

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
MONDAY, MARCH 18, 2019**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met on Monday, March 18, 2019 in the Council Chambers of the Municipal Building located at 3333 Ridge Road, Highland, Indiana. President Bernie Zemen called the Study Session to order at 7:12 p.m. Minutes were prepared by Kathy DeGuilio-Fox, Redevelopment Director.

Roll Call: Commissioners present were Michael Griffin, Mark Herak, Dan Vassar, Steve Wagner and Bernie Zemen. A quorum was attained.

Additional Officials Present: Rhett Tauber, Redevelopment Commission Attorney; Luann Jurczak, School Town of Highland Commissioner; and Kathy DeGuilio-Fox, Redevelopment Director.

Also Present: Larry Kondrat, Board of Waterworks and Ed Dabrowski, IT Consultant; Michelle Quinn, Post Tribune; and Robin Biesen-Carlascio, Gazebo Express.

General Substance of the Discussion

1. Review of Plenary Business Meeting:

- a. Public Hearing – Acquisition List: Ms. DeGuilio-Fox advised that a public hearing to consider Resolution 2019-10 to amend the Highland Redevelopment Acquisition List had been advertised and would be conducted under the Special Orders section of the Commissioners agenda.
- b. General Business: Ms. DeGuilio-Fox advised of the business to be addressed during the Commissioners business meeting following the study session.

2. Acquisition List – 2019 Amendments: Ms. DeGuilio-Fox advised that the resolution for consideration was to complete the amendment process first proposed in Resolution 2017-13 and adopted on May 15, 2017. An overview of the properties included in the amendment was provided. Discussion ensued.

3. 8620 Kennedy Avenue: Ms. DeGuilio-Fox advised the Commissioners that:

- a. Retirement of services is in process with NIPSCO being the last to finish;
- b. Asbestos abatement has been scheduled for March 29, 2019 and will be conducted by Safe Environmental;
- c. Actin has scheduled demolition for May 6, 2019

Discussion ensued.

4. Highland Main Street: Commissioners were advised that their recent appointments brought the Highland Main Street membership up to 13, the highest it’s been in the past few years. New members include downtown business owners who are becoming more involved and finding a way to participate in what activities are coordinated. Growth of the board also allows for committees to form and work on different activities;

Last Call For Summer is scheduled for 3:00 – 8:00 PM this year. The beer garden will double in size this year and family activities will also be added. A variety of bands will play again this year as well as to work to expand the food choices so that the overall event can grow.

Ms. DeGuilio-Fox advised that submissions for a new downtown sculpture have been received. The selection process will narrow the applicants to 2-3 and then the committee will select two submission for the public to vote on. She reminded the Commissioners that the Dyer Art Visionaries is donating the funds to Main Street for the new sculpture.

Ms. DeGuilio-Fox also commented that the Master Gardener program did not award a grant to the Community Garden project, however, Main Street continues to seek donations and grants.

5. **Comments from the Commissioners:** The Commissioners asked for follow up on the email that they'd received regarding support of the Town Council/Redevelopment Commission for the Community Garden project. Ms. DeGuilio-Fox reported that she did contact Mrs. Renee Reinhart and explained 1. The Council and Commission are very supportive of the Community Garden project and 2. The creation and structure of the Highland Main Street being a "committee" under the Redevelopment Department.

There being no further business, the March 18, 2019 study session of the Highland Redevelopment Commission was adjourned at 7:34 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.

**HIGHLAND REDEVELOPMENT COMMISSION
PUBLIC MEETING MINUTES
MONDAY, MARCH 18, 2019**

The Highland Redevelopment Commission ("Commission", "RC") met in a Public Meeting on March 18, 2019 in the Council Chambers of the Municipal Building located at 3333 Ridge Road, Highland, Indiana. President Zemen called the meeting to order at 7:34 p.m. and led those present in the Pledge of Allegiance. Taking minutes for the meeting was Director Kathy DeGuilio-Fox.

Roll Call: Present on roll call were Redevelopment Commissioners Michael Griffin, Mark Herak, Dan Vassar, Steve Wagner and Bernie Zemen. A quorum was attained.

Additional Officials Present: Rhett Tauber, Redevelopment Commission Attorney; Luann Jurczak, School Town of Highland Commissioner; and Kathy DeGuilio-Fox, Redevelopment Director were present.

Also present: Larry Kondrat, Board of Waterworks; Ed Dabrowski, IT Consultant; Michelle Quinn, Post-Tribune and Robin Biesen-Carlascio, Gazebo Express.

Minutes of the Previous Meetings: Commissioner Michael Griffin moved to approve the minutes of the Study Session and Public Meeting of February 18, 2019 as well as the minutes of the Study Session of March 4, 2019. Commissioner Dan Vassar seconded the motion. No discussion. Upon a roll call vote, the motion passed. The minutes were approved by a vote of five affirmatives and no negatives.

Special Orders: Public Hearing – Acquisition List

- a. **Verification of Proofs of Purchase:** Attorney Tauber verified Proofs of Publication are in order having been published in the TIMES on March 7, 2019 pursuant to Indiana Statute.
- b. **Public Hearing:** Attorney Tauber opened the public hearing at 7:40 p.m. and called for public comment. Mr. Larry Kondrat, 8115 4th Place East asked what properties would be considered during the hearing. He also asked how many properties is currently owned by the Redevelopment Commission and was advised that this information would be provided once a request for public information was received. He further asked if there is a plan in place for the use of each property that is on the acquisition list. The process and reason for an acquisition list was explained to him and it was made known that the list becomes a part of the redevelopment plan for the Town of Highland. There being no other comments the hearing was closed at 7:48 p.m.
- c. **Consideration of Resolution 2019-10:** Confirmatory Resolution of the Highland Redevelopment Commission Amending the Acquisition List. Steve Wagner moved to adopt Resolution 2019-10. Commissioner Griffin seconded the motion. Upon a roll call vote the motion passed four affirmatives to one negative.

Public Comment: Larry Kondrat of 8115 4th Place East, Highland, Indiana, asked if the contract services of Michael J. Griffin Marketing Services that is being considered for approval is the Highland Clerk-Treasurer. The response was that it is absolutely not. The Clerk-Treasure is Michael W. Griffin and not known to be related to the Michael J. Griffin being considered. Mr. Kondrat also asked for clarification as to whether the Community Garden project is still moving forward. This question was answered in the affirmative.

Communications: Ms. DeGuilio-Fox advised that a letter was received from the Highland Community Foundation awarding a "Highland Has Art" grant of \$500 on behalf of the Main Street Bureau to fund the purchase of the existing sculpture on south Highway Avenue, west of Kennedy Avenue, from Randy Simko. And, upon approving the grant the foundation board donated the sculpture to the Town of Highland. The

Commissioners thanked the Highland Community Foundation for their generosity and support of public art in Highland.

Unfinished Business and General Orders:

1. **Resolution 2019-09: Approval of Façade Improvement Grant Extension Request.** Ms. DeGuilio-Fox advised the Commissioners that the owner and recipient of a façade improvement grant for 2646 Highway Avenue requested a completion date extension. They are unable to complete their project by April 16, 2019 as originally approved and are requesting until May 31, 2019 to complete the project without re-applying. Commissioner Griffin moved to adopt Resolution 2019-09 and approve the completion date extension. Commissioner Wagner seconded the motion. Upon a roll call vote the motion passed with five affirmative and zero negative votes.
2. **Approval of Commercial Property Improvement Grant Language Amendment:** Ms. DeGuilio-Fox directed the Commissioners attention to the single page of the Commercial Property Improvement Grant Program included in the packet and to the inclusion of the word "Highland" in guideline number six. Commissioner Griffin moved to adopt the grant language amendment. Commissioner Vassar seconded the motion. Upon a roll call vote the motion passed with five affirmative and zero negative votes.
3. **Letter of Approval for Maria's Buena Cocina Security Deposit Refund:** Ms. DeGuilio-Fox directed the Commissioners attention to the prepared memo in their packet. The amount and date of the refund had been verified by Director DeGuilio-Fox. Commissioner Griffin moved to approve the security deposit refund for Maria's Buena Cocina owners Maria and Ignacio Curiel. Commissioner Wagner seconded the motion. Upon a roll call vote the motion passed with five affirmative and zero negative votes.

New Business:

1. **Consideration of Resolution 2019-11: Approval of Weaver Consultants Group Contract** for a not-to-exceed amount of \$66,000. Commissioner Wagner made a motion to adopt Resolution 2019-11 and enter into a contract with Weaver Consultants Group. Commissioner Vassar seconded the motion. Upon a roll call vote the motion passed with five affirmatives and zero negatives.
2. **Consideration of Resolution 2019-12: Approval of Michael J. Griffin Marketing Services contract** for a not-to-exceed amount of \$32,200. Commissioner Griffin made a motion to adopt Resolution 2019-12 and enter into a contract with Michael J. Griffin Marketing Services. Commissioner Wagner seconded the motion. Upon a roll call vote the motion passed with five affirmatives and one negative.
3. **Resolution 2019-13: Approval of Latent Design Architectural & Design Services Contract** for a not-to-exceed amount of \$35,500. Commissioner Wagner made a motion to adopt Resolution 2019-13 and enter into a contract with Latent Design Architectural & Design Services. Commissioner Vassar seconded the motion. Upon a roll call vote the motion passed with five affirmatives and one negative.

Action to Pay Accounts Payable Vouchers: Commissioner Vassar made a motion to pay accounts payable vouchers as filed on the pending accounts payable docket, covering the period February 20, 2019 through March 19, 2019 and the payroll docket for February 15, 2019 and March 1, 2019, as presented, in the amount of \$17,903.58. Commissioner Wagner seconded the motion. Upon a roll call vote, and with an abstention made by Commissioner Michael Griffin, the motion passed with four affirmative votes and no negatives.

Vendors Accounts Payable Docket:

Redevelopment General Fund, \$9,261.54; Redevelopment Capital Fund, \$4,291.08; CEDIT Economic Development Income Tax Fund, \$4,350.96. Total: \$17,903.58.

Payroll Docket for Payday of February 1, 2019 and February 12, 2019: Redevelopment Department: Total Payroll: \$7,993.60.

Business from the Commissioners: None

Next Meeting: The next full Study Session is scheduled for April 1, 2019 to convene at 7:00 p.m. The next Public Meeting will be convened on April 15, 2019 at 7:30 p.m. A Study Session at 7:00 p.m. will precede the public meeting and reconvene following the public meeting, if deemed necessary. The next meeting of the Highland Main Street will be Thursday, April 4, 2018 at 6:30 p.m. in the Upper Conference room of the Town Hall.

Adjournment: There being no further business of the Highland Redevelopment Commission, Commissioner Vassar made a motion to adjourn the meeting. Commissioner Wagner seconded the motion. Upon a voice vote, the motion passed. The March 15, 2019 public meeting of the Highland Redevelopment Commission was adjourned at 8:00 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary

RESOLUTION No. 2019-10

CONFIRMATORY RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION AMENDING THE PLANS FOR THE HIGHLAND REDEVELOPMENT AREA I & II, WHICH INCLUDES THE DOWNTOWN AND NORTH KENNEDY AVENUE AND THE COMMERCIAL CORRIDORS

WHEREAS, the Highland Redevelopment Commission (the "Commission") of the Town of Highland, Lake County, Indiana (the "Town"), exists and operates under the provisions of Indiana Code 36-7-14, as amended (the "Act"), and the Commission has investigated, studied and surveyed economic development areas within the corporate boundaries of the Town; and

WHEREAS, on May 28, 1997, following a public hearing, the Commission adopted its Resolution No. 97-01 (the "Declaratory Resolution"), which Declaratory Resolution is incorporated by reference in this Resolution, designating a redevelopment area known as the Highland Redevelopment Area (the "Original Redevelopment Area"); and

WHEREAS, the Commission prepared a plan (the "Original Plan") for the Highland Redevelopment Area, which Plan is incorporated by reference in this Resolution; and

WHEREAS, on November 19, 2003, the Commission adopted Resolution No. 2003-02, on December 14, 2005, the Commission adopted Resolution No. 2005-12, on October 11, 2006, the Commission adopted Resolution No. 2006-11, on August 8, 2007, the Commission adopted Resolution No. 2007-08, and on June 25, 2008, the Commission adopted Resolution No. 2008-09, each amending the Original Redevelopment Area and Original Plan by expanding the real estate included in the Original Redevelopment Area; and

WHEREAS, on June 25, 2008, the Commission adopted Resolution No. 2008-10, designating the Highland Redevelopment Area as an allocation area as defined in Indiana Code 36-7-14-39; and

WHEREAS, on June 22, 2011, the Commission adopted Resolution No. 2011-08 amending the Original Redevelopment Area and Original Plan by excluding certain real estate from the Original Redevelopment Area (the Original Redevelopment Area as amended, and further described in Exhibit A, the "Highland Redevelopment Area") (the Original Plan as amended, the "Plan"); and

Whereas, on March 12th, 2014, the Commission adopted Resolution No. 2014-08 amending the Original Redevelopment Area and Original Plan by expanding the real estate described in Resolution 2014-08, Exhibit B; and

WHEREAS, the Commission now desires to take action to amend the Declaratory Resolution and the Plan for the purpose of amending the Acquisition List identified in the Plan to

include and exclude property identified in Exhibit B attached hereto and incorporated herein;

Whereas, on June 21, 2017, the Highland Plan Commission reviewed and approved Declaratory Resolution 2017-13; and

Whereas, on November 27, 2017, the Town Council of the Town of Highland reviewed and approved Declaratory Resolution 2017-13; and

Whereas, pursuant to Section 17 of the Act, the Commission caused to be published, in accordance with Indiana Code 5-3-1, a notice of public hearing regarding the 2017 Declaratory Resolution, and caused all such further notices to be provided as required by law; and

Whereas, at the public hearing held by the Commission on March 18, 2019 at 7:30 p.m. in the Highland Town Hall, located at 3333 Ridge Road, Highland, Indiana 46322, the Commission considered all written remonstrances and objections filed, if any, and heard all persons interested in or affected by the proceedings and such other evidence presented;

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

- (1) After considering the evidence presented at the hearing on March 18, 2019, the Commission hereby finds that the 2017 Declaratory Resolution is reasonable and appropriate when considered in relation to the Declaratory Resolution and the purposes of the Act and that it will be of public utility and benefit to proceed with all action to be taken under the 2017 Declaratory Resolution.
(2) The public health and welfare will be benefited by accomplishment of the 2017 Amendment.
(3) The Commission hereby finds that the Declaratory Resolution conforms to the comprehensive plan for the Town of Highland.
(4) The Commission finds that the Plan is hereby amended (the "2014 Amendment") to eliminate and add properties identified in Exhibit B, the Acquisition List.
(5) The estimated cost of for the acquisition and redevelopment of any real property and interests in real property shall not exceed the average of two (2) independent appraisals of fair market value for such property unless such appraisal is not required pursuant to Indiana Code 36-7-14-19.
(6) The Secretary of the Commission is hereby directed to file a certified copy of this Resolution with the minutes of this meeting and directed to record the final action taken by the Commission pursuant to Section 17(d) of the Act.

ADOPTED this 18th day of March, 2019.

EXHIBIT A-1

LEGAL DESCRIPTION OF HIGHLAND REDEVELOPMENT AREA

HIGHLAND REDEVELOPMENT COMMISSION

Bernie Zeman, President

Steve Wagner, Vice President

Mark Herak, Secretary

Dan Vassar

Michael W. Griffin, Commissioner

ATTEST:

Michael Griffin, Clerk-Treasurer, Town of Highland, Indiana

- COMMENCING at the intersection of Lincoln Avenue and the alley West of Kennedy Avenue;
THENCE: East along Lincoln Avenue to the intersection of Lincoln Avenue and Fifth Street;
THENCE: North along Fifth Street to the intersection of the alley North of Highway Avenue and Fifth Street;
THENCE: West along the alley North of Highway Avenue to the intersection of the alley North of Highway Avenue and the alley East of Kennedy Avenue;
THENCE: North along the alley East of Kennedy Avenue to the intersection of the alley East of Kennedy Avenue and the centerline of LaPorte Avenue;
THENCE: West along the centerline of LaPorte Avenue to the intersection of the centerline of LaPorte Avenue and the centerline of Kennedy Avenue;
THENCE: North along the centerline of Kennedy Avenue 150 feet;
THENCE: East along the North line of the HPSCO Right-of-Way to the intersection of the North line of the HPSCO Right-of-Way and the alley East of Kennedy Avenue;
THENCE: North along the alley East of Kennedy Avenue to the intersection of the alley East of Kennedy Avenue and the South Right-of-Way line of DuRoi Avenue;
THENCE: East along the South Right-of-Way line of DuRoi Avenue to the intersection of the South Right-of-Way line of DuRoi Avenue to the alley that is East of Kennedy Avenue and West of West Fourth Place;
THENCE: North 714 feet, more or less, along the alley East of Kennedy Avenue and West of West Fourth Place to Eighty First Street, if extended;
THENCE: East along Eighty First Street, if extended, to Fifth Street;
THENCE: North 983 feet, more or less, to the Southern boundary of the Little Cabernet River;
THENCE: West along the Southern boundary of the Little Cabernet River to the intersection of the Southern boundary of the Little Cabernet River and the alley West of Kennedy Avenue;
THENCE: South along the alley West of Kennedy Avenue to the intersection of the alley West of Kennedy Avenue and the North side of LaPorte Avenue;
THENCE: West along the North side of LaPorte Avenue, if extended, to the intersection of the North side of LaPorte Avenue and the east lot line of a property owned by Pennsylvania New York Central Transportation Company (tax number 42-07-21-505-001.000-026);
THENCE: South along said east lot line of a property owned by Pennsylvania New York Central Transportation Company (tax number 42-07-21-505-001.000-026) to its intersection with the south Right-of-Way line of LaPorte Avenue, if extended;
THENCE: West along the south lot line of said property owned by Pennsylvania New York Central Transportation Company (tax number 42-07-21-505-001.000-026) and extending further west to the northwest corner lot line of a parcel and Right-of-Way owned by Northern Indiana Public Service Company (NIPSCO) (tax number 42-07-21-302-001.000-026);
THENCE: Southwest along the NIPSCO Right-of-Way to the intersection of the NIPSCO Right-of-Way to the West side of Osborn Avenue;
THENCE: South along the West side of Osborn Avenue to the intersection of the West side of Osborn Avenue and the South side of Ridge Road;
THENCE: East along the South side of Ridge Road to the intersection of the South side of Ridge Road to the alley West of Kennedy Avenue;
THENCE: South along the alley West of Kennedy Avenue to the point of beginning at the intersection of the alley west of Kennedy Avenue and Lincoln Avenue.



- THENCE: Continuing south along the west right-of-way line of Indianapolis Boulevard (US Route 41) to its intersection with the south right-of-way line of Ridge Road;
- THENCE: Continuing south along the west right-of-way line of Indianapolis Boulevard (US Route 41) to its intersection with the south right-of-way line of Ridge Road;
- THENCE: Continuing west along the south right-of-way line of Ridge Road approximately 160 feet; thence south approximately 102 feet; thence 6 feet east; thence 110 feet south to its intersection with the northwesterly utility right-of-way owned by the Northern Indiana Public Service Company being key number 45-07-20-479-008.000-026; thence northeast approximately 157 feet and thence approximately 10 feet east to the west right-of-way line of Indianapolis Boulevard (US Route 41);
- THENCE: Continuing south along the west right-of-way line of Indianapolis Boulevard (US Route 41) approximately 205 feet to its intersection with the southeasterly property line of utility right-of-way owned by the Northern Indiana Public Service Company being key number 45-07-20-479-008.000-026; thence southwesterly approximately 215 feet to its intersection with the north right-of-way line of Ridgewood Street;
- THENCE: Continuing due south to its intersection with the south right-of-way line of Ridgewood Street;
- THENCE: Continuing and meandering south along the west real property lot lines of parcels zoned and classified as B-3 (General Business District) or B-PUD (Business Planned Unit Development District) on, fronting or adjacent to parcels fronting the right-of-way line of Indianapolis Boulevard (US Route 41) to its intersection with the southeast property line of Hampton of Highland Phase 2 (key number 45-07-29-478-009.000-026) as owned by Hampton Associates; thence west along the south property line of said parcel to its intersection with the west right-of-way line of Waymond Avenue and continuing west to the east property line of Hampton of Highland Phase 1 (key number 45-07-29-478-001.000-026) as owned by Hampton Associates; thence south and west along said property line to its intersection with the east right-of-way line of Prairie Avenue;
- THENCE: Continuing north along the east right-of-way line of Prairie Avenue approximately 425 feet and then west perpendicular to its intersection with the west right-of-way line of Prairie Avenue, also being the northeast corner of a real property being Shaver's 45th Avenue Commercial Addition Unit 1 Lot 1 except the West W 100 feet and north 100 feet as owned by Dwight T. Shaver;
- THENCE: Continuing west and then south along the real property lot line being Shaver's 45th Avenue Commercial Addition Unit 1 Lot 1 except the West W 100 feet and north 100 feet as owned by Dwight T. Shaver to its intersection with the north right-of-way line of 45th Avenue;
- THENCE: Continuing west along north right-of-way line of 45th Avenue approximately 880 feet to the Town of Highland and Town of Munster Corporate Limits and thence south along said corporate limits to the south right-of-way line of 45th Avenue;
- THENCE: Continuing south along said corporate limits, also being the west right-of-way line of Wildwood Court approximately 400 feet;
- THENCE: Continuing east along perpendicular to said corporate limits, also being the west right-of-way line of Wildwood Court along the southern real property lot lines of parcels zoned and classified as B-1 (Neighborhood Business District) on, fronting or adjacent to parcels fronting the southern right-of-way line of 45th Avenue to its intersection with the western right-of-way line of Prairie Avenue;
- THENCE: Continuing south along the western right-of-way line of Prairie Avenue to the southern right-of-way line of Industrial Drive and thence east along the said southern right-of-way approximately 230 feet to its intersection with northwest corner parcel lines a real parcel being Lot 1 of Montague Addition (key number 45-07-32-228-009.000-026);

Highland Commercial Corridors Redevelopment
Area: Boundary Description

- COMMENCING, At south right-of-way line of LaPorte Avenue, as extended, to its intersection with the west railroad right-of-way and lot line of a property owned by Pennsylvania New York Central Transportation Company (key number 42-07-21-505-001.000-026) as the Point of Origin;
- THENCE: Continuing north along west railroad right-of-way and west lot line of a property owned by Pennsylvania New York Central Transportation Company to its intersection with the south right-of-way line of Grand Boulevard;
- THENCE: Continuing west along the south right-of-way line of Grand Boulevard to its intersection with the west right-of-way line of Sycamore Avenue;
- THENCE: Continuing north along the west right-of-way line of Sycamore Avenue approximately 160 feet;
- THENCE: Continuing west perpendicular to the west right-of-way line of Sycamore Avenue approximately 700 feet to its intersection with the east right-of-way of real property owned by the Northern Indiana Public Service Company (key number 45-07-21-151-007.000-02);
- THENCE: Continuing northwest along the east right-of-way of real property owned by the Northern Indiana Public Service Company approximately 175 feet to its intersection with the east right-of-way line of Indianapolis Boulevard (US Route 41);
- THENCE: Continuing north and north east along the east right-of-way line of Indianapolis Boulevard (US Route 41) to its intersection with the southwest corner property line of EMRO resubdivision Lot 1 except the westerly 30 feet being key number 45-07-17-478-003.000-026;
- THENCE: Continuing easterly, northerly, southerly, easterly and then northerly along the property line of EMRO resubdivision Lot 1 except the westerly 30 feet being key number 45-07-17-478-003.000-026 to its intersection with real property owned by the Trustee of North Township (key number 45-07-17-478-001.000-026) being 3.572 acres;
- THENCE: Continuing northerly along the west property line of EMRO resubdivision Lot 1 except the westerly 30 feet being key number 45-07-17-478-003.000-026 to its intersection with the Town of Highland corporate limits, being the centerline of the Little Calumet River;
- THENCE: Continuing westerly along the Town of Highland corporate limits, being the centerline of the Little Calumet River, to its intersection to its intersection with southwesterly real property line as extended northwest being a property owned by the Little Calumet River Basin Development Commission (key number 45-07-17-478-005.000-028) being 1.639 acres;
- THENCE: Continuing southeasterly along the southwesterly real property line as extended northwest being a property owned by the Little Calumet River Basin Development Commission (key number 45-07-17-478-005.000-026) being 1.639 acres approximately 50 feet to its intersection with the northern property line of said property, also being the north shoreline of the little Calumet River;
- THENCE: Continuing southeasterly along the southwesterly real property line owned by the Little Calumet River Basin Development Commission (key number 45-07-17-478-005.000-028) being 1.639 acres and as extended approximately 2,500 feet to its intersection with the west right-of-way line of Indianapolis Boulevard (US Route 41);

- THENCE: Continuing south along said west parcel lines a real parcel being Lot 1 of Montague Addition (key number 45-07-32-228-009.000-026) and as extended approximately 310 feet to the southwest corner of a real parcel being Lot 2 of Montague Addition (key number 45-07-32-228-010.000-026);
- THENCE: Continuing east along said real parcel being Lot 2 of Montague Addition (key number 45-07-32-228-010.000-026) and as extended approximately 1,085 feet to its intersection with the west right-of-way line of Indianapolis Boulevard (US Route 41);
- THENCE: Continuing south along said west right-of-way line of Indianapolis Boulevard (US Route 41) approximately 940 feet to the southern railroad right-of-way line owned by the Grand Trunk Railroad being key number 45-07-32-502-002.000-026;
- THENCE: Continuing southeast along said railroad right-of-way line owned by the Grand Trunk Railroad & Western Railroad being key number 45-07-32-502-002.000-026 to its intersection with the railroad right-of-way line owned by Norfolk Southern (Penn. New York Central Trans. Co.) being key number 45-07-33-505-003.000-028;
- THENCE: Continuing south along said railroad right-of-way line owned by Norfolk Southern (Penn. New York Central Trans. Co.) being key number 45-07-33-505-003.000-026 to its intersection with the Town of Highland/Town of Schererville Corporate Limits, also being the centerline of the Main Street;
- THENCE: Continuing east along said Town of Highland/Town of Schererville Corporate Limits, also being the centerline of the Main Street to its intersection with the east right-of-way line of Kennedy Avenue;
- THENCE: Continuing north along said east right-of-way line of Kennedy Avenue approximately 500 feet to its intersection with the northern property line of key number 45-07-33-376-011.000-026 (being Part East 1/2 Southwest Section 33 Township 36 Range 9 consisting of 3.05 acres (868.84 x 225.46 x 1006.03 x 220.80 feet) except for the south 88 feet) as extended east to the east right-of-way line of Kennedy Avenue and thence continuing east along said property line as extended perpendicular to the east right-of-way of Kennedy Avenue to its intersection with the west right-of-way of Kennedy Avenue;
- THENCE: Continuing west along said northern property line of key number 45-07-33-376-011.000-026 (being Part East 1/2 Southwest Section 33 Township 36 Range 9 consisting of 3.05 acres (868.84 x 225.46 x 1006.03 x 220.80 feet) except for the south 88 feet) to its intersection with the east lot line of a parcel line being Lot 5 of the Highland Corporate Center (key number 45-07-33-376-003.000-026);
- THENCE: Continuing northwest along said east lot line of a parcel line being Lot 5 of the Highland Corporate Center (key number 45-07-33-376-003.000-026) and as extended northwest approximately 1,450 feet to its intersection with the east railroad right-of-way line owned by Norfolk Southern (Penn. New York Central Trans. Co.) being key number 45-07-33-505-003.000-026;
- THENCE: Continuing north along said east railroad right-of-way line owned by Norfolk Southern (Penn. New York Central Trans. Co.) being key number 45-07-33-505-003.000-026 to a point approximately 288 feet south of Main Street, being the southwest corner of a 0.29 acre real parcel (key number 45-07-33-126-002.000-026);
- THENCE: Continuing east along said south property line of the 0.29 acre real parcel (key number 45-07-33-126-002.000-026) and as extended approximately 3,970 feet including real property of parcels zoned and classified as B-1 (Neighborhood Business District) and B-3 (General Business District) on, fronting or adjacent to parcels fronting the southern right-of-way line of 45th Street to its intersection with the Town of Highland/Town of Griffith Corporate Limits;
- THENCE: Continuing north along said Town of Highland/Town of Griffith Corporate Limits (being the centerline of 45th Street and continuing along said corporate limits to the centerline of Cline

Avenue and thence north along said corporate limits being the centerline of Cline Avenue a point approximately 265 feet north of the centerline of Ridge Road, being the north lot line extended of a 0.279 acre real parcel owned by the Archibald Candy Company (key number 45-07-22-479-024.000-026) and thence west along said northern parcel line as extended to its intersection with the west right-of-way line of Cline Avenue;

THENCE: Continuing west along said northern parcel line of the 0.279 acre real parcel owned by the Archibald Candy Company (key number 45-07-22-479-024.000-026) and continuing west to include real property of parcels zoned and classified as B-3 (General Business District) on, fronting or adjacent to parcels fronting the northern right-of-way line of Ridge Road to its intersection with the west right-of-way line of Kleinman Avenue and thence continuing west further approximate 225 feet to the northeast corner property line of a 0.35 acre parcel owned by Herak Realty LLC (key number 45-07-22-455-011.000-026);

THENCE: Continuing west along said northern property line of a 0.35 acre parcel owned by Herak Realty LLC (key number 45-07-22-455-011.000-026) approximately 75 feet and thence south approximately 200 feet to its intersection with the north right-of-way line of Ridge Road;

THENCE: Continuing west along said north right-of-way line of Ridge Road to the east right-of-way line of Orchard Avenue and thence north approximately 225 feet;

THENCE: Continuing west to include real property of parcels zoned and classified as PB (Professional Business District) on, fronting or adjacent to parcels fronting the northern right-of-way line of Ridge Road to its intersection with the west right-of-way line of Johnson Avenue and continuing approximately 145 feet west and 175 feet south (including the Highland Professional Center being Douthett's Addition, Block 7 and 8 except the North 352 feet - key number 45-07-22-377-022.000-026) to its intersection with the north right-of-way line of Ridge Road;

THENCE: Continuing west along said north right-of-way line of Ridge Road approximately 235 feet to its intersection with the southeast corner of a parcel (Vander Tuuk & Kaznak's Resubdivision Lot 1 - key number 45-07-22-377-008.000-026);

THENCE: Continuing north along said east parcel line (Vander Tuuk & Kaznak's Resubdivision Lot 1 - key number 45-07-22-377-008.000-026) approximately 367 feet and thence west 228 feet along the north parcel line to its intersection with the east right-of-way line of Grace Street and continuing as extended to the west right-of-way line of Grace Street (also being the northeast corner of a 2.167 parcel owned by the Town of Highland - key number 45-07-22-355-007.000-026);

THENCE: Continuing west along said north parcel line of a 2.167 parcel owned by the Town of Highland - key number 45-07-22-355-007.000-026) and thence south to its intersection with the north right-of-way line of Ridge Road and continuing south to the south right-of-way line of Ridge Road;

THENCE: Continuing east along said south right-of-way line of Ridge Road to a point approximately 101 feet west of the western right-of-way line of Grace Street (being the northwest corner of a parcel Oak Ridge Addition easterly Y, of Lot 1 C - key number 45-07-22-358-010.000-026) and thence south along said west parcel line to its southern parcel line and thence east along said parcel line and as extended to the west right-of-way line of Grace Street and continuing as extended to the east right-of-way line of Grace Street (being the west property line of a 0.639 parcel - key number 45-07-22-381-001.000-026);

THENCE: Continuing south along said west property line of a 0.639 parcel - key number 45-07-22-381-001.000-026 approximately 20 feet to its south property line and continuing east approximately 114 feet to its east property line and thence north approximately 238 feet to its intersection with the south right-of-way line of Ridge Road;

THENCE: Continuing east along said south right-of-way line of Ridge Road to the point of intersection with the northwest corner of a 0.159 acre parcel approximately 307 feet west of the west right-of-way of Kleinman Avenue (being a parcel owned by the Town of Highland Water Department (key number 45-07-22-456-012.000-026);

THENCE: Continuing south along the west property line of said 0.159 acre parcel approximately 400 feet to the south property line of a 1.023 parcel also owned by the Town of Highland Water Department (key number 45-07-27-202-007.000-026);

THENCE: Continuing east along the south property line of said 1.023 parcel also owned by the Town of Highland Water Department (key number 45-07-27-202-007.000-026) and as extended 167 feet and thence approximately 150 feet southeast to its intersection with the west right-of-way line of Kleinman Avenue;

THENCE: Continuing southeast approximately 34 feet to the centerline of Kleinman Avenue and thence approximately 31 feet to the east right-of-way line of Kleinman Avenue and thence north along said east right-of-way line of Kleinman Avenue approximately 260 feet to its point of intersection with the southwest corner of a 0.53 acre parcel (key number 45-07-27-226-001.000-02 as owned by JSM Powerhouse Holding LLC);

THENCE: Continuing east along said south property line of a 0.53 acre parcel (key number 45-07-27-226-001.000-02 as owned by JSM Powerhouse Holding LLC) and as extending to include real property of parcels zoned and classified as B-3 (General Business District) on, fronting or adjacent to parcels fronting the southern right-of-way line of Ridge Road and the western right-of-way line of Cline Avenue to its intersection with the south right-of-way line of 38th Street;

THENCE: Continuing west along said south right-of-way line of 38th Street (also being the north property line of Forest Park Plaza - key number 45-07-27-233-000.000-026) approximately 280 feet, thence south along said Forest Park Plaza property line approximately 330 feet, thence west along said Forest Park Plaza property line approximately 120 feet, thence south along said Forest Park Plaza property line approximately 55 feet; thence east along said Forest Park Plaza property line approximately 400 feet to its intersection with the west right-of-way line of Cline Avenue;

THENCE: Continuing south along said west right-of-way line of Cline Avenue to the north right-of-way line of Ernie Strack Drive (being a point approximately 642 feet north of the 45th Avenue north right-of-way line);

THENCE: Continuing west along said north right-of-way line of Ernie Strack Drive (being a point approximately 642 feet north of the 45th Avenue north right-of-way line) as extended west perpendicular to the west right-of-way line of Cline Avenue to its intersection with the west right-of-way line of Kleinman Avenue;

THENCE: Continuing south along said west right-of-way line of Kleinman Avenue to its intersection with a point being 125 feet north of the northern right-of-way line of 45th Avenue (also being the northeast corner of Boulevard Estates 5th Addition to Highland Lot 145;

THENCE: Continuing west and as extended along said west right-of-way line of Kleinman Avenue to its intersection with a point being 125 feet north of north parcel line of Boulevard Estates 5th Addition to Highland Lot 145 to its intersection with the northwest corner and lot lines of Madalyn's Addition Lot 1 (key number 45-07-27-454-037.000-026) and thence south along said western property line approximately 125 feet to the north right-of-way line of 45th Street;

THENCE: Continuing west along said north right-of-way line of 45th Street to its intersection with the southeast corner property line of a 0.609 parcel (key number 45-07-27-377-009.000-026);

THENCE: Continuing northwest along said east property line of a 0.609 parcel (key number 45-07-27-377-009.000-026) approximately 191 feet to its northeast corner and its northern property line;

THENCE: Continuing west along said north property line of a 0.609 parcel (key number 45-07-27-377-009.000-026) and as extended west approximately 6,275 feet along the north parcel lines of parcels zoned and classified as B-1 (Neighborhood Business District) and B-3 (General Business District) on, fronting or adjacent to parcels fronting the northern right-of-way line of 45th Street to its intersection with the east right-of-way line of Spring Street;

THENCE: Continuing north along said east right-of-way line of Spring Street to its intersection with the south property line of a 0.41 acre parcel being Hart's Acres 2nd Addition South 30 Feet of North 400 Feet of Lot 1 Block 2 (key number 45-07-28-304-010.000-026) as extended east to the east right-of-way line of Spring Street and thence west to the southeast corner of said 0.41 acre parcel.

THENCE: Continuing west along said 0.41 acre parcel being Hart's Acres 2nd Addition South 30 Feet of North 400 Feet of Lot 1 Block 2 (key number 45-07-28-304-010.000-026) south property line to its southwest corner (also being the southeast corner of a 0.73 parcel Hart's Acres 2nd Addition South 100 Feet of North 400 Feet of Block 1 Lot 73 - key number 45-07-28-304-004.000-026);

THENCE: Continuing northwest along the east property line of said 0.73 parcel Hart's Acres 2nd Addition South 100 Feet of North 400 Feet of Block 1 Lot 73 (key number 45-07-28-304-004.000-026) and as extended northwest and including properties fronting Indianapolis Boulevard (US Route 41) to its intersection with the north right-of-way line of Hart Road;

THENCE: Continuing west approximately 50 feet along said north right-of-way line of Hart Road to its intersection with the southeast corner and property lines of 1.55 acre parcel owned by Edward Nowakowski (key number 45-07-28-301-004.000-026);

THENCE: Continuing north along the east property line of said 1.55 acre parcel owned by Edward Nowakowski (key number 45-07-28-301-004.000-026) and as extended north along the east parcel lines of parcels zoned and classified as B-3 (General Business District) on, fronting or adjacent to parcels fronting the east right-of-way Indianapolis Boulevard (US Route 41) to its intersection with the north right-of-way line of Martha Street (being a point approximately 400 feet east of the east right-of-way Indianapolis Boulevard (US Route 41);

THENCE: Continuing east along said north right-of-way line of Martha Street (being a point approximately 400 feet east of the east right-of-way Indianapolis Boulevard (US Route 41) approximately 137.5 feet and then north approximately 385 feet to the north easement of the Cady Marsh Ditch;

THENCE: Continuing west along said north easement of the Cady Marsh Ditch to its intersection with a southeast corner of a parcel (being Wicker Park Gardens Addition Part Out Lot A Lying Westerly of Schneider Avenue to Wicker Park Boulevard and South 30 Feet of Vacated Parkway Boulevard - key number 45-07-28-101-015.000-026);

THENCE: Continuing north approximately 20 feet, northwest approximately 30 feet, north approximately 30 feet and then northwest approximately 125 feet along the property lines of said parcel (being Wicker Park Gardens Addition Part Out Lot A Lying Westerly of Schneider Avenue to Wicker Park Boulevard and South 30 Feet of Vacated Parkway Boulevard - key number 45-07-28-101-015.000-026) to its intersection with a point on the northern property line of said parcel being approximately 138 feet southeast of the east right-of-way Indianapolis Boulevard (US Route 41);

THENCE: Continuing north along the east parcel lines of parcels zoned and classified as B-3 (General Business District) on, fronting or adjacent to parcels fronting the east right-of-way Indianapolis Boulevard (US Route 41) to its intersection with a 0.92 acre parcel owned by the Northern Indiana Public Service Company (key number 45-07-21-351-001.000-026) and thence north approximately 42 feet along said parcel line to its intersection with the south right-of-way line of Ridge Road;

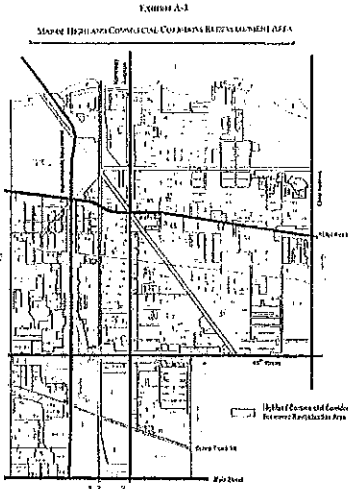
THENCE: Continuing east along the south right-of-way line of Ridge Road to its intersection with the east right-of-way line of Osbourne Street as extended south;

THENCE: Continuing north along said east right-of-way line of Osbourne Street as extended south to the east right-of-way line of Osbourne Street and continuing north to its intersection with a parcel owned by the Northern Indiana Public Service Company (key number 45-07-21-302-001.000-026);

THENCE: Continuing northeast along said parcel owned by the Northern Indiana Public Service Company (key number 45-07-21-302-001.000-026) to its intersection with the west railroad right-of-way and lot line of a property owned by Pennsylvania New York Central Transportation Company (key number 45-07-21-505-002.000-026);

THENCE: Continuing north along said parcel owned by Pennsylvania New York Central Transportation Company (key number 45-07-21-505-002.000-026) and as extended approximately 26 feet and then north approximately 125 feet to its intersection with the south right-of-way line of LaPorte Avenue, as extended, to its intersection with the west railroad right-of-way and lot line of a property owned by Pennsylvania New York Central Transportation Company (key number 42-07-21-505-001.000-026), also being the Point of Origin;

MAP OF HIGHLAND COMMERCIAL CORRIDORS REDEVELOPMENT AREA



ACQUISITION LIST EXPANSIONS AND DELETIONS SINCE 1997

The Town of Highland ("Town") Redevelopment Commission ("Commission") did on May 28, 1997 adopt Declaratory Resolution No. 1997-01, entitled "Declaratory Resolution of the Highland Redevelopment Commission establishing the Highland Redevelopment Area," under I.C. 36-7-14 and I.C. 36-7-25; and identified these initial land acquisitions:

- a. 2902 Highway Avenue (the former Highland Pharmacy Property, now Milestone Therapy) (#45-07-21-452-001.000-026)
- b. Near the SE corner of Kennedy and Highway Avenues (the former Kiddie Kastle Property)
 - 2804 Highway (#45-07-21-451-001.000-026)
 - 2840 Highway (#45-07-21-457-002.000-026)
 - 2814 Highway (#45-07-21-451-003.000-026)
- c. Vacant lots within the 2900 block of Jowett Avenue (Part of the former Highland Pharmacy's parking, now Milestone Therapy's parking)
 - 2905 Jowett (#45-07-21-452-014.000-026)
 - 2901 Jowett (#45-07-21-452-013.000-026)

The Plan was amended September 25, 2001 (Resolution 2001-02) to add the following properties to the Acquisition List:

- a. 8715-8721 Kennedy Avenue (#45-07-21-451-011.000-026) (NEC of Jowett/Kennedy) (#45-07-21-451-010.000-026)
- b. 2811-2815 Jowett Street (#45-07-21-451-012.000-026) (Prim Peddler/SHP/warehouse)
 - 2817-2819 Jowett Street (#45-07-21-451-013.000-026) (Miles Books)
 - 2821 Jowett Street (#45-07-21-451-014.000-026) (Daniel warehouse, mural, parking)
- c. 8608 Kennedy Avenue (#45-07-21-327-017.000-026) (third unit north of theatre)
- d. 8640 Kennedy Avenue (#45-07-21-327-018.000-026) (second unit north of theatre)
- e. 8612 Kennedy Avenue (#45-07-21-327-019.000-026) (first unit north of theatre)
- f. 2806 Franklin Street (#45-07-21-402-001.000-026) (house - SBC of Franklin/Kennedy)
- f. 2631 Highway Avenue (#45-07-21-328-012.000-026) (Christian books, Michael's, IIGS)
- f. 2944 Highway Avenue (#45-07-21-328-012.600-026) (SWC Highway & Fifth-car dealer)
- g. 2805 Condit Street (#45-07-21-403-011.000-026) (NEC Condit/Kennedy-car dealer)

The Redevelopment Plans for Areas #1 & #2 was amended September 12, 2007 (Resolution 2007-09) to add the following properties to the Acquisition List:

- a. 8200 Indianapolis Boulevard (#45-07-17-476-012.000-026) (Arzumian Nursery) (#45-07-20-226-006.000-026)
- b. 8144 Indianapolis Boulevard (#45-07-17-476-006.000-026) (Tri-State Coach Lines, Inc.) (#45-07-17-476-007.000-026) (#45-07-17-476-010.000-026)
- c. 8845 Kennedy Avenue (#45-07-21-453-031.000-026) (American Auto Body)
- d. 8835 Kennedy Avenue (Finke's) (#45-07-21-453-031.000-026) (combined with 8845 Kennedy)
- e. 2744 Highway Avenue (#45-07-21-380-013.000-026) (corner gas station)
- f. 2705-2707 Jowett Street (#45-07-21-380-008.000-026) (American Legion Post #180)

The Plans were amended September 14, 2011 (Resolution 2011-11) to add the following properties to the Acquisition List:

- a. 8616 Kennedy Avenue (#45-07-21-327-020.000-026) (Town Theatre)

- b. 2804-2808 Garfield Avenue (#45-07-21-403-001.000-026) (Theatre Parking Lot)

The Plans were amended March 13, 2013 (Resolution 2013-09) to add the following properties to the Acquisition List:

- a. 8945 Indianapolis Blvd. (#45-07-28-101-003.000-026) (parking lot for "Nine")
- b. 8955 Indianapolis Blvd. (#45-07-28-101-004.000-026) ("Nine" building)
- c. Adjacent to 8955 Indian. Blvd. (#45-07-28-101-015.000-026) (vacant land south of "Nine")
- d. 8929 Indianapolis Blvd. (#45-07-28-101-002.000-026) (Kooltra's strip mall & parking)
- e. 8840-8844 Indianapolis Blvd. (#45-07-20-484-009.000-026) (NWC Indy/Lincoln-car dealer)

The Plans were amended March 12, 2014 (Resolution 2014-08) to add the following properties to the Acquisition List:

- a. 8047 Kennedy (#45-07-16-451-001.000-026) (Public Works Garage)
- b. 8071 Rear Kennedy (#45-07-16-451-002.000-026) (Park Land)
- c. 7944 Kennedy (#45-07-16-381-016.000-026) (vacant land south of levee)
- d. 7950 Kennedy (#45-07-16-381-017.000-026) (vacant land south of levee)
- e. 7950 Kennedy (#45-07-16-381-017.000-026) (1st bldg. south of levee)
- f. 8000 Kennedy (#45-07-16-381-019.000-026) (2nd bldg. south of levee)
- g. 8008-8016 Kennedy (#45-07-16-381-020.000-026) (floral shop complex)
- h. 8020 Kennedy (#45-07-16-381-021.000-026) (Highland Glass)
- i. 8032 Kennedy (#45-07-16-381-022.000-026) (vacant land owned by Dr. Sport)
- j. 8046 Kennedy (#45-07-16-381-023.000-026) (Maloney's Garage)
- k. 8608 Kennedy (#45-07-21-327-017.000-026) (Barbershop & 2 residential units)
- l. 8610 Kennedy (#45-07-21-327-018.000-026) (2nd unit north of theatre)
- m. 8612 Kennedy (#45-07-21-327-019.000-026) (1st unit north of theatre)
- n. 8620 Kennedy (#45-07-21-327-021.000-026) (building south of theatre)
- o. 2947 Highway (#45-07-21-408-013.000-026) (vacant land east of fire station)
- p. 2733 Condit (#45-07-21-327-015.000-026) (Engin. Bldg. west of theatre)
- q. 2717 Condit (#45-07-21-327-013.000-026) (Spoljoric's vacant land)
- r. 2712 Condit (#45-07-21-327-011.000-026) (Spoljoric's vacant land)
- s. 2736 Condit (#45-07-21-330-025.000-026) (Leap's bldg. south of theatre)
- t. 2720 Condit (#45-07-21-330-004.000-026) (Key Motor Car Bldg.)
- u. 2716 Condit (#45-07-21-330-003.000-026) (GSM Group bldg.)
- v. 2712-2716 Condit (#45-07-21-330-022.000-026) (Franco's bldg.)

The Highland Redevelopment Commission is desirous of amending the Plan by deleting certain properties currently listed on the Acquisition List; and

Those proposed properties to be deleted from the Acquisition List will have a line through the address and parcel number on the Acquisition List; and

The proposed deleted properties are:

- ~~2902 Highway Avenue #45-07-21-452-001.000-026~~
- ~~2804 Highway Avenue #45-07-21-451-002.000-026~~
- ~~2810 Highway Avenue #45-07-21-457-002.000-026~~
- ~~2814 Highway Avenue #45-07-21-457-003.000-026~~
- ~~2905 Jowett Street #45-07-21-454-014.000-026~~
- ~~2901 Jowett Street #45-07-21-454-013.000-026~~

- ~~2811-2815 Jowett Street #45-07-21-451-012.000-026~~
- ~~2821 Jowett Street #45-07-21-451-014.000-026~~
- ~~8610 Kennedy Avenue #45-07-21-327-018.000-026~~
- ~~8612 Kennedy Avenue #45-07-21-327-019.000-026~~
- ~~2806 Franklin Street #45-07-21-402-001.000-026~~
- ~~8845 Kennedy Avenue #45-07-21-453-031.000-026~~
- ~~8853 Kennedy Avenue #45-07-21-453-031.000-026~~
- ~~8616 Kennedy Avenue #45-07-21-327-020.000-026~~
- ~~2804-2808 Garfield Ave. #45-07-21-403-001.000-026~~
- ~~8610 Kennedy Avenue #45-07-21-327-018.000-026~~
- ~~8612 Kennedy Avenue #45-07-21-327-019.000-026~~
- ~~8620 Kennedy Avenue #45-07-21-327-021.000-026~~
- ~~2917 Highway Avenue #45-07-21-408-013.000-026~~

The Highland Redevelopment Commission is desirous of amending the Plan to include additional properties located within the established Redevelopment Area along with the current land acquisition costs:

- 8600 Kennedy (#45-07-21-327-022.000-026) (Aide Rentals) \$110,000 (2016 Assessed value)
- 2726 Garfield (#45-07-21-327-023.000-026) (Aide Rentals) \$157,900 (2016 Assessed value)

Resolution No. 2019-09

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT
COMMISSION TO AMEND RESOLUTION 2018-12 AND PROVIDE
A COMPLETION EXTENSION FOR A FACADE IMPROVEMENT
GRANT TO WILLIAM HASSE OF THE HIGHLAND OFFICE
CENTER LOCATED AT 2646 HIGHWAY 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, The Highland Office Center applied for a grant totaling \$60,730.00, of which a not to exceed 30%, or \$18,219.00 was to be reimbursed to The Highland Office Center upon completion of the work with approved receipts.

WHEREAS, the original grant application was given approval on April 16, 2018 by Resolution No. 2018-12, the petitioners were unable to complete the approved improvements within the one (1) year timeline allowed by the application process.

WHEREAS, The Highland Office Center is seeking consideration of amending their original grant application and have therefore requested a forty-five (45) day extension in which to complete the project work.

WHEREAS, granting approval of petitioners request to extend the completion deadline by forty-five (45) days extends the original completion date from April 16, 2019 to May 31, 2019.

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 it will be of public utility and benefit to approve the completion extension request by The Highland office Center for a Façade Improvement Grant for property located at 2646 Highway Avenue.
2. The original project cost applied for was \$60,730.00 as designated by the contractors work estimates submitted as supporting documentation to the application and remains unchanged.
3. That the Commission has approved by Resolution 2018-12 and will provide an up to and not to exceed reimbursement of \$18,219.00, or 30% of the estimated project costs, based upon the total project cost of \$60,730.00 remains unchanged.
4. That all reimbursements will be made upon delivery of proof of work completed, and receipt by the Highland Redevelopment Commission, of approved receipts for work performed, and proof that all property taxes are paid and up-to-date and no liens have been filed on the property remains unchanged.
5. 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 18th day of March, 2019.

Highland Redevelopment Commission

By: 

Bernie Zemen, President

Attest:

By: 

Mark Herak, Secretary

Phase 1: Construction Management

- Organize and direct a preconstruction meeting with the Contractor, Engineer and the Owner. Review Project organization, lines of authority and Project procedures.
- In collaboration with the Contractor, develop a construction schedule outlining start and finish dates for procurement and construction activities. Establish major milestones for each segment of the work. Update the Master Schedule as appropriate to incorporate such activities and dates.
- Review Contractor's updates to the construction schedule. Observe construction progress and report deviations from the schedule which will jeopardize job progress. Work with Contractor to develop recovery plans. Update the Master Schedule as appropriate to incorporate such activities and dates.
- Observe Work In progress for conformance with plans and specifications and report defects and deficiencies.
- Assist in the selection of independent testing agencies. Coordinate their work, review their reports and make recommendations regarding their findings.
- Maintain a complete and current record of Project contracts, drawings and specifications, progress photos, etc. Maintain a file of all Project correspondence, directives and meeting minutes.
- Maintain or cause to be maintained weekly job site reports recording weather, general activities completed and special occurrences (e.g. accidents, injuries, etc.).
- Monitor delivery and review of shop drawings by the architect and engineer and submittals and expedite approvals of same. Maintain (or cause to be maintained) submittal/approval logs and sets of all such documents and samples.
- Monitor and coordinate Contractor requests for information.
- Monitor Contractor performance as to cost, quality and schedule.
- Attend regular job site meetings with all Owner and Contractor representatives and Owner consultants as appropriate; discuss job progress, track and record key actions and decisions and prepare and/or review meeting minutes as required.
- Coordinate response to unanticipated field conditions by design Engineer and Contractor.
- Identify and attempt to resolve construction issues/disputes as they arise and prior to engagement of legal counsel to handle the matter.
- Develop and implement a procedure for the review and processing of Contractor applications for payment. Review Contractor's schedule of values for use in processing payments.
- Develop and implement a system for the preparation, review and processing of construction change directives and change orders. Estimate the cost of all change orders and negotiate them with the Contractor on behalf of the client.
- Recommend material and field testing agencies as desired on behalf of owner (cost of testing is a reimbursable expense).
- Recommend and oversee corrective and recovery measures, as required.

Phase II: Project Close-Out

- In collaboration with the Contractor, develop a detailed schedule of close-out activities, including punch lists, equipment testing and start-up procedures. Incorporate such schedule into the Master Schedule and distribute it to all Project team members as appropriate.

Task 3 -- Construction Management

Construction management will be performed in accordance to overall project schedule and assumes all the work will be completed no later than July 4, 2020. Any work performed after that date will be on time and material basis.

Fee Estimate

Based on the expected level of effort, Weaver estimates that the above Scope of Work can be completed for the following budgeted fees:

Task 1 -- Topographic and Boundary Survey

We will perform the Scope of Work for the Topographic Survey for the following estimated fees:

- a) Additional Topographic Survey SW Corner Parking Lot\$3,000.00
- b) Licensed Area Legal Description.....\$4,100.00
- c) Lot 5 Legal Description.....\$700.00
- d) Title Search.....\$1,200.00 (Estimated)

Task 2 -- Civil Engineering

We will perform the Scope of Work for Civil Engineering for estimated fees of:

- a) SW corner, Redevelopment\$ 26,000.00

Task 3 -- Construction Management

We will perform the Scope of Work for Construction Management for estimated fees of:

- a) Time and Material Not to Exceed 4% of All Construction Cost for Parking Lot, Trolley Stop and Depot Building, Estimated Amount..... \$91,000.00

Total All Tasks \$86,000.00

All work will be billed on a Time and Material basis for only the actual work performed in accordance with the attached fee schedule. Fees are in addition to the fees previously approved for Phase 1 work.

If conditions change, work extends beyond the scheduled completion date, unforeseen circumstances are encountered, or work efforts are redirected, the cost estimate may require modification. We fully expect to complete the proposed Scope of Work for the stated sums, which will not be exceeded without your prior authorization. Any additional consultation or services authorized by you beyond the Scope of Work presented in this proposal will be billed in accordance with the Fee Schedule.

- Schedule and direct inspections to develop punch lists. Establish dates of Substantial and Final Completion.
- Coordinate, catalogue and confirm delivery to Owner of all keys, manuals, warranties, as-built drawings, plans and specifications, lien releases, etc.
- Work with the Contractor to monitor the completion of punch list items and to finalize all outstanding changes in their scope of work. Verify the payment of retainages.
- Coordinate performance of corrective and warranty work.

If unforeseen circumstances beyond the control of the Owner or Weaver cause the project completion to extend beyond 6 months in duration or cause substantial additional construction management, Weaver will invoice on a Time and Material basis for the time beyond 6 months. Examples of circumstances beyond control would be unforeseen site conditions which cause substantial contractor delays and additional costs, contractor insolvency or breach of contract, etc.

Clarifications and Assumptions

Weaver has made the following assumptions in preparing this proposal:

- No environmental or geotechnical work is included in this proposal. If either are required, Weaver can provide proposals for the work.
- No off site work such as roadway improvements, relocated utilities, off site hydrological assessments, etc. are included in this scope.
- A final, owner approved, site plan will be issued prior to commencing final civil engineering design for each site.

During the course of this project, should any of the above assumptions prove incorrect, adjustments to the above referenced Scope of Work may be necessary.

Schedule

Task 1 -- Topographic and Boundary Survey

The topographic survey can be completed within 10 business days of approval to proceed with proper access to the site.

Task 2 -- Civil Engineering

Weaver is prepared to begin the civil engineering immediately once the topographic survey has been completed and approved for use. The Engineering plan will be prepared within 20 business days of approval to proceed and will be provided to you for review and approval.

Authorization

Should this proposal meet with your objectives, please sign and return the attached Proposal Acceptance Sheet. This proposal is valid if accepted within 60 days of issuance and for work initiated within 30 days of acceptance.

Thank you for this opportunity to be of service and we are looking forward to working with the Town of Highland and you on this project. If you should have any questions or comments concerning this proposal, please do not hesitate to contact us at (317) 922-1030.

Sincerely,

Weaver Consultants North Central, LLC

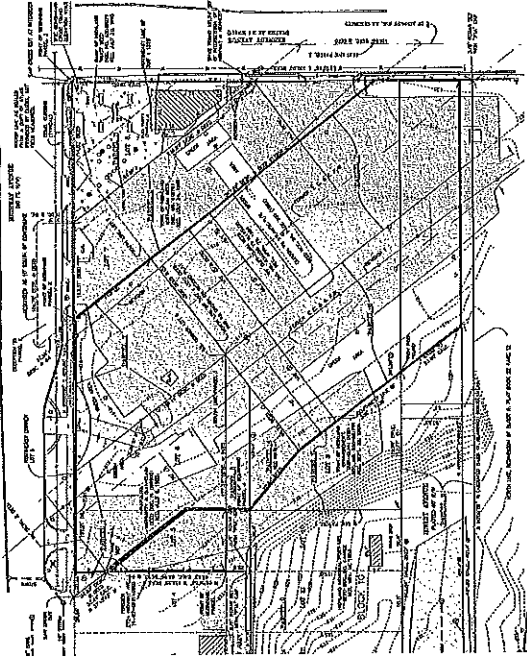
John J. Talbot

John J. Talbot P.E., LEED AP
Civil Manager, Project Director

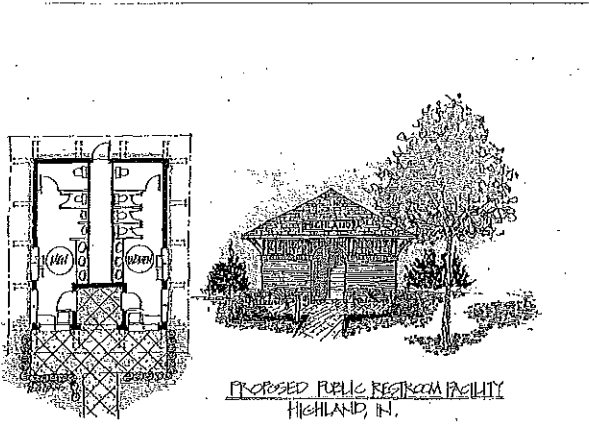
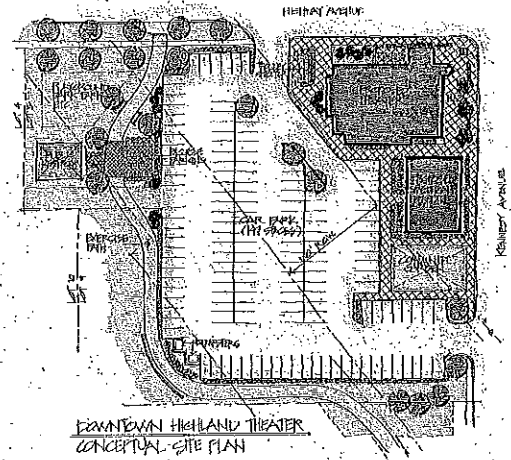
cc: Tina Rongers, Karner Blue
Kurt Aper, WCG

Enclosures: Proposal Acceptance Sheet
WCG Fee Schedule
General Terms and Conditions

EXHIBIT B



NIPSCO
 NATIONAL INDIAN POWER SERVICE COMPANY
 801 EAST WASHINGTON - MERRILLVILLE, INDIANA 46410



PROPOSED PUBLIC RESTROOM FACILITY
 HIGHLAND, IN.

WEAVER CONSULTANTS GROUP NORTH CENTRAL, LLC
 35 E. Wacker Drive, Suite 1250
 Chicago, Illinois 60601
 Voice (312) 922-1030
 Fax (312) 922-0201

PROPOSAL ACCEPTANCE SHEET

Description of Services: Civil Engineering and Surveying Phase 2
 Project Name: Downtown Parking Lots, Highland IN
 Project Address: Highland IN
 Weaver Consultants Group Proposal No.: WNCIP-032-2018-16-Phase 2
 Date: January 4, 2019

For approval and payment of charges, invoices will be charged to the account of:
 Firm: Town of Highland
 Attention: Kathy DeGullo - Fox
 Street Address: 3333 Ridge Rd.
 Telephone: 219-972-7598
 City/State: Highland, IN
 Zip Code: 46322

This AGREEMENT is subject to the attached General Terms and Conditions and WCG Fee Schedule (Eff. January 1, 2018).

This Agreement is accepted by:

Town of Highland
HIGHLAND REDEVELOPMENT COM
 Client
Kathy DeGullo - Fox
 By (Signature)
KATHY DeGULLIO - FOX
 By (Type/Title)
Redevelopment Director
 Title

Weaver Consultants Group North
 Central, LLC
John J. Talbot
 By (Signature)
 John J. Talbot, P.E., J.D., LEED AP
 By (Type/Title)
 Civil Engineering Manager
 Title

Date Accepted March 18, 2019
 Acknowledge the Terms and Conditions

Date Accepted January 4, 2019
 Acknowledge the Terms and
 Conditions

THE TOWN OF HIGHLAND
HIGHLAND REDEVELOPMENT COMMISSION
RESOLUTION 2019-12

A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION APPROVING AN
AGREEMENT FOR MARKETING SERVICES FOR A DOWNTOWN DEVELOPMENT MARKETING PLAN
FOR PHASE II OF THE DOWNTOWN DEVELOPMENT PLAN
TO THE HIGHLAND REDEVELOPMENT COMMISSION

Whereas, The Redevelopment Commission of the Town of Highland is authorized to undertake redevelopment activities under IC 36-7-14 and Chapter 216 of the Highland Municipal Code, which are public uses and purposes for which public money may be spent and private property may be acquired, and

Whereas, Redevelopment activities include performing all acts incident to the statutory powers and duties of a redevelopment commission; and

Whereas, The Redevelopment Commission may adopt rules and bylaws it considers necessary for the proper conduct of their proceedings, the carrying out of their duties; and

Whereas, The Redevelopment Commission is authorized to negotiate and enter into contract by statute; and

Whereas, The Redevelopment Commission does from time to time need financial advice and general redevelopment consulting to carry out its duties; and,

Now Therefore Be It Hereby Resolved by the Highland Redevelopment Commission, Lake County, Indiana:

That it is in the best interest of the Town to enter into an Agreement with Michael J. Griffin of Griffin Marketing Services for a Downtown Development Marketing Plan for Phase II of the Downtown Development Plan for a not-to-exceed amount of \$31,200.00.

DULY PASSED and RESOLVED by the Highland Redevelopment Commission, Lake County, Indiana, this 18th day of March, 2019 having passed by a vote of 5 in favor and 0 opposed.

REDEVELOPMENT COMMISSION of the
TOWN of HIGHLAND, INDIANA

Bernie Zeman, President

ATTEST:
Muk Herak, Secretary



CONTRACT

Griffin Marketing Services sincerely appreciates the opportunity to present this proposal/contract to the Town of Highland for the next phase of the Downtown Development Marketing Plan.

We are committed to providing effective creative ideas for our clients; concepts built on a solid foundation of strategic thinking, compellingly designed and flawlessly delivered. We do not take this work lightly. Our primary goal is the success of the work and the success of our clients.

We believe that because of the quality of our work, the level of service we strive to deliver and the experience we apply in developing client projects, we are entitled to earn a reasonable profit. In addition, our clients have a right to know what a project may cost prior to commencement of the work.

The costs of developing creative work - of taking abstract, subjective concepts and shaping them with compelling graphics, images, sounds, photography and copy which make an impact in the marketplace - is difficult to define in terms of time. Is a great idea that flashed almost instantaneously worth less money than a good idea which took, say, 20 hours to emerge? A process of billing strictly on an hourly basis says "yes." We say that this rule of thumb is unfair both to the client and the agency. That's why we take a more holistic approach.

We don't believe in merely selling "time." We place value on ideas. Griffin Marketing Services, unlike many - perhaps most - other marketing agencies uses a value-based billing concept which considers:

- The most effective media, design and graphic techniques to maximize the potential for success
- Specific values which can be achieved not only through the planned outcomes of the projects but also during production
- The estimated number of hours it will take to create a project
- The time and effort required to properly service the client during the process

1 | Page

- A reasonable "cushion" for revisions
- Other related expenses as required

From these criteria we develop a cost. It is always our intent to stay within the parameters of the estimate, even to the point of going above and beyond to ensure client satisfaction.

Most importantly, both the marketing agency and the client have mutual and exclusive responsibility to properly manage the process, ensure that deadlines are met and control costs.

It is Griffin Marketing Services' responsibility to:

- Consult with the client, gathering pertinent information about the intent and content of the project
- Continuously meet and correspond with other team members working for the Highland Downtown Development plan to ensure continuity between architectural plans and branding components, i.e. integration of the logos with the site architecture as well as for signage, etc.
- Work with the client to develop cost parameters
- Establish a deadline and a schedule
- Use our experience and abilities to create materials that are compelling, effective and professional
- Collaborate with the client on revisions
- Deliver the final product on time, at the demanded quality standards and reasonably within the budget

It is the client's responsibility to:

- Provide complete and accurate input for the project
- Meet deadlines for delivering to the agency information and other needed materials
- Review and respond on concepts in a timely fashion
- Ensure that all facts and information are accurate, spelled correctly and in the proper place in all materials
- Assume financial responsibility for changes made after primary input has been applied diligently and in good faith including, but not limited to, new information, new directions from other client staff members, creative disputes between client team members, sudden changes in market conditions, and any and all other details that significantly alter original plans and impact the project cost

We have outlined what we consider to be primary marketing tactics for generating interest in, and support of, the redevelopment of a vibrant, exciting downtown that will attract new visitors, businesses and activities for local community members. In doing so, we must emphasize several key points:

1). With our original marketing plan as a guide, we have used our best judgment in defining the activities and costs of our next steps. We intend to operate within the budget parameters. Our commitment will always be to remain within the established budget. However, the process of marketing, branding and promotion is very dynamic and fluid. Influences and events almost always occur to alter the planned activities. If circumstances demand additional tasks--as if they require removal of others--we will adjust accordingly and make you aware of the impact of these changes on the total cost.

2). As the team and the town crystallize the plans, we will develop an implementation calendar of events. Projects will only be billed as they are being completed.

Activities/Deliverables:

- (1) Finalize marketing plan: The key concepts of the marketing plan have been presented and approved. The plan was paid through previous funding sources and does not impact this budget. However, we will be finalizing all logos and tweaking talking points as we move forward with the other tactics. Budget Breakdown: No further charges for this item.
- (2) Banner teaser campaign: We are planning a "teaser" campaign that would involve placing the new signature HI logo on lamp-post banners throughout town to create curiosity about what the graphic might mean. This will then evolve into a HI rendition before finally evolving into the full Highland graphic and its various renditions. Budget Breakdown: \$6200
- (3) Slow release fact sheet for media distribution: This is also known as a media "backgrounder" which will provide details about the project and contact information of spokespersons. Budget Breakdown: Write and edit--\$350
- (4) Project overview folder/brochure: We see this as an 8 page brochure/pocket folder showing concepts for the initial plans as well as the scope of vision for future development, including the rationale and the financial and cultural benefits of the initiative. We would use architectural renderings, site overviews, illustrations and photos to represent the types of businesses to attract to the area, etc. Pocket could be used for inserting latest plans and retailers in the project. Budget Breakdown: Design and production--\$2500, printing 1000, \$1650, total \$4150.
- (5) Funding Brochure: This is being created under the working title of "Where does the money come from and where does it go?" This will be a graphic explanation of how the project will be funded and how the money is spent. We see this as being a 4-page, 8.5" X 11" folded brochure which can be made available in electronic form on the Town website, and also printed for handing out or mailing. Budget Breakdown: Production, \$1200, printing \$650, total \$1850

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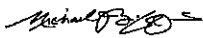
3 | Page

- (6) Store window signs: To show support from local retailers in the downtown and surrounding areas, we will provide "We Support Highland" signs that merchants can display in their windows. Budget Breakdown: We have quoted on producing 700 signs, two-sided, including creative art and final production at: \$1150
- (7) Investors presentation: This would be a multi-media package to present to potential investors consisting of printed materials already created for the other marketing efforts as well as a PowerPoint presentation focused specifically on that target audience. Budget Breakdown: \$1000
- (8) Community presentations: This would be similar to the description above, but designed for explaining the project to community leaders, Co of C, Events, etc. Budget Breakdown: \$1000
- (9) Groundbreaking: We would create a media event to kickstart the project. Budget Breakdown: \$1500
- (10) Grand opening: We would create an event to open the new stores at the site. Budget Breakdown: \$1500
- (11) Account services: This category covers day-to-day-out routine account service activities, i.e. telephone calls, conferences, plan modifications, etc. We are proposing a \$500/month flat fee to cover these costs, rather than compiling them and billing as they occur. Budget Breakdown: \$5000
- (12) Travel Expenses: These will be billed at cost as accrued, not to exceed the budgeted amount. Budget Breakdown: \$4000
- (13) Contingency: We have added a 10% contingency to the budget to cover unplanned expenses. Budget Breakdown: \$2500

Total: \$21,200

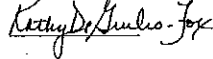
SIGNED:

GRIFFIN MARKETING SERVICES



Michael J. Griffin, President

TOWN OF HIGHLAND



THE TOWN OF HIGHLAND
HIGHLAND REDEVELOPMENT COMMISSION
RESOLUTION 2019-13

A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION APPROVING AN AGREEMENT FOR ARCHITECTURAL AND DESIGN SERVICES FOR PHASE II OF THE DOWNTOWN DEVELOPMENT PLAN TO THE HIGHLAND REDEVELOPMENT COMMISSION

Whereas, The Redevelopment Commission of the Town of Highland is authorized to undertake redevelopment activities under IC 36-7-14 and Chapter 216 of the Highland Municipal Code, which are public uses and purposes for which public money may be spent and private property may be acquired, and

Whereas, Redevelopment activities include performing all acts incident to the statutory powers and duties of a redevelopment commission; and

Whereas, The Redevelopment Commission may adopt rules and bylaws it considers necessary for the proper conduct of their proceedings, the carrying out of their duties; and

Whereas, The Redevelopment Commission is authorized to negotiate and enter into contract by statute; and

Whereas, The Redevelopment Commission does from time to time need financial advice and general redevelopment consulting to carry out its duties; and,

Now Therefore Be It Hereby Resolved by the Highland Redevelopment Commission, Lake County, Indiana:

That it is in the best interest of the Town to enter into an Agreement with Latent Design for Architectural and Design Services including Structural and Mechanical, Electrical and Plumbing Engineering Services for the SW Corner of Highway Avenue and Kennedy Avenue as Phase II of the Downtown Development Plan for a not-to-exceed amount of \$35,500.00.

DULY PASSED and RESOLVED by the Highland Redevelopment Commission, Lake County, Indiana, this 18th day of March, 2019 having passed by a vote of 5 in favor and 0 opposed.

REDEVELOPMENT COMMISSION OF THE
TOWN OF HIGHLAND, INDIANA

Bernie Zemen, President

ATTEST:

Mark Herak, Secretary

ARCHITECTURE + DESIGN SERVICES

Short Form Agreement Between Owner and Latent Design as Architect

Date	March 15, 2018	Contact	Kathy DeGullo Fox
Client	Highland Indiana	Phone	219-972-7598
Project Name	Highland Bike Bathroom Depot	Email	kdegullo-fox@highland.in.gov
Project Location	TBD		

DESCRIPTION OF SERVICES TO BE PROVIDED:

Latent Design will provide full architectural design consultation towards the design and development of a bathroom depot building along the existing bike trail. The bathroom depot building will contain up to three toilets and two sinks per gender, including an ADA accessible bathroom per gender. The scope of work is limited to site work within 5 feet of the building footprint in all directions. This proposal is for architectural, structural and mechanical, electrical and plumbing engineering services only and does not include any civil or geotechnical engineering consultants. Please note! This is a proposal only for client and council review. A standard AIA contract document will follow once approved.

PHASE SCOPE

- Existing facilities surveys and photographs;
- Measured drawings of existing facilities;
- Zoning and code analysis for development;
- Review Initial 2-3 concept designs with client for approval;
- Develop schematic plans, elevations and renderings for internal review and approval;
- Select all furniture, fixtures and equipment for client review and approval;
- Develop and submit construction documents for permit;
- Review progress, permit and construction documents, including certified correction as needed;
- Consultant coordination as needed;
- Municipal presentation meetings as needed;
- Limited construction administration to be determined.

PHASE DELIVERABLES

- Six (6) progress meetings (virtual, phone and/or in person);
- Three (3) bathroom design concepts for review;
- Two (2) renderings of final selected design for marketing and client use;
- One (1) set of construction drawings at 50% completion for review;
- One (1) set of construction drawings for permit and construction.

PHASE FEE

- \$35,500 (thirty-five thousand five hundred dollars and zero cents)
- 25% payment to execute consultant contract; (\$8,875.00)
 - Remaining payments to be billed monthly.

PHASE SCHEDULE

- To be determined with client and consultant team.

LATENT DESIGN

900 North Ashland Avenue Chicago, IL 60622 | www.latentdesign.net | @latent_design | 312-344-1498
ARCHITECTURE URBANISM INTERIORS OTHER

HIGHLAND INDIANA BIKE TRAIL BATHROOMS

ARCHITECTURE URBANISM INTERIORS OTHER

LATENT DESIGN

ARCHITECTURE URBANISM INTERIORS OTHER

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ADDITIONAL PROJECT CONSIDERATIONS:

- The above fee options do not include costs for surveys, permit, storage, or any additional municipal fees, which will be the sole responsibility of the owner.
- The above fee options do not include costs for any additional civil or geotechnical engineering consultants. Client will contract directly with consultants unless otherwise requested. If requested to subcontract consultants via Latent Design, then all consultant fees will be a direct reimbursable expense.
- Timecard, reimbursable expenses and out-of-scope services, not to exceed amount of \$3,000 on reimbursable expenses as well as any additional charges or fees, beyond the contract allowance, will be discussed and pre-authorized by the client prior to Latent Design incurring those costs, shall be compensated in accordance with attached Rate Schedule. General Conditions, as written on the following pages, shall be applicable for this work.

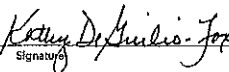
If you find the proposal satisfactory, we can begin work immediately. Returning a signed contract will be an acceptance of this proposal, the agreement and the subsequent design services and payment that will follow. We would enjoy developing our relationship with you as you realize the renewed potential of your space. Please feel free to contact me at katherina@latentdesign.net or at [312] 344-1498 if you have any questions.

Thank you again for considering Latent Design for this project

ARCHITECTURE + DESIGN SERVICES

Short Form Agreement Between Owner and Latent Design as Architect

This concludes the Proposal and Agreement.
The undersigned entered into this Agreement as of the day and year written below.

 _____
Signature Date 3-18-19

KATHY DeGuilio-Fox, REDEVELOPMENT DIRECTOR, TOWNS OF HIGHLAND
REDEVELOPMENT DEPT.
Printed Name | Title | Organization

 _____
Katherine Damstedt, AIA | Principal Architect | LATENT DESIGN Date 3/21/2019

The terms and conditions of this Agreement are absolutely confidential between the parties and shall not be disclosed to anyone else, except as shall be necessary to effectuate its terms with prior approval from each party. Any disclosure in violation of this section shall be deemed a material breach of this Agreement.

INVOICE GL DISTRIBUTION REPT FOR TOWN OF HIGHLAND
 INVOICE ENTRY DATES 01/2019 - 03/19/2019
 BOTH JOURNALIZED AND UNJOURNALIZED
 BOTH OPEN AND PAID

GL Number Invoice Line Desc Ref # Vendor Invoice Description Amount Check #

Fund 094 Redevelopment General

Dept 0000	Invoice Line Desc	Ref #	Vendor	Invoice Description	Amount	Check #
094-0000-31001	LEGAL FEES- GENERAL MATTERS 1	79005	TAUBER LAW OFFICE PC	LEGAL FEES- GENERAL MATTERS 118-0	3,678.06	
094-0000-31003	SANITARY SEWER INFORMATION-45	79000	NIES ENGINEERING, INC.	SANITARY SEWER INFORMATION-45TH S	61.92	
094-0000-31004	SOUTH SHORE CVA SUMMIT	78898	LANE RYKAMP (R)	SOUTH SHORE CVA SUMMIT	15.00	
094-0000-35008	UTILITIES-2821 JEWETT-THRU 2/	79001	NORTHERN IN PUBLIC SERVICE	UTILITIES-2821 JEWETT-THRU 2/25/1	164.77	
094-0000-35008	UTILITIES-2811 JEWETT-THRU-2/	79002	NORTHERN IN PUBLIC SERVICE	UTILITIES-2811 JEWETT-THRU 2/25/1	310.13	
094-0000-35008	UTILITIES-8620 KENNEDY-THRU 2	79007	TOWN OF HIGHLAND UTILITIES	UTILITIES-8620 KENNEDY-THRU 2/14/	91.99	
094-0000-35008	STORM-8612 KENNEDY	79007	TOWN OF HIGHLAND UTILITIES	STORM-8612 KENNEDY	10.14	
094-0000-35008	STORM-8618 KENNEDY	79008	TOWN OF HIGHLAND UTILITIES	STORM-8618 KENNEDY	40.67	
094-0000-35008	STORM-8610 KENNEDY	79009	TOWN OF HIGHLAND UTILITIES	STORM-8610 KENNEDY	10.14	
094-0000-35008	STORM-2605 CONDIR	79010	TOWN OF HIGHLAND UTILITIES	STORM-2605 CONDIR	10.14	
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	78884	PATROLL ACCOUNT	3/1 PRL D/S TRANSFER REDEVELOPME	4,868.58	30290
	Total For Dept 0000				9,261.54	
	Total For Fund 094 Redevelopment General				9,261.54	

Fund 096 Redevelopment Capital

Dept 0000	Invoice Line Desc	Ref #	Vendor	Invoice Description	Amount	Check #
096-0000-31007	ROOF REPAIR-2811 JEWETT	78997	GLUHL BROTHERS ROOFING CO,	ROOF REPAIR-2811 JEWETT	498.00	
096-0000-31007	8620 KENNEDY SECURITY DEPOSIT	78996	MARIA CURIEL	8620 KENNEDY SECURITY DEPOSIT	1,300.00	
096-0000-31007	SERVICE CALL-8620 KENNEDY	79003	POPA HEATING & COOLING	SERVICE CALL-8620 KENNEDY	89.00	
096-0000-31007	FEBRUARY MANAGEMENT FEES	79004	ROSE REAL ESTATE	FEBRUARY MANAGEMENT FEES	221.94	
096-0000-42001	DOWNTOWN WELCOME SIGN REPAIR	78999	LANMARK SIGN, INC. DBA/	DOWNTOWN WELCOME SIGN REPAIR	2,182.14	
	Total For Dept 0000				4,291.08	
	Total For Fund 096 Redevelopment Capital				4,291.08	
Fund 250 CREDIT ECON. DEV. INCOME TAX FUND						
Dept 0000	ENGINEERING SERVICES	79011	WEAVER HOLDINGS, LLC	ENGINEERING SERVICES	4,350.96	
250-0000-35010	ENGINEERING SERVICES	79011			4,350.96	
	Total For Dept 0000				4,350.96	
	Total For Fund 250 CREDIT ECON. DEV. INCOME TAX FUND				4,350.96	

03/12/2019 12:09 PM
 User: DMJ
 DB: Highland

INVOICE GL DISTRIBUTION RT RT FOR TOWN OF HIGHLAND
 INVOICE ENTRY DATES 03/2019 - 03/19/2019
 BOTH JOURNALIZED AND UNJOURNALIZED
 BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Ref #	Vendor	Invoice Description	Amount	Check #
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Fund Totals:

Fund 094 Redevelopment General	9,261.54
Fund 096 Redevelopment Capital	4,291.08
Fund 250 CEDIR ECON. DEV. INCOME	4,350.96

17,903.58