

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
MONDAY, APRIL 15, 2019**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Monday, April 15, 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 7:02 p.m. Minutes were prepared by Kathy DeGuilio-Fox, Redevelopment Director.

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

Additional Officials Present: Rhett Tauber, Redevelopment Commission Attorney; John Bach, Public Works Superintendent; 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; Roger Sheeman, resident; and Mr. & Mrs. Tom Black, residents..

General Substance of the Discussion

1. Review of Plenary Business Meeting:

- a. Ms. DeGuilio-Fox reviewed the agenda items that the Commissioners were to address during their business meeting following the study session, including the four sets of minutes submitted for approval.

2. Acquisition List: Ms. DeGuilio-Fox advised that the Resolution 2019-15 was a resolution being presented for the Commissioners consideration to begin the amendment process anew. An overview of the properties included in the amending declaratory resolution was provided. Discussion ensued.

3. Annual Report: Director DeGuilio-Fox advised the Commissioners that approval of the Annual Report of Activities of the Redevelopment Commission for Fiscal Year 2018 and Report by the Redevelopment Commission on the Activities of Each Tax Increment Financing District for the Previous Year (January 1, 2018 through December 31, 2018) was requested. As required by Indiana statute the report had been submitted online to the Indiana Department of Local Government Finance. Copies of the annual report had also been delivered to the necessary recipients and sent to the Highland Town website administrators for posting.

4. 2019 Redevelopment Commission Goals: A brief overview of the Redevelopment goals for 2019 was provided. The Commissioners were advised that Director DeGuilio-Fox was seeking approval of these goals as a matter of business during their business meeting following the study session.

5. Jewett Street Leases: Ms. DeGuilio-Fox reminded the Commissioners that Redevelopment staff is now managing the Jewett Street properties owned by the Commission and that an ACH Debit process has been set up for rent collection each month. April is the initial month of this new process.

6. Highland Main Street: Commissioners were advised that the Community Garden project is moving forward as planned and that a Memorandum of Understanding between the Highland Fire Department and the Highland Redevelopment Commission arranging for water usage for the "Grow Highland"

Community Garden project is on their business meeting agenda for approval. Ms. DeGuilio-Fox advised that to date the Community Garden project had received over \$4,000 in pledged donations and cash support. Brief discussion ensued.

Ms. DeGuilio-Fox also presented for approval a new event idea that members of the Main Street Bureau Downtown Committee is developing. The "3rd Sunday" event will endeavor to bring people to the downtown on Sunday's, specifically to the area of Jewett between Kennedy and 4th Street. Committee members want to present an artisan market, food vendors and entertainment for residents and visitors to Highland's downtown on the 3rd Sunday of each month. The Main Street group is seeking specific approval for this activity. Discussion ensued. Permission was given to move forward with the event planning.

Comments from the Commissioners: Commissioners inquired as to what progress is being made at the former Custard Shop. Is renovation moving forward? The Commissioners were advised that, yes, State approval has been received and renovations will move forward as quickly as possible. The Town Building Department has issued permits and will inspect as soon as is appropriate.

There being no further business, the April 15, 2019 study session of the Highland Redevelopment Commission was adjourned at 7:25 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.

**HIGHLAND REDEVELOPMENT COMMISSION
PUBLIC MEETING MINUTES
MONDAY, APRIL 15, 2019**

The Highland Redevelopment Commission ("Commission", "RC") met in a Public Meeting on April 15, 2019 in the Council Chambers of the Municipal Building located at 3333 Ridge Road, Highland, Indiana. President Zemen called the meeting to order at 7:44 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 and Bernie Zemen. Commissioner Steve Wagner was absent. A quorum was attained.

Additional Officials Present: Rhett Tauber, Redevelopment Commission Attorney; John Bach, Public Works Superintendent; 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; Roger Sheeman, resident and Mr & Mrs. Tom Black, residents.

Minutes of the Previous Meetings: Commissioner Michael Griffin moved to approve the minutes of the Special Public Hearing of March 18, 2019, the minutes of the Study Session and Public meeting of March 18, 2019 and the Minutes of the Study Session of April 1, 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 four affirmatives and no negatives.

Special Orders: None

Public Comment: Larry Kondrat of 8115 4th Place East, Highland, Indiana, asked for a general frame of reference about competing bids between a private developer and the Redevelopment Commission as is referenced by Indiana Statute. Mr. Kondrat also asked about goal number four of the 2019 Highland Redevelopment Commission Goals. Mr. Kondrat inquired as to whether goal 4A. Determine best and highest use of riverfront property at North Kennedy Avenue. Mr. Kondrat was told that a highest and best use has not yet been determined for that property and that research is ongoing. Discussion ensued. Mr. Kondrat also asked if residents would be informed. Commissioner Vassar responded that there are multiple ways in which that sort of information is communicated by the Town. And, Mr. Kondrat was also reminded that he would hear about it at one of the numerous monthly meetings held by the Town that he attends.

Communications: None

Unfinished Business and General Orders: None

New Business:

1. **Consideration of Resolution 2019-14: Resolution of the Highland Redevelopment Commission Authorizing Beer Geeks, LLC to Operate a Beer Garden on August 10, 2019.** The beer garden will be a feature of the Last Call for Summer event held annually at Main Square Park. Commissioner Mark Herak made a motion to adopt Resolution 2019-14. Commissioner Griffin seconded the motion. Upon a roll call vote the motion passed with four affirmatives and zero negatives.

2. **Consideration of Resolution 2019-15: A Declaratory 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 Corridor.** Commissioner Griffin made a motion to adopt Resolution 2019-15. Commissioner Vassar seconded the motion. Upon a roll call vote the motion passed with four affirmatives and zero negatives.
3. Approval of a Memorandum of Understanding Between Highland Fire Department and Highland Redevelopment Commission on Behalf of Highland Main Street Bureau on Water Usage for "Grow Highland" Community Garden. Commissioner Herak made a motion to adopt the Memorandum of Understanding. Commissioner Vassar seconded the motion. Upon a roll call vote the motion passed with four affirmatives and zero negatives.
4. Approval of the Annual Report of Activities of the Redevelopment Commission for Fiscal Year 2018 and Report by the Redevelopment Commission on Activities of Each Tax Increment Financing District for the Previous Year (January 1, 2018 through December 31, 2018). Commissioner Griffin made a motion to approve the Annual Report of Activities. Commissioner Vassar seconded the motion. Upon a roll call vote the motion passed with four affirmatives and zero negatives.
5. Approval of 2019 Redevelopment Commission Goals as presented. Commissioner Vassar made a motion to approve the 2019 Redevelopment Commission Goals. Commissioner Griffin seconded the motion. Upon a roll call vote the motion passed with four affirmative and zero negatives

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 March 20, 2019 through April 16, 2019 and the payroll docket for March 15, 2019 and March 29, 2019, as presented, in the amount of \$20,316.04. Commissioner Herak seconded the motion. Upon a roll call vote, and with an abstention made by Commissioner Michael Griffin, the motion passed with three affirmative votes and no negatives.

Vendors Accounts Payable Docket:

Redevelopment General Fund, \$17,231.27; Redevelopment Capital Fund, \$1,234.77; Redevelopment Bond & Interest Fund, \$350.00; CEDIT Economic Development Income Tax Fund, \$1,500.00. Total: \$20,316.04.

Payroll Docket for Payday of March 15, 2019 and March 29, 2019: Redevelopment Department: Total Payroll: \$7,993.60.

Business from the Commissioners: None

Next Meeting: The next full Study Session is scheduled for June 3, 2019 to convene at 7:00 p.m. The next Public Meeting will be convened on May 20, 2019 at 7:30 p.m. A Study Session at 7:00 p.m. will precede the public meeting at 7:00 p.m. and reconvene following the public meeting, if deemed necessary. The next meeting of the Highland Main Street will be Thursday, May 2, 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 Griffin seconded the motion. Upon a voice vote, the motion passed. The April 15, 2019 public meeting of the Highland Redevelopment Commission was adjourned at 7:58 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary

RESOLUTION NO. 2019-14

RESOLUTION OF THE HIGHLAND REDEVELOPMENT
COMMISSION AUTHORIZING BEER GEEKS, LLC TO OPERATE A BEER
GARDEN ON AUGUST 10, 2019

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 award to Beer Geeks LLC, of Highland, permission to operate a beer garden at Main Square on August 10, 2019, based on the terms outlined in the attached Beer Garden Proposal.

Adopted and approved at a meeting of the Highland Redevelopment Commission held on the 15th day of April, 2019 having passed by a vote of 4 in favor and 0 opposed.

HIGHLAND REDEVELOPMENT COMMISSION

BY: 

Bernie Zemen, President

ATTEST: 

Mark Herak, Secretary

2019 "LAST CALL FOR SUMMER" BEER GARDEN PROPOSAL REQUEST

Highland Main Street (HMS) has set the date for the 2019 "Last Call For Summer" event at Main Square for Saturday, August 10th, from 3:00 pm to 8:00 pm.

For this year's event, HMS is seeking proposals from restaurants/ brew pubs/ caterers to operate the event's beer garden. More than one business can work together, if they wish. The chosen vendor must have an existing restaurant, brewpub or catering business.

HMS is seeking a "turn-key" operation, with the vendor(s) operating all aspects of the alcohol serving process: obtaining the product & necessary state liquor permit; ID checks; ticket sales; and, serving.

The vendor selected will agree to do the following:

- Provide an insurance policy in the amount of \$1,000,000 per occurrence with the Highland Redevelopment Commission named as additional insured for both GL and Liquor.
- Staff and supply product and equipment for a beer garden from 3:00 pm with last call at 7:30 pm. Products to be sold to include, at a minimum, multiple craft beer selections (NW Indiana craft beer is preferred), at least one domestic beer selection (ex: Miller Lite, Budweiser, etc.) and wine. Vendor will supply a list of beverages to be served in advance for publicity purposes.
- Provide a sales report and a check of 20% of gross sales at said beer garden, made out to the Highland Redevelopment Commission and mailed to 3333 Ridge Road, Highland, IN. 46322 within 10 days of the event.

Highland Main Street/ Redevelopment Commission will:

- Advertise for the event in program brochures, on the website, Facebook page, & marquees
- Set up the physical beer garden area complete with snow fencing, tent, tables, and picnic tables
- Provide Security from 3 to 8 pm
- Allow vendor access to the beer garden space after 1 pm with exit by 8:30 pm.

These terms and conditions are the same as was agreed to at last year's event, with an outside vendor. No fee will be assessed to the vendor, and HMS will only provide and fund those items listed above.

Interested vendors should contact Highland Main Street, via the Highland Redevelopment Department, at lryskamp@highland.in.gov, by April 3rd. The vendor should provide information indicating they have sufficient manpower, equipment, access to the needed product and experience to operate the beer garden under the terms outlined above. Highland Main Street will consider and review all proposals at their April 4th meeting, forwarding their recommendation to the Redevelopment Commission at their April 15th meeting. The chosen vendor will be required to sign an agreement, agreeing to terms and conditions outlined above, unless the vendor and Highland Main Street agree to changes in advance.

RESOLUTION NO. 2019-15

DECLARATORY 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, on May 15, 2017, the Commission adopted Declaratory Resolution 2017-13 for the purpose of amending the Acquisition List to include and exclude property identified in Exhibit B attached and incorporated;

Whereas, on March 18, 2019, the Commission adopted Confirmation Resolution 2019-10

amending the Plans for the Highland Redevelopment Area I & II, which includes Downtown and North Kennedy Avenue and the Commercial Corridors for the purpose of amending the Acquisition List to include and exclude property identified therein as Exhibit B, Acquisition List Expansions And Deletions Since 1997;

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;

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

(1) The Commission finds that the Plan is hereby amended (the "2019 Amendment") to eliminate and add properties identified in Exhibit B, the Acquisition List. The various entities and departments of the Town are permitted to take all actions allowed by the Act in connection with the 2017 Amendment.

(2) The Commission hereby finds and determines that the 2019 Amendment is reasonable and appropriate when considered in relation to the Declaratory Resolution and the purposes of the Act, and that the 2019 Amendment conforms to the comprehensive plan for the Town.

(3) The public health and welfare will be benefited by accomplishment of the 2019 Amendment.

(4) The amendment of the Declaratory Resolution and the Plan set forth herein will be of public utility and benefit.

(5) The estimated cost for the acquisition 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 President of the Commission is hereby authorized and directed to submit this Resolution to the Highland Plan Commission (the "Plan Commission") for its approval.

(7) The Secretary of the Commission is hereby directed, after receipt of the written order of approval of the Plan Commission which has been approved by the Town Council, to publish notice of the adoption and substance of this Resolution in accordance with Indiana Code 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the Utility Service Board, the Park Board, the building commissioner and any other departments or agencies of the Town concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plat have been prepared and can be inspected at the office of the Town's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the amendment.

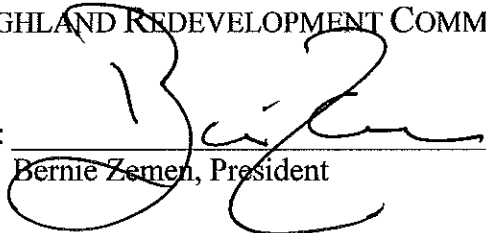
(8) The Secretary of the Commission is hereby directed to submit this Resolution to the Town Council for its approval of the amendment of the Declaratory Resolution and the Plan.

(9) This Resolution shall be effective as of its date of adoption.

ADOPTED and approved at a meeting of the Highland Redevelopment Commission held on the 15th day of April, 2019 having passed by a vote of 4 in favor and 0 opposed.

HIGHLAND REDEVELOPMENT COMMISSION

BY: _____


Bernie Zemen, President

ATTEST:



Mark Herak, Secretary

EXHIBIT A-1

LEGAL DESCRIPTION OF HIGHLAND REDEVELOPMENT AREA

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 NIPSCO Right-of-Way to the intersection of the North line of the NIPSCO 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 Duluth Avenue;
- THENCE: East along the South Right-of-Way line of Duluth Avenue to the intersection of the South Right-of-Way line of Duluth 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 Calumet River;
- THENCE: West along the Southern boundary of the Little Calumet River to the intersection of the Southern boundary of the Little Calumet 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 (key 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 (key 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 (key 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") (Key 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.

EXHIBIT A-2

MAP OF HIGHLAND REDEVELOPMENT AREA



EXHIBIT A-3

TOWN OF HIGHLAND, INDIANA HIGHLAND REDEVELOPMENT COMMISSION

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 100 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 45-07-17-476-005.000-026) 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 45-07-17-476-005.000-026) 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 45-07-17-476-005.000-026) 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 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 119 feet south to its intersection with the northwesterly utility right-of-way owned by the Northern Indiana Public Service Company being key number 45-07-20-479-006.000-026; 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 45-07-20-479-006.000-026; 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 45-07-29-476-009.000-026) 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 45-07-29-476-001.000-026) 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);

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 1,065 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 45-07-33-505-003.000-026;

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 (966.64 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 (966.64 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 298 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 362 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 O- 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) approximately 167 feet, thence east approximately 25 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**;
-

EXHIBIT A-4

MAP OF HIGHLAND COMMERCIAL CORRIDORS REDEVELOPMENT AREA

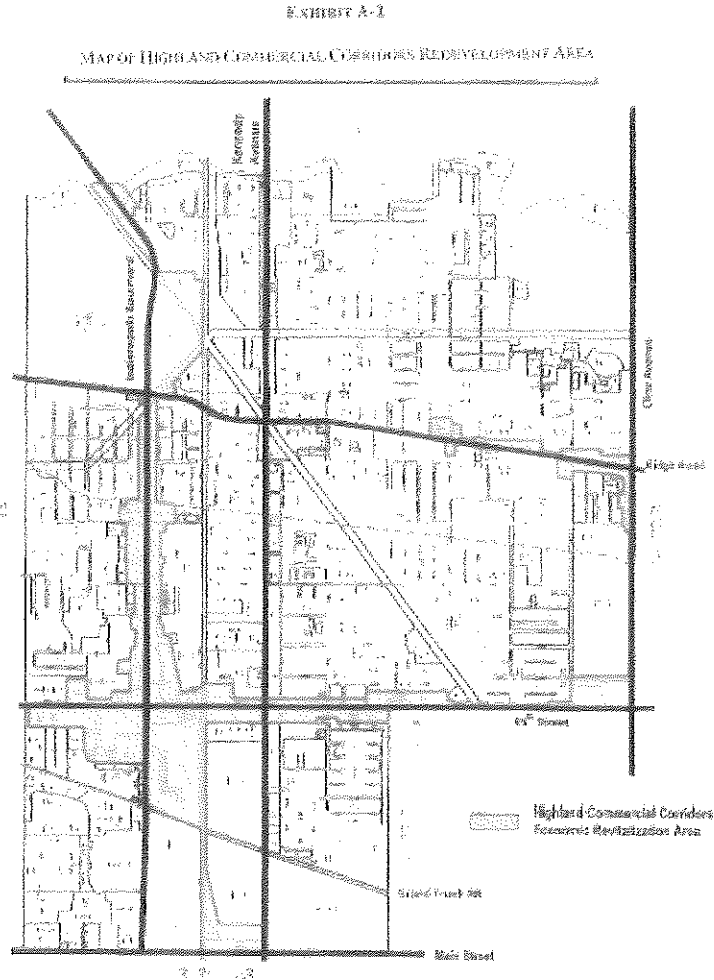


EXHIBIT B

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)~~
 - ~~2810 Highway (#45-07-21-457-002.000-026)~~
 - ~~2814 Highway (#45-07-21-451-003.000-026)~~
- e. ~~Vacant lots within the 2900 block of Jewett Avenue (Part of the former Highland Pharmacy's parking, now Milestone Therapy's parking)~~
 - ~~2905 Jewett (#45-07-21-452-014.000-026)~~
 - ~~2901 Jewett (#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 Jewett/Kennedy)
(#45-07-21-451-010.000-026)
- b. ~~2811-2815 Jewett Street (#45-07-21-451-012.000-026) (Prim. Peddler/SIP/warehouse)~~
 - ~~2817-2819 Jewett Street (#45-07-21-451-013.000-026) (Miles Books)~~
 - ~~2821 Jewett Street (#45-07-21-451-014.000-026) (Darnel warehouse, mural, parking)~~
- c. 8608 Kennedy Avenue (#45-07-21-327-017.000-026) (third unit north of theatre)
- d. 8610 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)
- d. 2806 Franklin Street (#45-07-21-402-001.000-026) (house SEC of Franklin/Kennedy)
- e. 2631 Highway Avenue (#45-07-21-328-012.000-026) (Christian books, Michael's, HGS)
- f. 2944 Highway Avenue (#45-07-21-328-012.000-026) (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) (Arzumanian 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)~~
- e. ~~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 Jewett 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) (Kooistra'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. Spott)
- 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. 2917 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 (#45-07-21-330-005.000-026) (Leep'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 (#45-07-21-330-002.000-026) (Franco's bldg.,)

Whereas the Plans were amended March 18, 2019 (Resolution 2017-13) to include the following properties to the Acquisition List

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

Whereas the Plans were amended March 18, 2019 (Resolution 2017-13) to delete the following properties designated by a line through the address and parcel number on the Acquisition List:

- a. 2902 Highway Ave (#45-07-21-452-001.000-026)
- b. 2804 Highway Ave (#45-07-21-451-002.000-026)
- c. 2810 Highway Ave (#45-07-21-457-002.000-026)
- d. 2814 Highway Ave (#45-07-21-457-003.000-026)
- e. 2905 Jewett Street (#45-07-21-454-014.000-026)

- f. 2901 Jewett Street (#45-07-21-454-013.000-026)
- g. 2811-2815 Jewett Street (#45-07-21-451-012.000-026)
- h. 2821 Jewett Street (#45-07-21-451-014.000-026)
- i. 8610 Kennedy Ave (#45-07-21-327-018.000-026)
- j. 8612 Kennedy Ave (#45-07-21-327-019.000-026)
- k. 2806 Franklin Street (#45-07-21-402-001.000-026)
- l. 8845 Kennedy Ave (#45-07-21-453-031.000-026)
- m. 8835 Kennedy Ave (#45-07-21-453-031.000-026)
- n. 8616 Kennedy Ave (#45-07-21-327-020.000-026)
- o. 2804-2808 Garfield (#45-07-21-404-001.000-026)
- p. 8610 Kennedy Ave (#45-07-21-327-018.000-026)
- q. 8612 Kennedy Ave (#45-07-21-327-019.000-026)
- r. 8620 Kennedy Ave (#45-07-21-327-021.000-026)
- s. 2917 Highway Ave (#45-07-21-408-013.000-026)

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:

- a. 8200 Indianapolis Blvd (#45-07-20-226-006.000-026) (Arzumanian Nursery)
(#45-07-20-226-006.000-026)
- b. 8144 Indianapolis Blvd (#45-07-17-476-006.000-026) (Tri-State Coach Lines)
(#45-07-17-476-007.000-026)
(#45-07-17-476-010.000-026)
- c. 2631 Highway Ave (#45-07-21-328-012.000-026) (Christian Books,Michael's)
- d. 2705-2707 Jewett Street (#45-07-21-380-008.000-026) (American Legion Post #180)

The Highland Redevelopment Commission is desirous of amending the Plan to include properties located within the established Redevelopment Area:

- a. 8436 Kennedy Ave (#45-07-21-176-040.000-026) (Cheker Oil Company of Indiana)
- b. 2805 Condit Street (#45-07-21-403-011.000-026) (Used Car Lot)
- c. 8601 Indianapolis Adj Blvd (#45-07-21-302-006.000-026) (Louise Shade Estate)
- d. 8621 Osborne (#45-07-21-302-002.000-026) (Louise Shade Estate)
- e. 2942 Highway Ave (#45-07-21-452-011.000-026) (Triple A Express Parking Adj)
- f. 2944 Highway Ave (#45-07-21-452-012.000-026) (Triple A Express Parking)
- g. 2943 Jewett Street (#45-07-21-452-025.000-026) (Bryte Auto)

MEMORANDUM OF UNDERSTANDING BETWEEN HIGHLAND FIRE DEPARTMENT AND HIGHLAND REDEVELOPMENT COMMISSION ON BEHALF OF HIGHLAND MAIN STREET BUREAU ON WATER USAGE FOR "GROW HIGHLAND" COMMUNITY GARDEN

This Memorandum of Understanding (MOU) is between the Highland Fire Department (Fire Department), and the Highland Redevelopment Commission (Commission) on behalf of the Highland Main Street Bureau (Main Street), concerning the use of the existing water spigots at the Central Fire Station for the proposed "Grow Highland" Community Garden project (Community Garden).

The Commission, on behalf of Main Street, proposes to use the two existing water spigots, located on the north and south side of the Central Fire Station, 2901 Highway, as water sources for Main Street's Community Garden. Use of the water source shall begin upon approval of this MOU until September 30th for the year 2019, and from April 1st until September 30th for any subsequent years in which the Community Garden exists.

The Commission proposes that in return for the six-month use of these water sources, an annual donation (Donation) shall be paid, in a form and manner legally permissible, from Community Garden donation proceeds to, or on behalf of, the Fire Department.

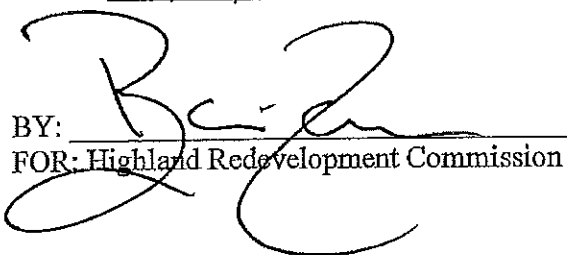
All parties agree that in calculating the Donation, Fire Department water bills from the period of approximately April 1st through approximately October 1st of 2017 and 2018 were used to determine an average monthly water bill. From that average monthly bill, a figure equal to 10% of that total was determined and multiplied by six months of use, in order to determine the Donation made. Based on those calculations, it is determined that the Donation made from Community Garden donation proceeds is \$132.00. The monthly water bills, and subsequent calculations, are made part of this MOU as Attachment 1.

Payment of this Donation shall be made in a form and manner legally permissible, as determined by Clerk-Treasurer of the Town of Highland, from an appropriation in Line Item #096-0000-39404 (Main Street Community Garden Donations) to a Fund and Line Item, identified by the Clerk-Treasurer of the Town of Highland, for the benefit of the Fire Department.

This MOU shall become effective upon its approval, and shall remain in effect, unless amended or terminated, during the life of the Community Garden.

APPROVED:

DATE: 4/15/19

BY: 
FOR: Highland Redevelopment Commission

DATE: 4/15/19

BY: 
FOR: Highland Fire Department

User: DMJ
DB: Highland

EXP CHECK RUN DATES 03/20/2019 - 04/16/2019
BOTH JOURNALIZED 3 UNJOURNALIZED

Gr 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 SERVICES- GENERAL MATTE	79475	TABER LAW OFFICE PC	LEGAL SERVICES- GENERAL MATTERS 1	3,135.00	
094-0000-31004	MARCH CHAMBER MEETING	79482	HIGHLANDGRIFITH CHAMBER OF	MARCH CHAMBER MEETING	20.00	
094-0000-33001	LEGAL AD-PUBLIC HEARING 3-18-	79477	THE TIMES OF NW INDIANA	LEGAL AD- PUBLIC HEARING 3-18-19	30.76	
094-0000-34023	HEALTH INS	79309	TOWN OF HIGHLAND INS FUND (	HEALTH/LIFE INS PREM REDEV MARCH	1,751.92	D 30431
094-0000-34023	HEALTH INS	79466	TOWN OF HIGHLAND INS FUND (	HEALTH/LIFE INS PREM REDEV 2019 A	1,854.07	
094-0000-34043	DENTAL INS	79467	TOWN OF HIGHLAND INS FUND (	HEALTH/LIFE INS PREM REDEV 2019 M	102.15	
094-0000-34043	LIFE INS	79309	TOWN OF HIGHLAND INS FUND (	HEALTH/LIFE INS PREM REDEV MARCH	13.12	D 30431
094-0000-35008	LIFE INS	79466	TOWN OF HIGHLAND INS FUND (	HEALTH/LIFE INS PREM REDEV 2019 A	13.12	
094-0000-35008	UTILITIES-2821 JEWETT- THRU 3	79479	NORTHERN IN PUBLIC SERVICE	UTILITIES-2821 JEWETT-THRU 3-25-1	112.23	
094-0000-35008	UTILITIES-2811 JEWETT-THRU 3-	79480	NORTHERN IN PUBLIC SERVICE	UTILITIES- 2811 JEWETT-THRU 3-25-	232.96	
094-0000-35008	STORM-8618 KENNEDY-THRU 3/13/	79483	TOWN OF HIGHLAND UTILITIES	STORM-8618 KENNEDY THRU 3/13/19	40.67	
094-0000-35008	STORM-8612 KENNEDY-THRU 3/13/	79484	TOWN OF HIGHLAND UTILITIES	STORM-8612 KENNEDY-THRU 3/13/19	10.14	
094-0000-35008	STORM-8610 KENNEDY-THRU 3/13/	79485	TOWN OF HIGHLAND UTILITIES	STORM-8610 KENNEDY-THRU 3/13/19	10.14	
094-0000-39030	STORM-2605 CONDDIT-THRU 3/13/1	79486	TOWN OF HIGHLAND UTILITIES	STORM-2605 CONDDIT-THRU 3/13/19	10.14	
094-0000-39030	CAR CRUISE INSURANCE	79476	CROWL AGENCY INC.	CAR CRUISE INSURANCE	100.00	
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	79353	PAYROLL ACCOUNT	3/25PRL D/S TRANSFER REDEVELOPME	4,926.25	30437
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	79579	PAYROLL ACCOUNT	4/12 PRL D/S TRANSFER REDEVELOPME	4,868.60	30477
Total For Dept 0000					17,231.27	
Total For Fund 094 Redevelopment General					17,231.27	

Fund 096 Redevelopment Capital

Dept 0000	MARCH MGT FEES-FINAL	79478	ROSE REAL ESTATE	MARCH MGT FEES-FINAL	134.77	
096-0000-31007	ASBESTOS ABATEMENT-8620 KENNE	79481	SAFE ENVIRONMENTAL CORP	ASBESTOS ABATEMENT- 8620 KENNEDY	1,100.00	
096-0000-39026			Total For Dept 0000		1,234.77	
Total For Fund 096 Redevelopment Capital					1,234.77	
Fund 101 REDEVELOPMENT BND & INT NON-EXEMPT						
Dept 0000	PAY AGENT 5/1/19 -4/30/20	79561	THE HUNTINGTON NATIONAL BAN	2014 RED DIST. BONDS PAY AGENT 20	350.00	30474
101-0000-39013			Total For Dept 0000		350.00	
Total For Fund 101 REDEVELOPMENT BND & INT NON-EXEMPT					350.00	
Fund 250 CREDIT ECON. DEV. INCOME TAX FUND						
Dept 0000	MARKETING SERVICES	79487	GRLEFFIN MARKETING SERVICES,	MARKETING SERVICES	1,500.00	
250-0000-35010			Total For Dept 0000		1,500.00	
Total For Fund 250 CREDIT ECON. DEV. INCOME TAX FUND					1,500.00	

04/11/2019 08:16 AM

User: DMJ

DB: Highland

Gr: Number

INVOICE GL DISTRIBUTION REPORT FOR TOWN OF HIGHLAND

EXP CHECK RUN DATES 03/20/2019 - 04/16/2019

BOTH JOURNALIZED > UNJOURNALIZED

BOTH OPEN AND PAID

Invoice Line Desc

Ref # Vendor

Invoice Description

Amount Check #

Fund Totals:

Fund 094 Redevelopment General	17,231.27	
Fund 096 Redevelopment Capital	1,234.77	
Fund 101 REDEVELOPMENT BND & INT	350.00	
Fund 250 CREDIT BCON. DEV. INCOME	1,500.00	

20,316.04