats from Building 1st Q
  - B. Contract with a Structural Engineer to Review Roof 1st Q
  - C. Identify Steps to Complete Renovation Project 2nd Q
  - D. Identify Sources of Funding Renovation 3rd Q
  - E. Hire an Architectural Firm and Complete Design 3rd Q
  - F. Hire a General Contractor and Begin Renovation 3rd Q
  
4. Town Theatre (Operations)
  - A. Hold First Board Meeting of the New Board of Directors 1st Q
  - B. Incorporate as Non-Profit 1st Q
  - C. Create a Committee Structure and Begin Meetings 1st Q
  - E. Plan and Hold Several Fundraisers 4th Q
  - F. Set up an Accounting System 2nd Q
  - G. Assist Board with the Hiring of a Director and Projectionist 4th Q
  
4. Façade Improvement Grant Program
  - A. Allocate Initial dollars for 2015 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. Update Main Street Ordinance, Work Plan & Mission Statement 1st Q
  - B. Recruit New members 1st Q
  - C. Follow HMS Goals for 2015 4th Q
  
6. Municipal Parking Lot on the SWC of Highway and Kennedy Avenues
  - A. Refine a Plan Submitted by HMS for an Improved Parking Lot 2nd Q
  - B. Consider Phasing in the Plan 3rd Q

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|--|-------|
| C. Resurface and Reline Where Appropriate  | 3rd Q |
| C. Recommend to Town Council as a site for Future Town Hall  | 1st Q |
| 7. Improve the Appearance of Property in Highland  |       |
| A. Meet with at Least One Owner in Highland to See if a Site<br>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 |
| 8. Complete Plans for an Art and Cultural District in the Downtown   |       |
| A. Hold Initial Meeting with All Stakeholders  | 1st Q |
| B. Hold session with the Public to Provide Input on a Plan   | 2nd Q |
| C. Meet with Volunteers who are a part of the Planning Process   | 3rd Q |
| D. Finalize Plans  | 4th Q |
| 9. Plan a New Business Park on Kennedy Avenue and Main Street  |       |
| A. Review the Pro-Forma Prepared by Cender & Co.   | 1st Q |
| B. Discuss and Finalize Plan   | 2nd Q |
| C. Present Plan to Town Council  | 3rd Q |
| D. If Approved by Council, Outline Action Plan   | 4th Q |
| 10. 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<br>for Redevelopment Area I                         | 3rd Q |
| C. Review a portion of R-3 Zoned Properties, Add to Acquisition<br>List, and Pursue Purchase, if warranted | 4th Q |
| 11. Actively Pursue Senior Housing for Highland  |       |
| A. Initiate Meetings with at Least two Developers of Senior<br>Housing to Explore Possible Interest        | 2nd Q |
| B. Locate Possible Sites for Senior Housing  | 2nd Q |
| 12. Explore Idea of a Master Developer for Portions of the Redevelopment Areas                             | 3rd Q |
| 13. Examine, Study, and Survey Downtown Rental Units   | 4th Q |



**TOWN OF HIGHLAND, INDIANA**  
**HIGHLAND REDEVELOPMENT COMMISSION**

**Annual Report of Activities of the Redevelopment Commission**  
**For Fiscal Year 2014**

AHO

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

(January 1, 2014 through December 31, 2014)

Prepared

March 15, 2015

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, 2015

Mr. Mark Herak, President  
 Highland Town Council  
 Highland Municipal Building  
 3333 Ridge Road  
 Highland, Indiana 46322

Dear Mr. Herak,

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, 2015; 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, 2015. 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, 2015. 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, 2014 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, 2015

CC: EXECUTIVE OF UNIT: Mark Herak, Town Council President

**A. INFORMATION REGARDING REDEVELOPMENT COMMISSION MEMBERS AND OFFICERS**

**AND MEETINGS DATES for 2014:**

<b>President:</b>	Greg Kuzmar	\$50 per month salary
<b>Vice President:</b>	Dominic Noce	\$40 per month salary
<b>Secretary:</b>	Bridget DeYoung	\$40 per month salary
<b>Member:</b>	Heather Peterson	\$40 per month salary
<b>Member:</b>	James Kessler	\$40 per month salary

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

Patrick Krull and Luanne Jurczak

**Name of Commission Members appointed during 2014:** Same as above

**Name of Commission Members removed during 2014:**

Michael Maloney and Thomas Crowel

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

**2014 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:

Public Meeting with Study Sessions	Study Sessions only
January 8, 2014	January 22, 2014
February 12, 2014	February 26, 2014
March 12, 2014	March 26, 2014
April 9, 2014	
May 5, 2014 (Special Public Meeting)	May 28, 2014 (Special Public Meeting)
May 14, 2014	
June 11, 2014	
July 9, 2014	July 23, 2014
August 13, 2014	August 27, 2014 (Special Public Meeting)
	September 24, 2014 (Special Public Meeting)
October 8, 2014	October 22, 2014 (Special Public Meeting)
November 12, 2014	
December 11, 2014	

**B. REGULAR EMPLOYEES OF THE REDEVELOPMENT COMMISSION**

Director:	Cecile L. Petro	\$57,262.82 salary
Recording Secretary:	Cecile L. Petro	\$624.00 salary

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**C. EXPENDITURES MADE DURING 2014, AND GENERAL PURPOSE**

**Operating and Capital Funds (Not TIF Funded)**

The Redevelopment Commission's budget and expenditures made during 2014 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 \$178,405.25 and the ending balance was \$17,166.27. The capital fund (Fund 096 internally) includes bond proceeds from retired bonds, interest, donations, and a new \$2,000,000 bond for 2014. The budgeted amount was \$2,470,075.86 and the ending balance was \$1,046,662.97. Major contracts for the year included the following:

Project	Company	Contact person	Amount
Legal Services	Green & Kuchel	Att. Carol Green-Fraley	\$ 27,787
Financial Consulting	Cender & Company	Mr. Dan Botich	\$ 5,000
Appraisals of 8610 & 8612 Kennedy	Bochnowski Appraisal Service	Mr. Thomas Bochnowski	\$ 500
	Cyrus Realtors	Mr. Howard Cyrus	\$ 500
Purchase of 2917 Highway	Audrey Koedyker Trust	Audrey & Howard Koedyker	\$ 93,340
Legal Services for Bond	Shanahan & Shan.	Att. James D. Shanahan	\$ 12,500
	Green & Kuchel	Att. Carol Green-Fraley	\$ 9,000
Financial Serv. For Bond	London Witte Group	Mr. James P. Higgins	\$ 12,405
Boring Samples for Monument Sign	K&S Engineers	Mr. David T. Lewandowski	\$ 2,100
Theatre Consultant	The Libman Group	Mr. Stephen Libman	\$ 4,000
Appraisals of 2805 Condit And 2817 Jewett	Richard Weiss Co. Bochnowski	Mr. Richard Weiss	\$ 500
	Appraisal Service	Mr. Thomas Bochnowski	\$ 500
Car Cruise	TRP	Ms. Barbara Vlietstra	\$ 400
Compaction Test at Monument Sign	SEH	Mr. Matt Reardon	\$ 600
Creating Livable Commun.	SEH	Mr. Matt Reardon	\$ 30,000
Property Mgmt. Serv.	Rose Real Estate	Mr. Dennis Larson	N/A
Historic Landmark Status Consultant	Kurt Gardner	Mr. Kurt Gardner	\$ 700

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Appraisals for 8630 Kenney and 2711 & 2717 Condit	Bochnowski Appraisal Service	Mr. Thomas Bochnowski	\$ 700
	Richard Weiss Co.	Mr. Richard Weiss	\$ 700
Purchase of 2815, 2813, 2811 & 2821 Jewett	Patricia Damell	Ms. Patricia Damell	\$285,540

Amount received	Date	Disbursed
\$ 51,962.81	6-25-14	\$0
\$ 49,729.38	12-30-14	\$0

**E. AMOUNT OF FUNDS ON HAND AT CLOSE OF CALENDAR YEAR 2014--SUMMARY**

Fund	Starting Balance	Ending Balance
094 Operating Fund	\$160,121.00	\$ 17,166.27
095 Economic Development	\$ 15,105.00	\$ 0.00
096 Capital Fund	\$320,000.00	\$1,946,662.97
097 Bond and Interest	\$ 0.00	\$ 0.00
098 TIF Revenue (Downtown)	\$218,636.50	\$ 359,212.24
099 TIF Revenue (Econ. Dev. Area)	\$ 11,303.83	\$ 18,755.04
100 TIF Revenue (Commercial)	\$ 45,576.07	\$ 147,268.26

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

**Distribution of Tax Increment in 2014**

During 2013, the Commission received monies from three allocation (TIF) areas listed below. This is the fourth year that the Highland Redevelopment Commission has received TIF funds. No disbursements were made in 2014.

**Revenue Fund 098 for the Downtown Redevelopment Area**

Amount received	Date	Disbursed
\$ 82,995.44	6-25-14	\$0
\$ 57,580.30	12-30-14	\$0

**Revenue Fund 099 for the Economic Development Area Highland Acres**

Amount received	Date	Disbursed
\$ 3,449.09	6-25-14	\$0
\$ 4,002.12	12-31-14	\$0

**Revenue Fund 100 for the Highland Commercial Corridors Redevelopment Area**

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**F. ADDITIONAL COMMENTS REGARDING ACTIVITIES OF THE REDEVELOPMENT COMMISSION AND RESULTS OBTAINED DURING 2014**

**2014 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 2014. The following is a summary of the year and then a recap of each month. A list of goals for 2014, and the budget/expenditures for the year follows.

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2014 HIGHLAND REDEVELOPMENT COMMISSION

Annual Report Narrative

Summary of 2014

The Redevelopment Commission (RC, Commission) made significant progress in a number of areas in 2014. Issuing a \$2 million dollar bond allowed the Commission to purchase property in the downtown Redevelopment Area I for future redevelopment. The Commission also began the process of planning an Art and Cultural District with the renovation of the former Town Theatre as its catalyst to grow this section of the downtown. With Town Council approval, the Commission moved ahead with renovation plans. Most of the RC's efforts were focused on those two areas; however, the Commission also applied for and received grants to improve the town, specifically within the Art and Cultural District and the Highland Rookery, and contracted for environmental studies on parcels in the downtown. Careful studies, quotes, and contracts were utilized to begin the Gateway sign on North Indianapolis Boulevard and to decide whether or not structures purchased by the Commission could be renovated or needed to be demolished. The Gateway sign at North Indianapolis Boulevard was erected, although one section of the cap will be completed in the spring of 2015. Tax Abatement was recommended for two projects: 8516 Henry Street and 9850 Indianapolis Boulevard; however 9850 Indianapolis Boulevard withdrew its request. The Façade Improvement Grant program saw two projects initiate renovations at 2821 and 2815 Highway Avenue.

Highland Main Street Bureau (HMS), a Committee under the Redevelopment Commission, had many accomplishments in 2014. Through its grassroots effort, the Town Theatre renovation project was well publicized and was met with a growing concern among the residents to save the historical building. The first Car Cruise was held and other events such as Musicians at the Farmers' Market, the Festival of the Trail, Art Displays, and Crocheting at the Tree Lighting Ceremony, expanded in 2014. HMS also reviewed a 3D model of the municipal lot on the southwest corner of Highway and Kennedy Avenues. Further work on the concept and its relationship to the theatre parking lot will be studied within the Art and Cultural District plan.

Commissioners were actively involved in treatment efforts to save about forty trees in the downtown that were infested with Ash Borer disease. Treatments will be repeated each year until the Ash Borer is no longer a problem. The following is a summary of Commission activities for each month in 2014.

January 2014

Lacking a quorum for their January 8, 2014 Public Meeting, the Commissioners went into Study Session and reviewed and prepared for the next Public Meeting, which was held January 22, 2014. Election of officers was postponed until appointments were made by the Town Council. Commissioners reviewed resolutions that would establish the salary of the Director, Recording Secretary, and Attorney; establish a contract for legal services, set the Commission's meeting schedule, and reviewed claims. The Director reported that the Council would be considering a resolution to approve the updated Acquisition List for Redevelopment Area I at their next meeting. Commissioners also reviewed appraisals that have been received for three properties: 2917 Highway Avenue, 2921 Jewett Avenue, and 2815 Jewett Avenue. The Commission also reviewed a draft for a grant application from NIRPC (Northwest Indiana Regional Planning Commission). Goals were reviewed and suggestions were incorporated into the document. The Director provided information on the progress of the Town Theatre and the significant number of problems with ADA (Americans with Disabilities Act) compliance.

At the January 22, 2014 rescheduled Public Meeting, the Commission reviewed the agenda and discussed the appraisals of 2819 Highway Avenue, 2821 Jewett Avenue, and 2815 Jewett Avenue. A Phase I Environmental test

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grant and the opportunities that this planning grant will offer. The Director will apply for a \$50,000 grant (\$25,000 match from the Commission) from the Office of Community and Rural Affairs and the Indiana Tourism Office to repair the Town Theatre marquee. She has also submitted a grant application for \$3,000 to perform an Environmental Phase I and part of a Phase II (if needed) assessment of 2821 Jewett Avenue from the Northwest Indiana Forum. No matching funds are needed for that grant.

March 2014

Two public hearings were held during the public meeting on March 12, 2014. The first public hearing was held to amend the Plan for Redevelopment Area I (for the Commercial Corridors) and to update the Acquisition List for Redevelopment Area II. There were no written remonstrances, objections filed or comments spoken. Resolution 2014-07, A Confirmatory Resolution of the Highland Redevelopment Commission Amending the Highland Commercial Corridors Redevelopment Area II was approved. A second public hearing was held to Amend the Plan for Redevelopment Area I (for the Downtown Area and North Kennedy Avenue) and to update the Acquisition List for Redevelopment Area I. Again, there were no written remonstrances or objections filed or comments spoken. Resolution 2014-08, a Confirmatory Resolution of the Highland Redevelopment Commission Amending the Highland Downtown Redevelopment Area I was approved. Once those resolutions were passed, the Commission moved forward with a resolution to begin the bonding process. Resolution 2014-09, a Resolution of the Highland Redevelopment Commission Concerning the Acquisition of Property in a Redevelopment Area, the Issuance of Bonds to Provide for the Cost thereof, the Safeguarding of the Interests of the Owners of the Bonds and Other Matters Connected Therewith was approved. Financial advisory services from London White Group LLC in the Amount Not to Exceed \$13,000 for the purposes of financing bonds for 2014 was also passed. During the Study Session, the Commissioners discussed covenants for landscaping requirements on redeveloped and newly developed properties. Commissioners will visit three properties that have been appraised before providing the owners with a written offer. Questions were raised and answered regarding the NIRPC grant and how the planning process will be conducted. Main Street activities include an artist who will provide a rendition of the theatre for a fund raising event and preparations for the Car Cruise and Festival of the Trail. Members discussed the condition of downtown trees and the possible infection of the Ash Borer. President Kuzmar will investigate possible treatments for the Ash Borer.

At the March 26, 2014 Study Session, the Director informed the Commission that the Town Council had approved the issuance of the 2014 bond by the Commission. Visits to properties that are being considered for acquisition were reviewed. Commissioners discussed the importance of taking the first step to redevelop priority areas when properties become available, the possibility of continuing leases wherever possible, the condition of the properties, and the non-confirming use of one of the properties. Commissioner DeYoung reported that HMS is working on a 3D presentation of the municipal parking lot on the southwest corner of Highway and Kennedy Avenues to improve the space. The Director also requested that the Commission allow a new fund in the Commission's budget to maintain a clearer record of Highland Main Street expenses and revenue. Previous to the Study Session, Commission Liaison and Town Council President, Dan Vassar, requested a public presentation to the Council on the direction of the Town Theatre. After much discussion, the Commission decided to seek proposals for a theatre consultant to provide a business operating plan and budget for the theatre. Lastly, the Director stated that there will be a meeting of contractors regarding construction of the Highland Gateway sign at North Indianapolis Boulevard.

April 2014

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will be conducted on 2821 Jewett Avenue and an air quality appraisal will be performed on 2815 Jewett Avenue. Owners of all the above properties have expressed a desire to sell. The Director will meet with the Council to ascertain their interest in bonding to purchase properties. Five resolutions were passed. Resolution 2014-01, 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, approved the salary for the Director, Recording Secretary, and Attorney. Resolution 2014-02, A Resolution of the Highland Redevelopment Commission Approving an Agreement for Legal Services to the Highland Redevelopment Commission and Approving an Agreement for Legal Services to the Highland Redevelopment Commission for 2014 for the amount of \$180.00 per hour, was passed by the RC to approve a contract for legal services with Green and Kuchel law firm. Resolution 2014-03, 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 2014, provided a financial consulting contract with Cander & Co. Resolution 2014-04, A Resolution Expressing the Interest of the Redevelopment Commission in Optioning and/or Making Purchases of Real Property Located at 8610 and 8512 Kennedy Avenue and Authorizing Appraisals on These Properties, Pursuant to IC 36-7-14-12.2(A)(1) and IC 36-7-14-12.2(A)(12) allowed the Commission to contract for appraisals on these properties. Resolution 2014-05, a Resolution authorizing the Director to Negotiate the Purchase of 2917 Highway Avenue allowed the Director to negotiate the purchase of this parcel. Redevelopment Commission intern Sonia Formosa presented her findings regarding the Town Theatre. She investigated and provided suggestions on the theatre renovation as part of her college coursework.

February 2014

The Town Council appointed the following to the Commission for 2014: Greg Kuzmar, Dominic Noca, Bridget DeYoung, Heather Peterson, and Jim Kessler. At the Public Meeting of February 12, 2014, the Commission approved the following slate of officers: President Greg Kuzmar, Vice President Dominic Noca, and Secretary Bridget DeYoung. The Director informed the group that the Commission had been awarded a grant from the NIRPC (Northwest Indiana Regional Planning Commission) in the amount of \$30,000, \$6,000 of which will be a match provided by the Commission. This grant will provide a consultant to plan an Art and Cultural District in downtown Highland. Two resolutions were passed: Resolution 2014-05, A Resolution Authorizing the Director to Negotiate the Purchase of 2917 Highway Avenue and Resolution 2014-06, 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. The first resolution provided for the purchase of 2917 Highway and the second resolution allowed the Commission to adjust the salary of the Director based upon a town-wide employee raise. During the Study Session, the Commission stated their displeasure regarding recent variance requests before the Board of Zoning Appeals (BZA) regarding billboards. Commissioners also discussed developing covenants to be attached to the appraisals of some development projects to ensure compliance with the design standards.

During the Study Session of February 26, 2014, the Director explained the next steps that will be taken before bonding. Redevelopment Area I & II Updated Plans will be approved by the Commission and then the Town Council will consider an ordinance that will authorize issuance of the bond. Appraisals are completed for 2917 Highway, 2921 Jewett Avenue and 2815 Jewett Avenue. Present appraisal is still outstanding for properties located at 8610 & 8612 Kennedy Avenue. President Kuzmar presented a letter written to the BZA regarding LED billboards and Commissioner DeYoung reviewed current Highland Main Street (HMS) projects. A Car Cruise is planned for May 31, 2014 in downtown Highland, the Nature Committee is working with the Highland Community Foundation to apply for a grant from the Legacy Foundation for improvements at the Highland Rookery, and the Holiday Decorating Committee will expand its offerings during the holidays. Commissioner DeYoung also mentioned that HMS is developing a business plan for the theatre and that the group will be discussing the NIRPC

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Commissioners reviewed the resolutions for the public meeting held on April 9, 2014, discussed appointments to the Art & Cultural District Committee, and reviewed the Phase I Environmental Site Assessment of the former Darnell's Auto Repair property located at 2821 Jewett Avenue. During the public meeting, the Commission approved eight resolutions. Resolution 2014-10, A Resolution Affirming, Ratifying, Authorizing and Approving Agreement(s) Among bond Counsel, Local Counsel, and the Highland Redevelopment Commission to Perform Professional Legal Services in Support of the Issuance of the Redevelopment Commission Bond for 2014 was approved. It provides for legal and financial services for the bonding process. Resolution 2014-11, A Resolution of the Highland Redevelopment Commission to Provide Preliminary Approval for an application by Mr. George Siemer for a Façade Improvement Grant for Property Located at 2815 Highway Avenue, Contingent Upon the Funds Specified for Awarding Replacements are Only Above the Insurance Disbursement for Damages of the Prior awnings and Review of Final Renditions was passed by the Commission to provide a grant for façade improvement. Resolution 2014-12, an Urgent Resolution Providing for the Addition of a New Highland Main Street Account Within the Highland General Fund and to Transfer Funds from Other Redevelopment General Funds Into That Account as Requested by the Department Head(s) or Proper Officer(s) and Forwarded to the Redevelopment Commission for its Action Pursuant to IC 6-1.1-18-6 was approved by the Commission in order to provide a separate account for HMS. Resolution 2014-13, A Resolution of the Highland Redevelopment Commission Authorizing a Contract with K&S Engineers for Geotechnical Engineering Investigation at the Proposed Site of the Gateway sign on North Indianapolis Boulevard passed the Commission in order to assess the stability of the ground under the proposed sign. Resolution 2014-14, a Resolution of the Highland Redevelopment Commission Authorizing to Enter into a Contract with the Urban Group for Consulting Services for the Town Theatre That Will Include a Market Analysis with Validation of Revenue Assumptions was approved by the Commission (RC). This contract will expand on the work undertaken by HMS and in preparation for a public presentation to the Town Council later in the year. Resolution 2014-15, A Resolution Expressing the Interest of the Redevelopment Commission in Optioning and/or Making Purchases of Real Property Located at 2805 Condit and Authorizing Appraisals on this Property was passed by the Commission to acquire two appraisals on this property before an offer is made to the owner. Resolution 2014-16, a Resolution Expressing the Interest of the Redevelopment Commission in Optioning and/or Making Purchases of Real Property Located at 2817 Jewett Avenue and Authorizing Appraisals on this Property Pursuant to IC 36-7-14-12.2(A)(1) and IC 36-7-14-12.2(A)(12) was authorized by the Commission to acquire two appraisals on 2817 Jewett Avenue. Resolution 2014-17, A Resolution of the Highland Redevelopment Commission Authorizing a Contract with Thunder Road Productions for Car Cruise Consulting and Organizational Services was approved by the Commission in order to provide a Car Cruise on May 31, 2014 by Highland Main Street. The Commission also appointed Commissioners Kessler and Noca to a Committee to review requests for proposal applications for the Art & Cultural District project funded by a grant through NIRPC's Creating Livable Communities project. Commissioner DeYoung provided an update on HMS activities including updates on the Festival of the Trail Committee, the Car Cruise Committee, and a Spring Art Display that will showcase self-portraits of elementary school children in downtown business windows. She and the Director provided information on current discussions by HMS regarding recurring costs for the operations of the Town Theatre and the possible collaborative grant with the Highland Community Foundation to improve the Rookery area with binoculars, signage, and brochures.

May 2014

A Special Public Meeting was called on May 5, 2014, to review and approve a supplemental resolution that will calculate the interest for the 2014 Redevelopment Commission Bond on the basis of 360 days per year, instead of 365 days per year, as stated in the original Resolution 2014-09. Resolution 2014-18, A Resolution of the Highland Redevelopment Commission Supplement Resolution 2014-09 was passed by the Commission. Later, the RC discussed the bond timetable and other bond related items.

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At the regularly scheduled Public Meeting of May 14, 2014, the RC approved several measures and ratified the actions taken at the Special Meeting of the Redevelopment Commission held on May 5, 2014. The RC approved the Design Advisory Committee's recommendation for the proposed building at 9231 Indianapolis Boulevard purchased by O'Reilly Auto Parts; the Commission passed Growler's request to lease the Commission's lot on the southeast corner of Highway and Kennedy Avenues for \$1650 for one evening in August 2014 for a fundraising event; and the RC appointed Commissioner DeYoung to the Committee to Review Requests for Proposal Applications for the Art & Cultural District Planning Grant Funded by NIRPC's Creating Livable Centers. During the study session, the Commissioners discussed the counter offer by the owners of 2917 Highway Avenue, the Borings report for the gateway sign at North Indianapolis Boulevard, and the report on the Identification of Ash trees in the downtown. Commissioner DeYoung announced that the grant to improve the Highland Rookery was approved and stated that HGS (Highland Guitar Studio) in downtown Highland is working with HMS to provide musicians for the Farmers' Market. She and the Director have met with the theatre consultant, Steven Libman, of the Urban Group to begin the task of providing information to the Council in regards to the sustainability and operations of the Town Theatre.

The regularly scheduled full Study Session of May 28, 2014 was changed into a Special Public Meeting and Study Session in order to amend a contract with SEH of Indiana to perform compaction testing at the proposed site of the Gateway Sign on North Indianapolis Boulevard. The boring sample report indicated that this would be a prudent step to take before construction of the sign. Resolution 2014-19, A Resolution of the Highland Redevelopment Commission Amending a Contract with SEH of Indiana for Compaction Testing at the Proposed Site of the Gateway Sign on North Indianapolis Boulevard, Not to Exceed \$600.00 was approved. During the Study Session, the Commission discussed the purchase of 2917 Highway Avenue and the possibility that the Commission will close soon on the property. Commissioners also discussed long term maintenance of the properties purchased by the Commission (utilizing the bond will cover those immediate costs) and how to cover those costs in the long term. President Kuzmar offered to work with the Plan Commission as it prepares to update the Highland Municipal Code. The RC requested information on properties that are located in the proposed Art & Cultural District for future acquisition. Commissioners Kuzmar, DeYoung, and Kessler will treat thirty four Ash trees in the downtown that are potentially affected with Ash Borer disease. Commissioner Peterson will gather information on an "Adopt a Tree" program for future planning.

#### June 2014

At the Public Meeting of June 11, 2014, the Commissioners approved the normal business agenda items including the approval of minutes and claims. President Kuzmar and the Director discussed the possibility of offering a facade grant program for Redevelopment Area II—Commercial Corridors. First, the design standards for that area will have to be approved by the Town Council as an ordinance, to assure quality renovation with grant monies. Attorney Green-Fraley suggested that the Commission begin with a review of the present code that impacts this area and share a draft with the Building Commissioner. During the Study Session, Commissioners discussed the progress with acquiring various properties, treatment for the Ash Borer that was completed in May, and a possible selection of a consultant for the planning of the Art and Cultural District. The Gateway sign on North Indianapolis Boulevard is currently under construction. HMS completed its first successful Car Cruise on May 31, 2014 with 245 cars attending. The grant for the Highland Rookery was approved and deposited with the Highland Park Department. They will be responsible to place the binoculars, benches, and signage at the Rookery. Main Street volunteers will distribute Facade Improvement Grant brochures to businesses in the downtown this month. Work is continuing with the Theatre consultant and an artist's rendition of the municipal parking lot is underway. The Study Session regularly scheduled for June 25, 2014 was cancelled.

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brick pavers are being sold by the Foundation for its project on the southeast corner of 5<sup>th</sup> and 45<sup>th</sup> Streets. Construction for the first phase is underway at the site. During the Study Session, the Commission discussed preparations for the meeting with the Council on the Town Theatre, the contract and invoice with the theatre architects, and the next major event for Highland Main Street—the Festival of the Trail on October 11, 2014 from 11:00 AM to 4:00 PM at the Municipal Parking Lot on the southwest corner of Highway and Kennedy Avenues. Updates were given on several projects. Electricity is planned to back light the letters on the Gateway sign and completion of the stone cap is scheduled within days; contracts are expected to be signed shortly for the Creating Livable Communities grant from NIRPC/INDOT (Northwest Indiana Regional Planning Commission/ Indiana Department of Transportation) to begin planning the Art & Cultural District; and the Design Advisory Committee is reviewing the design submitted for 8516 Henry Street for a Facade Improvement Grant.

The regularly scheduled Study Session of August 27, 2014, was changed to a Special Public Meeting and Study Session to review and approve a Facade Improvement Grant for 2821 Highway Avenue. The Design Advisory Committee approved all materials and plans for the project. Resolution 2014-24, A Resolution of the Highland Redevelopment Commission to Provide Preliminary Approval for an Application by Mr. George Siemer for a Facade Improvement Grant for Property Located at 2821 Highway Avenue Not to Exceed \$7,608 was approved. The overall project will cost \$25,360.00. The Director reported that INDOT/NIRPC has approved SEH as subcontractor to plan the Arts and Cultural district as part of the Creating Livable Communities grant. A meeting will be arranged soon when all contracts are signed. Commissioners discussed issues relating to the approval of allowing 8516 Henry Street to receive a Facade Improvement Grant. They agreed with the Chair of the Design Advisory Committee that there are a number of issues that need to be resolved before the Commission would grant approval for the Facade Improvement Grant. Commissioners reviewed the recent meeting with the Town Council on August 18, 2014 regarding the Town Theatre and the "Save the Town Theatre" grass-roots effort. Commissioner DeYoung updated the Commission on a number of HMS projects including a possible bus tour/progressive dinner during the holidays, additional holiday decorations, Festival of the Trail preparations, and the caroling at the annual Tree Lighting ceremony.

#### September 2014

Commissioners met for their regularly scheduled Public Meeting and Study Session on September 17, 2014. Members carried out their regular business of approving minutes and claims and then adjourned to the study session. Commissioners reviewed the status of 2921 Jewett and 2917 Highway Avenues purchased by the Commission. The office section of 2921 Jewett Avenue will be offered to anyone capable of moving it safely and responsibly from the site. The house at 2917 Highway, also purchased by the Commission will be reviewed by the Commission with the assistance of the Building Commissioner. Once that is completed, the Commission will ask for bids to bring the building up to code as a commercial structure. Commissioners also discussed the possibility of arranging for a property management firm to manage leases and acquire tenants for the buildings that the Commission has purchased until the time that they will be assembled for redevelopment. Commissioners encouraged Highland Main Street volunteers and other grassroots organizations to continue their efforts to promote the restoration of the Town Theatre. If the Town Council votes not to renovate the theatre, the Commission wants to have bids for demolition completed to present to the Council at their next discussion meeting. Members continued to discuss the Facade Improvement Grant application by Safety Training Services, Inc. for 8516 Henry Street. Safety Training Services' application does not meet all of the major requirements of the design standards. The Commission continues to wait for notice from INDOT to proceed with the plan to create the Art and Cultural District. The Commission has been asked to support a resident who owns 8830 Kennedy Avenue for change of zoning. The Commission reviewed the request to recommend a change of zoning from

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#### July 2014

Commissioners approved three resolutions that would allow the Redevelopment Commission to receive the tax increment from three allocation areas at their Public Meeting on July 9, 2014. They approved: Resolution 2014-20, a Resolution of the Town of Highland Redevelopment Commission Concerning the 2015 Budget Year Determination for Tax Increment for the Highland Acres Allocation Area; Resolution 2014-21, A Resolution of the Town of Highland Redevelopment Commission Concerning the 2015 Budget Year Determination for Tax Increment for the Highland Commercial Corridors Allocation Area; and Resolution 2014-22, A Resolution of the Town of Highland Redevelopment Commission Concerning the 2015 Budget Year Determination for Tax Increment for the Highland Redevelopment Downtown Allocation Area. The Commissioners discussed the upcoming Town Theatre renovation presentation to the Town Council and the Study Session scheduled for July 21, 2014 at 7:00 PM in the Municipal Building. They discussed the architectural concepts for the exterior and interior of the theatre. Attorney Green-Fraley reported that the owners of 2917 Highway Avenue have signed a contract to sell their property and it has been sent to a title company for processing. She also indicated that an offer has been made to the owner of 2815 and 2821 Jewett Avenue for the purchase of those two properties. Director Petro stated that a proposed safety training company may be applying for Tax Abatement and the Facade Improvement Grant program. She also reported that the cement wall for the Gateway sign on North Indianapolis Boulevard is in place and the project should be completed by mid-August. The stonework and back-lit letters will follow. A dedication ceremony will be planned once the project is completed. Lastly, Commissioners responded favorably to a recent newspaper tab about the Redevelopment Commission and Highland Main Street. Commissioner DeYoung briefly reviewed current projects for Highland Main Street.

During the regularly scheduled Study Session on July 23, 2014, Commissioners discussed the comments received at the July 21, 2014 public presentation on the Town Theatre to the Town Council. All agreed that the overwhelming response by the public was to proceed with the renovation. The next step will be for the Town Council and the Redevelopment Commission to meet, possibly on August 18, 2014, at the Town Council Study Session for further discussion. If the Council decides that the Commission should proceed with the renovation, the Commission would like written authorization from the Council. The NIRPC grant to plan an Arts and Cultural District was discussed. Because the grant funds are coming from the Indiana Department of Transportation (INDOT) through NIRPC, there will be a contract with INDOT and a subcontract with a contractor to do the planning. A committee to work with the consultant has been formed, but has not met, as yet. The owner of Safety Training Services has applied for both tax abatement and a facade grant to renovate 8516 Henry Street. Commissioners recommended tax abatement to the Town Council, but need additional time to review the drawings for the facade grant program. Mr. George Siemer, owner of 2821 Highway Avenue, has applied for the facade improvement grant program. He is requesting \$7,608.00 in grant funding, or 30% of the entire project (\$25,360).

#### August 2014

At the regularly scheduled Public Meeting of August 13, 2014, the Commission recommended approval of a Tax Abatement for Mr. Mark Fleishman d/b/a Safety Training, Inc. to the Town Council. The proposed site will be 8516 Henry Street. The Commission endorsed the Highland Community Foundation's Letter of Intent for a grant to the Legacy Foundation and obligated the Commission to a match of \$2500 to hire a full time Community Builder that would create a community development plan embracing all non-profit, public, and private organizations in the Town. Mr. Rich Underkofler, a board member of the Highland Community Foundation also stated that engraved

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commercial to residential, but decided that it cannot do so because it would not be consistent with the Commission's long-term plan for the area.

The regularly scheduled Study Session of September 24, 2014 was noticed as a Special Public Meeting to review and approve a Facade Improvement Grant for 8516 Henry Street. However, before the meeting, Mr. Mack Fleishman, one of the owners of Safety Training Services, Inc. asked to have his request removed from the agenda. Because this was the only item on the Special Public Meeting agenda, the meeting was cancelled.

#### October 2014

Commissioners met for their Public Meeting on October 8, 2014 to approve minutes from the September 2014 meetings and to approve claims. During the study session, the Commission discussed a an agreement with Operation SOS and the Highland Historical Society regarding a lease at 2811 Jewett Street, a space with entry off of the alley within the 2813-2815 Jewett Avenue building. The Commission's concern is for the town's liability and protection. Commissioners also reviewed the contract with SEH regarding the Art and Cultural District grant with NIRPC. The Commission reviewed the document to be sure that the emphasis on the grant is planning and that the break out of hours within the contract reflect the emphasis on professional planning. The Director reported that she has contacted three property managers to oversee the leases and to acquire tenants when spaces become vacant. One complication arose in obtaining a small amount of available funds for emergency repairs. The Director will confer with the Clerk-Treasurer's office. HMS will have its second Festival of the Trail on October 11, 2014. One estimate has been received to demolish the theatre, if the Town Council does not approve the renovations. The amount was \$19,940 to demolish, remove the contents, backfill, grade the area, and for the cost of permitting fees.

The Study Session scheduled for October 22, 2014 was changed into a Special Public Meeting and Study Session to review and approve a contract with SEH of Indiana to plan the Art and Cultural District. Resolution 2014-26, A Resolution of the Highland Redevelopment Commission Authorizing a Contract with SEH of Indiana for the Downtown Highland Kennedy Avenue Corridor Plan in Order to Create an Art & Cultural District, Depending Upon Approval of the Indiana Department of Transportation (DES #140057) in LaPorte District) was approved by the Commission. The Director reported that the Clerk-Treasurer's office is contacting the Indiana Department of Local Government for information on how to proceed with a property management contract that included a "reserve" fund to make repairs during emergency situations. Two renovation estimates are in progress for 2917 Highway Avenue. Commissioners discussed developing a new light industrial/commercial area. The Director will contact our financial consultant, Cender & Co., to request a quote on the cost of a pro-forma for the area. Members suggested that a subcommittee made up of Plan Commissioners, Redevelopment Commissioners, and Town Councilmen work together to present a plan to the full Town Council in 2015. Commissioner DeYoung provided an update of Highland Main Street activities. An Art Display by elementary students from Highland Christian School will be available in the windows of downtown businesses until the early part of December. The Festival of the Trail was a successful event this year. It is estimated that more than three times the traffic visited the festival this year over last year. HMS is asking residents and businesses to increase the amount of holiday lighting on their properties this year, in order to make Highland one of the best decorated communities in Lake County. Caroling at the Tree Lighting ceremony following the Santa Parade will be held for the third year.

#### November 2014

The Commission approved appraisals for 8630 Kennedy Avenue, the former Ace Hardware building at their regularly scheduled meeting of November 12, 2014. Also, the Commission accepted the signed Liability Waiver from the Highland Historical Society for their use of 2811 Jewett Street. During the study session, the Commission

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County Auditor's Certificate of Tax Distribution  
 at the County of Lake County, Indiana  
 Form No. 10-2 (Rev. 10-1-10)

Divide certified tax base into the following classes:

Name of Fund	Class Number	2014			2015			Total	Percent of Total	Percent of Total	Percent of Total
		Present	Proposed	Change	Present	Proposed	Change				
General Fund	1	3,489,818	3,489,818	0	3,489,818	3,489,818	6,979,636	100%	100%	100%	
Highland Acres Allocation Area	2	5,888,311	5,888,311	0	5,888,311	5,888,311	11,776,622	169%	169%	169%	
Highland Downtown Allocation Area	3	1,907,714	1,907,714	0	1,907,714	1,907,714	3,815,428	55%	55%	55%	
Highland Commercial Corridors Allocation Area	4	0	0	0	0	0	0	0%	0%	0%	
<b>Total</b>		<b>11,285,843</b>	<b>11,285,843</b>	<b>0</b>	<b>11,285,843</b>	<b>11,285,843</b>	<b>22,571,686</b>	<b>200%</b>	<b>200%</b>	<b>200%</b>	

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General Fund	1	3,489,818	3,489,818	0	3,489,818	3,489,818	6,979,636	100%	100%	100%	
Highland Acres Allocation Area	2	5,888,311	5,888,311	0	5,888,311	5,888,311	11,776,622	169%	169%	169%	
Highland Downtown Allocation Area	3	1,907,714	1,907,714	0	1,907,714	1,907,714	3,815,428	55%	55%	55%	
Highland Commercial Corridors Allocation Area	4	0	0	0	0	0	0	0%	0%	0%	
<b>Total</b>		<b>11,285,843</b>	<b>11,285,843</b>	<b>0</b>	<b>11,285,843</b>	<b>11,285,843</b>	<b>22,571,686</b>	<b>200%</b>	<b>200%</b>	<b>200%</b>	

**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**

**TOWN OF HIGHLAND, INDIANA**  
**HIGHLAND REDEVELOPMENT COMMISSION**

Commission Determination: Highland Acres Allocation Area (626 Highland)  
 Per I.C. 36-7-14-39(b)(4)(A)  
 Dated: March 11, 2015

Determination Criteria	Highland Acres Allocation Area
Allocation Area Real Property Net Assessment <sup>1</sup>	\$ 2,399,175
Allocation Area Personal Property Net Assessment <sup>1</sup>	-
<b>Total Allocation Area Net Assessment<sup>1</sup></b>	<b>\$ 2,399,175</b>
March 1, 2014 Base Assessment	\$ 1,926,965
Potential Captured Assessed Value <sup>1</sup>	\$ 472,210
Pay 2015 Certified Net Tax Rate	\$ 2,7304
Estimated 2016 Net Tax Rate (Assumption: 2% increase as rounded to the hundredths)	\$ 2,7900
Statutory Circuit Breaker (Applicable to Gross AV of Other Real & Personal Property)	3.00%
Estimated Tax Increment (Pay 2016) (Assumption: 6% collection rate)	\$ 12,816
<b>Commission Obligations</b>	
Outstanding Debt Service/Lease Payments	\$ -
(a) (Fiscal Year 2016)	\$ -
Anticipated Cost of Allocation Area Projects/Programs	2,850,000
<b>Total of Commission Obligations</b>	<b>\$ 2,850,000</b>
Estimated Allocation Area Tax Increment (FY 2016)	\$ 12,816
Total of Commission Obligations, Projects and/or Programs through 2016	2,850,000
<b>Tax Increment Balance (Surplus or Deficit)</b>	<b>\$ (2,937,484)</b>
Estimated Potential Captured Assessment <sup>1</sup>	\$ 472,210
Estimated Potential Captured Assessment Required to meet Obligations (Percent)	100%
Estimated Captured Assessment	\$ 472,210
<b>Estimated Uncaptured Assessment</b>	
(Excess Assessed Value to Overlapping Taxing Units)	\$ -
Is the Estimated Uncaptured Assessment greater than 200%?	NO
IF PURSUANT TO I.C. 36-7-14-39(b)(4)(C), this Determination must be filed with the Town Council as the Legislative body.	NO

Notes:  
 1. Data based upon the most current assessment data available from the Office of the Lake County Auditor for the March 1, 2014 assessment date.

Prepared by  
**Candler & Company**



TOWN OF HIGHLAND, INDIANA  
HIGHLAND REDEVELOPMENT COMMISSION

Commission Determination: Redevelopment Area (Downtown) Allocation Area (020 Highland 2)  
Per I.C. 36-7-14-39(b)(4)(A)  
Dated: March 11, 2015

Determination Criteria	
Allocation Area Real Property Net Assessment <sup>1</sup>	\$ 45,116,869
Allocation Area Personal Property Net Assessment <sup>1</sup>	
Total Allocation Area Net Assessment <sup>1</sup>	\$ 45,116,869
March 1, 2014 Base Assessment	\$ 39,557,064
Potential Captured Assesed Value <sup>1</sup>	\$ 5,559,805
Pay 2015 Certified Net Tax Rate	\$ 2,7304
Estimated 2016 Net Tax Rate (Assumption: 2% increase as rounded to the hundredth)	\$ 2,7900
Statutory Circuit Breaker (Applicable to Gross AV of Other Real & Personal Property)	3.00%
Estimated Tax Increment (Pay 2016) (Assumption: 95% collection rate)	\$ 147,363
<b>Commission Obligations</b>	
Outstanding Debt Services/Lease Payments	
(a) (Fiscal Year 2016)	\$ -
Anticipated Cost of Allocation Area Projects/Programs	4,695,500
Total of Commission Obligations	\$ 4,695,500
Estimated Allocation Area Tax Increment (FY 2016)	\$ 147,363
Total of Commission Obligations, Projects and/or Programs through 2016	4,695,500
Tax Increment Balance (Surplus or Deficit)	\$ (4,548,137)
Estimated Potential Captured Assessment <sup>1</sup>	\$ 5,559,805
Estimated Potential Captured Assessment Required to meet Obligations (Percent)	100%
Estimated Captured Assessment	\$ 5,559,805
<b>Estimated Uncaptured Assessment</b>	
(Excess Assessed Value to Overlapping Taxing Units)	
Is the Estimated Uncaptured Assessment greater than 200%?	NO
PURSUANT TO I.C. 36-7-14-39(b)(4)(C), this Determination must be filed with the Town Council as the Legislative Body.	NO

Notes:  
1. Data based upon the most current assessment data available from the Office of the Lake County Auditor for the March 1, 2014 assessment date.

Prepared by  
Cander & Company



TOWN OF HIGHLAND, INDIANA  
HIGHLAND REDEVELOPMENT COMMISSION

Commission Determination: Highland Commercial Corridors Allocation Area (026 Highland 3)  
Per I.C. 36-7-14-39(b)(4)(A)  
Dated: March 11, 2015

Determination Criteria	
Allocation Area Real Property Net Assessment <sup>1</sup>	\$ 148,048,733
Allocation Area Personal Property Net Assessment <sup>1</sup>	
Total Allocation Area Net Assessment <sup>1</sup>	\$ 148,048,733
March 1, 2014 Base Assessment	\$ 138,463,293
Potential Captured Assesed Value <sup>1</sup>	\$ 7,645,443
Pay 2015 Certified Net Tax Rate	\$ 2,7504
Estimated 2016 Net Tax Rate (Assumption: 2% increase as rounded to the hundredth)	\$ 2,7900
Statutory Circuit Breaker (Applicable to Gross AV of Other Real & Personal Property)	3.50%
Estimated Tax Increment (Pay 2016) (Assumption: 95% collection rate)	\$ 262,642
<b>Commission Obligations</b>	
Outstanding Debt Services/Lease Payments	
(a) (Fiscal Year 2016)	\$ -
Anticipated Cost of Allocation Area Projects/Programs	3,550,000
Total of Commission Obligations	\$ 3,550,000
Estimated Allocation Area Tax Increment (FY 2016)	\$ 262,642
Total of Commission Obligations, Projects and/or Programs through 2016	3,550,000
Tax Increment Balance (Surplus or Deficit)	\$ (3,287,358)
Estimated Potential Captured Assessment <sup>1</sup>	\$ 7,645,443
Estimated Potential Captured Assessment Required to meet Obligations (Percent)	100%
Estimated Captured Assessment	\$ 7,645,443
<b>Estimated Uncaptured Assessment</b>	
(Excess Assessed Value to Overlapping Taxing Units)	
Is the Estimated Uncaptured Assessment greater than 200%?	NO
PURSUANT TO I.C. 36-7-14-39(b)(4)(C), this Determination must be filed with the Town Council as the Legislative Body.	NO

Notes:  
1. Data based upon the most current assessment data available from the Office of the Lake County Auditor for the March 1, 2014 assessment date.

Prepared by  
Cander & Company



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 8-1-1-21-2-6.5) 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.

Plan projects and programs, as estimated	\$ 1,170,000.00
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 8-1.1-21.2-6.6) 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, CUIT, CEDT, 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
<b>Total:</b>	<b>\$ 5,000,000.00</b>

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 8-1.1-21.2-6.6) 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, CUIT, CEDT, 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
<b>Total:</b>	<b>\$ 4,325,000.00</b>

HIGHLAND, INDIANA

PARCEL DATA BY TAX INCREMENT FINANCING AREAS

Parcel ID	Address	Owner	Enclosure	Existing Porch	2002
07294	122.00 Kennedy Avenue	Robert Zemaits/self	Garage	1700.00	2002
08948	39.00 8120 Kennedy Avenue	Robert Zemaits/self	Siding	1200.00	2004
	CENTRAL CONSTRUCTION CORP	SINGLE FAMILY HOME	1949 8120 KENNEDY AVENUE	AUGUST	
	GLEN MUSSER	GARAGE	1950 8120 KENNEDY AVENUE	MAY	
	ROBERT ZEMAITS/SELF	SIDING	2004 8120 KENNEDY AVENUE	OCTOBER	
	THE WINDOW FACTORY/ZEMAITS	WINDOWS	1995 8120 KENNEDY AVENUE	MARCH	
	ALFRED BURTON	RAZE HOUSE	1956 8120 KENNEDY AVENUE	FEBRUARY	
	ROBERT ZEMAITS/SELF	ENCLOSE EXISTING PORCH	2002 8120 KENNEDY AVENUE	OCTOBER	
	WILLIAM GEORGE CONTRACTOR/CLARY	ENCLOSURE	1970 8120 KENNEDY AVENUE	NOVEMBER	
	J KASARDA/CLARY	RAZE BUILDING	1969 8120 KENNEDY AVENUE	NOVEMBER	



8120 KENNEDY AVENUE AUGUST  
8120 KENNEDY AVENUE MAY  
8120 KENNEDY AVENUE OCTOBER  
8120 KENNEDY AVENUE MARCH  
8120 KENNEDY AVENUE FEBRUARY  
8120 KENNEDY AVENUE OCTOBER  
8120 KENNEDY AVENUE NOVEMBER  
8120 KENNEDY AVENUE NOVEMBER

SINGLE FAMILY HOME  
GARAGE  
SIDING  
WINDOWS  
RAZE HOUSE  
ENCLOSE EXISTING PORCH  
ENCLOSURE  
RAZE BUILDING

1949  
1950  
2004  
1995  
1956  
2002  
1970  
1969

ROBERT ZEMAITIS/SELF  
THE WINDOW FACTORY/ZEMAITIS  
ALFRED BURTON  
ROBERT ZEMAITIS/SELF  
WILLIAM GEORGE CONTRACTOR/CLARY  
J KASARDA/CLARY

Project Description

Table with columns: Description, Date, Amount, etc. for project items.

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Table of Financial Information - Consolidated

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Table of Financial Information - Consolidated

Table with 10 columns: Company Name, Industry, Revenue, Earnings, etc. Includes entries for various companies like Amazon, Apple, Microsoft, etc.

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Financial Highlights - Consolidated Balance Sheet  
 (Amounts in US\$ Millions)

As of and for the periods ended

Financial Highlights - Consolidated Income Statement  
 (Amounts in US\$ Millions)

As of and for the periods ended

Qtr	Period	Revenue	Operating Profit	Operating Margin	Net Income	EPS	Dividends
Q1	2019	1,402.0	117.0	8.3%	102.0	1.62	0.40
Q2	2019	1,424.0	120.0	8.4%	105.0	1.65	0.40
Q3	2019	1,450.0	125.0	8.6%	110.0	1.70	0.40
Q4	2019	1,480.0	130.0	8.8%	115.0	1.75	0.40
Q1	2018	1,380.0	115.0	8.3%	100.0	1.60	0.40
Q2	2018	1,400.0	118.0	8.4%	103.0	1.63	0.40
Q3	2018	1,420.0	121.0	8.5%	106.0	1.66	0.40
Q4	2018	1,440.0	124.0	8.6%	109.0	1.69	0.40
Q1	2017	1,350.0	110.0	8.1%	95.0	1.55	0.40
Q2	2017	1,370.0	113.0	8.2%	98.0	1.58	0.40
Q3	2017	1,390.0	116.0	8.3%	101.0	1.61	0.40
Q4	2017	1,410.0	119.0	8.4%	104.0	1.64	0.40

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Financial Highlights - Consolidated Balance Sheet  
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CERTIFICATE OF THE CLERK-TREASURER

12/21/14 10:40:14 AM: Michael Griffin  
Highland, Lake County, Indiana  
10100 10100 10100 10100 10100 10100  
10100 10100 10100 10100 10100 10100

State of Indiana )  
County of Lake ) SS:

Table with columns: Date, Description, Amount, and Balance. Includes entries for various departments like Police, Fire, and Public Works.

I, the undersigned duly elected and serving Clerk-Treasurer of the Town of Highland, Lake County, Indiana, having offered affirmation upon my oath, do hereby certify as follows:

- 1. That I have reviewed the report as prepared by the Redevelopment Commission by its Redevelopment Director, pursuant to IC 36-7-14-13;
- 2. That as Clerk-Treasurer of the Town of Highland, I serve as both fiscal officer and disbursing officer for the political subdivision;
- 3. That I make this certificate for the purposes of affirming to the municipal executive and the Department of Local Government Finance as to this review and the financial data contained in the report;
- 4. That financial data represented in the annual report of the Highland Redevelopment Commission for the year ended December 31, 2014 and filed in 2015 to which this certificate refers, to the best of my knowledge and belief, ties to the financial records of the Town of Highland, which are in my custody and care as the fiscal officer of the Town of Highland and its executive departments, which includes the Redevelopment Department of



IN WITNESS WHEREOF, I hereunto set my hand and Corporate seal of the Town of Highland, Indiana this 12th day of March 2015. I certify that I am the duly elected, qualified and serving Clerk-Treasurer for the Town of Highland, and as such empowered pursuant to I.C. 33-16-4-1; I.C. 36-5-6-5 to make acknowledgments.

Authority Expiration: The Director of the Lake County Combined Board Certified the Election of December 8, 2011 officially December 1, 2011. I was qualified to office upon my oath administered December 20th, 2011, to serve for a term of four years commencing January 1, 2012 and until a successor is elected and qualified. IC 36-3-6-2(b)

Michael W. Griffin, IAMC/MMC/CPFA/CPFIM/CMO  
Clerk-Treasurer

(Form optional as 9/98)

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 11<sup>th</sup> day of March 2015 having passed by a vote of 5 in favor and 0 opposed.

HIGHLAND REDEVELOPMENT COMMISSION

BY: Dominic M. Noce  
Dominic Noce, President

ATTEST:  
James D. Kessler  
James Kessler, 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: May 30, 2015 (Rain Date May 31<sup>st</sup>)

Location: Downtown Highland, IN

Time: 3pm to 7pm - Registration: 3pm to 5pm

Fee: \$400.00

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 proper management of the 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 Participants Choice.

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

Sponsor Highland Redevelopment Commission Date 3-11-15  
Barbara J. Vietstra

Barbara J. Vietstra / President  
18102 Wildwood Avenue, Lansing, IL 60438-2224

Date: March 5, 2015

TOWN OF HIGHLAND, INDIANA  
HIGHLAND REDEVELOPMENT COMMISSION

ALL OF WHICH IS PASSED AND RESOLVED by the Highland Redevelopment Commission  
on March 11, 2015.

RESOLUTION NO. 2015-08

RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION  
CONCERNING THE 2016 BUDGET YEAR DETERMINATION FOR  
TAX INCREMENT FOR THE HIGHLAND ACRES ALLOCATION AREA

WHEREAS, the Highland Redevelopment Commission (the "Commission"), has designated the Highland Acres Allocation Area (the "Allocation Area") for purposes of capturing tax increment revenues pursuant to Indiana Code 367-14-39 (the "Tax Increment");

WHEREAS, pursuant to Indiana Code 36-7-14-39 and 50 IAC 8-2-4, the Commission is required to make a determination on Tax Increment and notify overlapping taxing units as well as the Lake County, Indiana Auditor and also the Common Council (the "Town Council") of the Town of Highland, Lake County, Indiana, as the fiscal body of the Town, which created the Commission; and

WHEREAS, with respect to the Allocation Area, for budget year 2016, the Commission has determined the amount of the Tax Increment projected to be collected in 2016 as well as the amount of Tax Increment needed in 2016 to meet the Commission's outstanding debt service or lease payment obligations, to pay for projects that are located in or directly serve or benefit the Allocation Area, and to meet other purposes permitted by Indiana Code 36-7-1439(b)(3), as set forth in the COMMISSION DETERMINATION as attached hereto;

NOW, THEREFORE, BE IT RESOLVED BY THE HIGHLAND REDEVELOPMENT COMMISSION AS FOLLOWS:

SECTION ONE: The Commission has determined that all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the Allocation Area as of March 1, 2015 (for Pay 2016) shall be captured assessment (as defined in 50 IAC 8-1-10), and overlapping taxing units as well as the Lake County, Indiana Auditor and the Town Council will be provided written notice of such determination pursuant to Indiana Code 36-7-14-39.

SECTION TWO: This Resolution shall take effect, and be in full force and effect, from and after its passage and approval by the Commission.


TOWN OF HIGHLAND, INDIANA  
HIGHLAND REDEVELOPMENT COMMISSION

  
Dominic Noce, President

ATTESTATIONS:

  
James Kessler, Secretary,  
Board of Highland, Indiana Redevelopment Commission

3/11/15  
Dated

  
Cecile Petro, Redevelopment Director,  
Town of Highland - Department of Redevelopment

3-11-15  
Dated

TOWN OF HIGHLAND, INDIANA  
HIGHLAND REDEVELOPMENT COMMISSION

RESOLUTION NO. 2015-02

RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION  
CONCERNING THE 2016 BUDGET YEAR DETERMINATION FOR  
TAX INCREMENT FOR THE HIGHLAND COMMERCIAL CORRIDORS  
ALLOCATION AREA

WHEREAS, the Highland Redevelopment Commission (the "Commission"), has designated the Highland Commercial Corridors Allocation Area (the "Allocation Area") for purposes of capturing tax increment revenues pursuant to Indiana Code 367-14-39 (the "Tax Increment");

WHEREAS, pursuant to Indiana Code 36-7-14-39 and 50 IAC 8-2-4, the Commission is required to make a determination on Tax Increment and notify overlapping taxing units as well as the Lake County, Indiana Auditor and also the Common Council (the "Town Council") of the Town of Highland, Lake County, Indiana, as the fiscal body of the Town, which created the Commission; and

WHEREAS, with respect to the Allocation Area, for budget year 2016, the Commission has determined the amount of the Tax Increment projected to be collected in 2016 as well as the amount of Tax Increment needed in 2016 to meet the Commission's outstanding debt service or lease payment obligations, to pay for projects that are located in or directly serve or benefit the Allocation Area, and to meet other purposes permitted by Indiana Code 36-7-1439(b)(3), as set forth in the COMMISSION DETERMINATION as attached hereto;

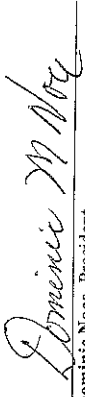
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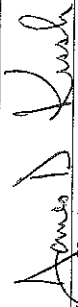
**SECTION TWO:** This Resolution shall take effect, and be in full force and effect, from and after its passage and approval by the Commission.

ALL OF WHICH IS PASSED AND RESOLVED by the Highland Redevelopment Commission on March 11, 2015.


TOWN OF HIGHLAND, INDIANA  
HIGHLAND REDEVELOPMENT COMMISSION

  
Dominic Noce, President

ATTESTATIONS:

  
James Kessler, Secretary,  
Town of Highland, Indiana Redevelopment Commission

3/11/15  
Dated

  
Cecile Petro, Redevelopment Director,  
Town of Highland - Department of Redevelopment

3-11-15  
Dated

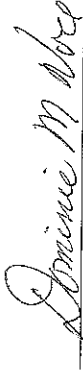
TOWN OF HIGHLAND, INDIANA  
HIGHLAND REDEVELOPMENT COMMISSION

ALL OF WHICH IS PASSED AND RESOLVED by the Highland Redevelopment Commission  
on March 11, 2015.

RESOLUTION NO. 2015-10

RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION  
CONCERNING THE 2016 BUDGET YEAR DETERMINATION FOR  
TAX INCREMENT FOR THE HIGHLAND REDEVELOPMENT AREA (DOWNTOWN)  
ALLOCATION AREA

TOWN OF HIGHLAND, INDIANA  
HIGHLAND REDEVELOPMENT COMMISSION

  
Dominic Noce, President

WHEREAS, the Highland Redevelopment Commission (the "Commission"), has designated the Highland Redevelopment Area (Downtown) Allocation Area (the "Allocation Area") for purposes of capturing tax increment revenues pursuant to Indiana Code 367-14-39 (the "Tax Increment");

WHEREAS, pursuant to Indiana Code 36-7-14-39 and 50 IAC 8-2-4, the Commission is required to make a determination on Tax Increment and notify overlapping taxing units as well as the Lake County, Indiana Auditor and also the Common Council (the "Town Council") of the Town of Highland, Lake County, Indiana, as the fiscal body of the Town, which created the Commission; and


WHEREAS, with respect to the Allocation Area, for budget year 2016, the Commission has determined the amount of the Tax Increment projected to be collected in 2016 as well as the amount of Tax Increment needed in 2016 to meet the Commission's outstanding debt service or lease payment obligations, to pay for projects that are located in or directly serve or benefit the Allocation Area, and to meet other purposes permitted by Indiana Code 36-7-1439(b)(3), as set forth in the COMMISSION DETERMINATION as attached hereto;

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**SECTION ONE:** The Commission has determined that all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the Allocation Area as of March 1, 2015 (for Pay 2016) shall be captured assessment (as defined in 50 IAC 8-1-10), and overlapping taxing units as well as the Lake County, Indiana Auditor and the Town Council will be provided written notice of such determination pursuant to Indiana Code 36-7-14-39.

**SECTION TWO:** This Resolution shall take effect, and be in full force and effect, from and after its passage and approval by the Commission.

ATTESTATIONS:

  
James Kessler, Secretary,  
Town of Highland, Indiana Redevelopment Commission

3/11/15  
Dated

  
Cecile Petro, Redevelopment Director,  
Town of Highland - Department of Redevelopment

3/11/15  
Dated



ATTN  
CECIL  
PEARO



219-838-3040

Estimate  Invoice  Receipt

Customer Name Town of Highland Phone \_\_\_\_\_  
 Address Rock Road  
 City Highland State IN Zip 46322

RESOLUTION NO. 2015-11  
 RESOLUTION OF THE HIGHLAND REDEVELOPMENT  
 COMMISSION AUTHORIZING A CONTRACT WITH ANGOTTI  
 LANDSCAPING TO REMOVE THE SEATS IN THE TOWN THEATRE  
 LOCATED AT 8616 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 proposals, and received and reviewed one proposal for the removal of seats within the Town Theatre (8616, sometimes named 8618, Kennedy Avenue, Parcel # 45-07-21-327-020.000-026) owned by the Redevelopment Commission; and

NOW, THEREFORE, be it resolved as follows:

That it is in the best interest of the Town and Redevelopment Area I to enter into a contract with Angotti Landscaping, to grind out bolts on the seats, take out the seats, dispose of the seats, clean up the floor of the Town Theatre, and remove the debris for an amount not to exceed \$1500.

Adopted and approved at a meeting of the Highland Redevelopment Commission held on the 11<sup>th</sup> day of March, 2015 having passed by a vote of 5 in favor and 0 opposed.

HIGHLAND REDEVELOPMENT COMMISSION  
 BY: Dominic M Noce  
 Dominic Noce, President

ATTEST James D Kessler  
 James Kessler, Secretary

**DESCRIPTION OF LANDSCAPING SERVICES**

GRIND OUT BOLTS ON SEATS  
TAKE OUT SEAT  
DISPOSE OF SEATS  
CLEAN UP FLOOR

Date: 3/4/15  
 Customer Signature: [Signature]  
 I authorize Angotti Landscaping to complete the work described above.

TOTAL:	\$ <u>1500.00</u>
DEPOSIT:	\$ _____
PAID IN FULL:	\$ _____

Thank you for your business! We hope we have the opportunity to serve you again in the future.  
 Ken Angotti

ACORD **CERTIFICATE OF LIABILITY INSURANCE** ANGOIM1 OP ID: FL  
 DATE (MM/DD/YYYY) 12/06/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsements.

PRODUCER Stewart-Kantor-Kessberger & Leckner, Inc. 161 Fremont Rd. Bluff Ridge, IL 60527 Edward W. Bowman	CONTACT NAME: PHONE: FAX: ADDRESS: INSURER(S) AFFORDING COVERAGE: INSURER A: West Bend Mutual Insurance Co. NAIC # 15350 INSURER B: Accident Fund Ins Co 10166 INSURER C: INSURER D: INSURER E:
INSURED Kenneth Angotti D/B/A Angotti Landscaping 8423 Johnston St Highland, IN 46322	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:  
 THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE OF INSURANCE	INSUR. WVD	POLICY NUMBER	INSUR. EFF. DATE	INSUR. EXPI. DATE	LIMITS
<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIED PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PERIOD <input type="checkbox"/> LOC		BCD 1231064 08	12/12/2014	12/12/2015	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$ 200,000 MED EXP (any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRE/AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-SCHEDULED AUTOS					COMBINED SINGLE LIMIT (EA accident) \$ BODILY INJURY (per person) \$ BODILY INJURY (per accident) \$ PROPERTY DAMAGE (per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$
<b>UMBRELLA LIAB</b> <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE					EACH OCCURRENCE \$ AGGREGATE \$
<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/SHAREHOLDER (Mandatory in IN) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	WCV6099735	04/12/2014	04/12/2015	<input checked="" type="checkbox"/> MC STATL <input type="checkbox"/> POLY LIMITS <input type="checkbox"/> OTH <input type="checkbox"/> JER EL EACH ACCIDENT \$ 500,000 EL DISEASE - EA EMPLOYEE \$ 500,000 EL DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
 Certificate for Bidding purposes only.

Certificate naming specific holder can be requested by the named insured.

CERTIFICATE HOLDER: BIDD003  
 CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  
 AUTHORIZED REPRESENTATIVE: [Signature]