

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
MONDAY, MAY 15, 2017**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met on Monday, May 15, 2017 at 7:37 PM in the Council Chambers within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Bernie Zemen called the meeting to order. Minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Commissioners present included Bernie Zemen, Steve Wagner, Mark Herak, Michael Griffin, and Redevelopment Director Cecile Petro. Commissioner Dan Vassar was absent. In the audience was The Times reporter, Chuck Haber.

General Substance of the Discussion

Agenda for Public Meeting

President Zemen reviewed the meeting agenda with the Commission. There were no questions or comments on the minutes and the Director reviewed the claims. Commissioners discussed Resolution 2017-18, a resolution to amend the contract with Actin Contracting; which will allow for the salvaging of the ticket booth and two projectors from the former Town Theatre and the removal of the footings for the buildings and the private sidewalk for the parcels located at 8610, 8612, 8616, and 8620 Kennedy Avenue. Commissioners stated that they want the area to be shovel ready once the buildings are demolished.

Commissioners also discussed a possible visual barrier along the south Indianapolis Bridge that will be undergoing complete renovation later this year. Attorney Tauber stated that the owner of one of the billboards would probably want some type of compensation if a barrier was erected that blocked the view of the billboard from the motorist. Some Commissioners commented that the cost of the barrier was too high and that the barrier could be installed at a later time, if desired. A final comment from the Commission suggested that this would be a good project for Highland because the funds are currently available without raising taxes and that a visual barrier would improve the aesthetics of the area.

Study Session ended at 8:05 PM for the Public Meeting.

**HIGHLAND REDEVELOPMENT COMMISSION
PUBLIC MEETING
MONDAY, MAY 15, 2017**

The Highland Redevelopment Commission (“Commission”, “RC”) met in a Public Meeting on May 15, 2017 at 8:06 PM in the Council Chambers within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Zemen called the meeting to order. Taking minutes for the meeting was Director Petro.

ROLL CALL:

Present on roll call included Redevelopment Commissioners Bernie Zemen, Steve Wagner, Mark Herak, Michael Griffin, School Town of Highland Commissioner Pat Krull, and Director Cecile Petro. Commissioner Dan Vassar was absent. The Times reporter, Chuck Haber, was in the audience.

MINUTES OF PREVIOUS SESSIONS:

Commissioner Griffin made a motion to approve the minutes as written for the Public Meeting and Study Sessions of April 17, 2017, The Study Session of May 1, 2017, and the Special Public Meeting of May 8, 2017. Commissioner Wagner seconded the motion. **Upon a voice vote, the motion passed. The minutes were approved.**

PUBLIC COMMENTS: None

SPECIAL ORDERS: None

COMMUNICATIONS: None

UNFINISHED BUSINESS AND GENERAL ORDERS: None

NEW BUSINESS:

Commissioner Wagner made a motion to approve Resolution 2017-13, A Declaratory Resolution Amending the Acquisition List for the Redevelopment Plans of the Town of Highland dated May 28, 1997, as Amended. Commissioner Herak seconded the motion. **Upon a roll call vote, there were three affirmatives and one negative. The motion passed. The resolution was approved.**

Commissioner Herak made a motion to approve Resolutions 2017-15, 2017-16, and 2017-17, Resolutions of the Highland Redevelopment Commission Concerning the 2018 Budget Year Determination for Tax Increment for the Highland Acres Allocation Area, the Highland Redevelopment (Downtown) Allocation Area, and the Highland Commercial Corridors Allocation Area. **Upon a roll call vote, there were four affirmatives and no negatives. The motion passed. The resolution was approved.**

Commissioner Griffin made a motion to approve Resolution 2017-18, A Resolution of the Highland Redevelopment Commission Amending a Contract with Actin Contracting, LLC for Additional Services (salvaging two projectors and removing footings and extra slabs) related to the Demolition of 8610, 8612, 8616 & 9620 Kennedy Avenue for a Total Not to Exceed \$14,635. **Upon a roll call vote, there were four affirmatives and no negatives. The motion passed. The resolution was approved.**

Commissioner Griffin made a motion to approve the 2017 Façade Improvement Grant Application. Commissioner Herak seconded the motion. **Upon a roll call vote, there were four affirmatives and no negatives. The motion passed. The resolution was approved.**

Commissioner Wagner made a motion to approve the Redevelopment Commission Goals for 2017. Commissioner Herak seconded the motion. **Upon a roll call vote, there were four affirmatives and no negatives. The motion carried. The resolution was approved.**

Commissioner Herak made a motion to add an item to the agenda that would instruct American Structurepoint to not proceed with a visual barrier along the south Indianapolis Bridge. Commissioner

Wagner seconded the motion. **Upon a roll call vote, there were four affirmatives and no negatives. The motion passed. The resolution was approved.**

Commissioner Herak made a motion to inform American Structurepoint not to proceed with the visual barrier along the south Indianapolis Bridge. Commissioner Wagner seconded the motion. During discussion, Commissioner Zemen stated that the cost is too much at this time, but perhaps it can be accomplished in the future. **Upon roll call vote, there were three affirmatives and one negative. The motion passed. The resolution was approved.**

ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS:

Commissioner Herak made a motion to pay account payables as stated in the amount of \$40,410.49. Commissioner Wagner seconded the motion. **Upon a roll call vote, there were three affirmatives, one present, and no negatives. The motion passed. The accounts payable vouchers were approved.**

BUSINESS FROM THE COMMISSIONERS: None

NEXT MEETING:

The next Public Meeting will be held on June 19, 2017, at 8:00 PM. A Study Session will precede the meeting at 7:30 PM and may reconvene following the Public Meeting. The next full Study Session will be held on June 5, 2017 at 7:30 PM. The next Highland Main Street meeting will be held on Thursday, June 1, 2017 at 6:30 PM. All meetings will take place in the town hall.

ADJOURNMENT: Commissioner Herak made a motion to adjourn the meeting. Commissioner Wagner seconded the motion. **Upon a voice vote, the motion passed. The meeting adjourned 8:21 PM. A study session followed this meeting.**

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION RECONVENED
MONDAY, May 15, 2017**

The Highland Redevelopment Commission (“Commission”, “RC”) reconvened at 8:22 PM in the Council Chambers of the Municipal Building at 3333 Ridge Road, Highland, Indiana on May 15, 2017.

ROLL CALL: Present on silent roll call included Commissioners: Bernie Zemen, Michael Griffin, Steve Wagner, and Mark Herak. Commissioner Dan Vassar was absent. Also in attendance School Town of Highland Commissioner Pat Krull and Director Petro. In the audience was The Times reporter, Chuck Haber.

General Substance of the Study Session

8620 Kennedy Avenue

Commissioners directed the Commission’s attorney to begin eviction proceedings for non-payment of rent by the tenant in units #1 & #2. The tenant in unit #1 continues to seek a new location.

8610 Kennedy Avenue

Asbestos abatement continues in 8610 Kennedy Avenue.

Senior Housing Developer

The senior housing developer is continuing to move forward. He, along with his architect and engineer, will be meeting soon with the Building Commissioner to review their concepts.

Public Works Complex at 8001 Kennedy Avenue

Commissioners reviewed concepts that provided an aerial view of a new public works complex and a rendition of a new public works building. A revision of the building will be forthcoming.

2209 Main Street Potential Development

The Director shared documents that were distributed to the Plan Commission at its last Study Session. The documents provided an aerial view of the potential development and renditions of buildings on nine acres.

The Study Session ended at 8:45 PM.

RESOLUTION No. 2017-13

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, 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 "2017 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 2017 Amendment is reasonable and appropriate when considered in relation to the Declaratory Resolution and the purposes of the Act, and that the 2017 Amendment conforms to the comprehensive plan for the Town.

(3) The public health and welfare will be benefited by accomplishment of the 2017 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 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 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.

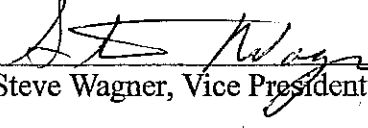
(9) This Resolution shall be effective as of its date of adoption.

ADOPTED this 15th day of May 2017.

HIGHLAND REDEVELOPMENT COMMISSION

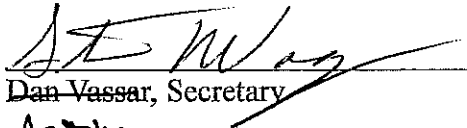


Bernie Zemen, President



Steve Wagner, Vice President

ATTEST:



Dan Vassar, Secretary
Acting

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);
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- 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);
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- 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 Northfolk 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 Northfolk 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 Northfolk 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 Northfolk 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
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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 ½ of Lot 10 – 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 Madolyn'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

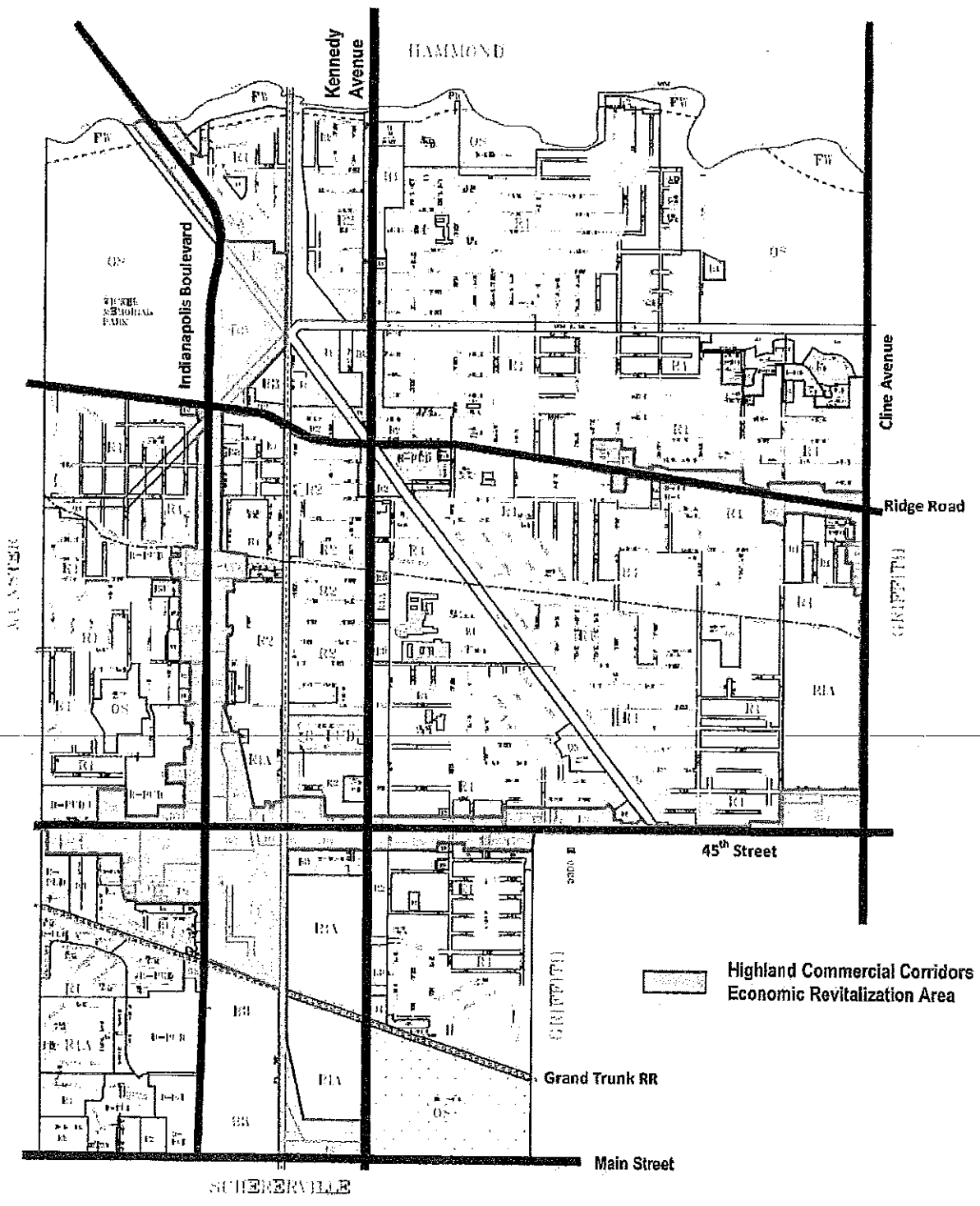


EXHIBIT B

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)
- c. ~~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.)

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 Jewett Street #45-07-21-454-014.000-026
- 2901 Jewett Street #45-07-21-454-013.000-026
- 2811-2815 Jewett Street #45-07-21-451-012.000-026

2821 Jewett 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
8835 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)

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

RESOLUTION NO. 2017 - 15

**RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION
CONCERNING THE 2018 BUDGET YEAR DETERMINATION FOR
TAX INCREMENT FOR THE HIGHLAND ACRES ALLOCATION AREA**

WHEREAS, the Highland Redevelopment Commission (the "Commission"), has designated the **Highland Acres Allocation Area** (the "Allocation Area") for purposes of capturing tax increment revenues pursuant to Indiana Code 36-7-14-39 (the "Tax Increment");

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

WHEREAS, with respect to the Allocation Area, for budget year 2018, the Commission has determined the amount of the Tax Increment projected to be collected in 2018 as well as the amount of Tax Increment needed in 2018 to meet the Commission's outstanding debt service or lease payment obligations, to pay for projects that are located in or directly serve or benefit the Allocation Area, and to meet other purposes permitted by Indiana Code 36-7-14-39(b)(3), as set forth in the COMMISSION DETERMINATION as attached hereto;

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

SECTION ONE: The Commission has determined that all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the Allocation Area as of the January 1, 2017 assessment date (for Pay 2018) shall be captured assessment (as defined in 50 IAC 8-1-10), and overlapping taxing units as well as the Lake County, Indiana Auditor and the Town Council will be provided written notice of such determination pursuant to Indiana Code 36-7-14-39(b)(4)(B).

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

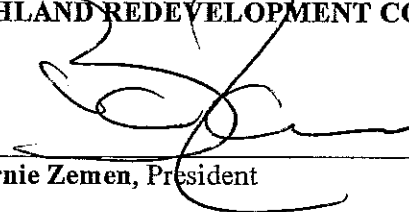
TOWN OF HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

RESOLUTION NO. 2017 - 15

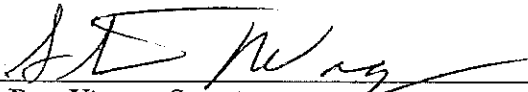
RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION
CONCERNING THE 2018 BUDGET YEAR DETERMINATION FOR
TAX INCREMENT FOR THE HIGHLAND ACRES ALLOCATION AREA

ALL OF WHICH IS PASSED AND RESOLVED by the Highland Redevelopment Commission
on May 15, 2017.


TOWN OF HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION


Bernie Zemen, President

ATTESTATIONS:


Dan Vassar, Secretary,
Town of Highland, Indiana Redevelopment Commission

MAY 15, 2017
Dated


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

5-15-17
Dated

TOWN OF HIGHLAND, INDIANA
 HIGHLAND REDEVELOPMENT COMMISSION

Commission Determination: Highland Acres Allocation Area (026 Highland 01)

Per I.C. 36-7-14-39(b)(4)(A)

Dated: January 1, 2017

<u>Determination Criteria</u>	0506-01-026 DLGF TIF CODE: T45451 Highland Acres Allocation Area
Allocation Area Real Property Net Assessment ¹	\$ 5,390,435
Allocation Area Personal Property Net Assessment ¹	-
Total Allocation Area Net Assessment ¹	\$ 5,390,435
March 1, 2016 Base Assessment	\$ 1,535,277
Potential Captured Assessed Value ¹	\$ 3,855,158
Pay 2017 Certified Net Tax Rate	\$ 2.9938
Estimated 2018 Net Tax Rate (Assumption: 2% increase as rounded to the hundredths)	\$ 3.0500
Statutory Circuit Breaker (Applicable to Gross AV of Other Real & Personal Property)	3.00%
Estimated Tax Increment (Pay 2018) (Assumption: 95% collection rate)	\$ 111,703
<u>Commission Obligations</u>	
Outstanding Debt Service/Lease Payments	
(a) (Fiscal Year 2018)	\$ -
Anticipated Cost of Allocation Area Projects/Programs	2,950,000
Total of Commission Obligations	\$ 2,950,000
Estimated Allocation Area Tax Increment (FY 2018)	\$ 111,703
Total of Commission Obligations, Projects and/or Programs through 2018	90,109
Tax Increment Balance (Surplus or Deficit)	\$ 21,594
Estimated Potential Captured Assessment ¹	\$ 3,855,158
Estimated Potential Captured Assessment Required to meet Obligations (Percent)	100%
Estimated Captured Assessment	\$ 3,855,158
Estimated Uncaptured Assessment	
(Excess Assessed Value to Overlapping Taxing Units)	\$ -
Is the Estimated Uncaptured Assessment greater than 200%?	NO
PURSUANT TO I.C. 36-7-14-39(b)(4)(C), this Determination must be filed with the Town Council as the Legislative Body:	NO

Notes:

1. Data based upon the most current assessment data available from the Office of the Lake County Auditor for the January 1, 2016 assessment date.

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

RESOLUTION NO. 2017 - 16

**RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION
CONCERNING THE 2018 BUDGET YEAR DETERMINATION FOR
TAX INCREMENT FOR THE HIGHLAND REDEVELOPMENT (DOWNTOWN)
ALLOCATION AREA**

WHEREAS, the Highland Redevelopment Commission (the "Commission"), has designated the **Highland Redevelopment (Downtown) Allocation Area** (the "Allocation Area") for purposes of capturing tax increment revenues pursuant to Indiana Code 36-7-14-39 (the "Tax Increment");

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

WHEREAS, with respect to the Allocation Area, for budget year 2018, the Commission has determined the amount of the Tax Increment projected to be collected in 2018 as well as the amount of Tax Increment needed in 2018 to meet the Commission's outstanding debt service or lease payment obligations, to pay for projects that are located in or directly serve or benefit the Allocation Area, and to meet other purposes permitted by Indiana Code 36-7-14-39(b)(3), as set forth in the COMMISSION DETERMINATION as attached hereto;

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

SECTION ONE: The Commission has determined that all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the Allocation Area as of the January 1, 2017 assessment date (for Pay 2018) shall be captured assessment (as defined in 50 IAC 8-1-10), and overlapping taxing units as well as the Lake County, Indiana Auditor and the Town Council will be provided written notice of such determination pursuant to Indiana Code 36-7-14-39(b)(4)(B).

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

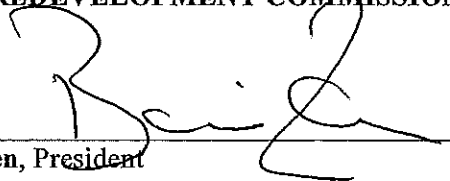
**TOWN OF HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION**

RESOLUTION NO. 2017 - 16

**RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION
CONCERNING THE 2018 BUDGET YEAR DETERMINATION FOR
TAX INCREMENT FOR THE HIGHLAND REDEVELOPMENT (DOWNTOWN)
ALLOCATION AREA**

ALL OF WHICH IS PASSED AND RESOLVED by the Highland Redevelopment Commission
on May 15, 2017.

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



Bernie Zemen, President


ATTESTATIONS:



Dan Vassar, Secretary,
Town of Highland, Indiana Redevelopment Commission

Dated

May 15, 2017



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

Dated

5-15-17

TOWN OF HIGHLAND, INDIANA
 HIGHLAND REDEVELOPMENT COMMISSION

Commission Determination: Redevelopment Area (Downtown) Allocation Area (026 Highland 02)

Per I.C. 36-7-14-39(b)(4)(A)

Dated: January 1, 2017

0506-02-026

DLGF TIF CODE: T45452

Highland Redevelopment Area
 (Downtown) Allocation Area

Determination Criteria

Allocation Area Real Property Net Assessment ¹	\$	45,456,036
Allocation Area Personal Property Net Assessment ¹		
Total Allocation Area Net Assessment ¹	\$	45,456,036
January 1, 2016 Base Assessment	\$	40,132,677
Potential Captured Assessed Value ¹	\$	5,323,359
Pay 2017 Certified Net Tax Rate	\$	2.9938
Estimated 2018 Net Tax Rate (Assumption: 2% increase as rounded to the hundredths)	\$	3.0500
Statutory Circuit Breaker (Applicable to Gross AV of Other Real & Personal Property)		3.00%
Estimated Tax Increment (Pay 2018) (Assumption: 95% collection rate)	\$	154,244
Commission Obligations		
Outstanding Debt Service/Lease Payments (a) (Fiscal Year 2018)	\$	-
Anticipated Cost of Allocation Area Projects/Programs		126,878
Total of Commission Obligations	\$	126,878
Estimated Allocation Area Tax Increment (FY 2018)	\$	154,244
Total of Commission Obligations, Projects and/or Programs through 2018		126,878
Tax Increment Balance (Surplus or Deficit)	\$	27,366
Estimated Potential Captured Assessment ¹	\$	5,323,359
Estimated Potential Captured Assessment Required to meet Obligations (Percent)		100%
Estimated Captured Assessment	\$	5,323,359

Estimated Uncaptured Assessment

(Excess Assessed Value to Overlapping Taxing Units)	\$	-
Is the Estimated Uncaptured Assessment greater than 200%?		NO
PURSUANT TO I.C. 36-7-14-39(b)(4)(C), this Determination must be filed with the Town Council as the Legislative Body:		NO

Notes:

1. Data based upon the most current assessment data available from the Office of the Lake County Auditor for the January 1, 2016 assessment date.

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

RESOLUTION NO. 2017 - 17

**RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION
CONCERNING THE 2018 BUDGET YEAR DETERMINATION FOR
TAX INCREMENT FOR THE HIGHLAND COMMERCIAL CORRIDORS
ALLOCATION AREA**

WHEREAS, the Highland Redevelopment Commission (the "Commission"), has designated the **Highland Commercial Corridors Allocation Area** (the "Allocation Area") for purposes of capturing tax increment revenues pursuant to Indiana Code 36-7-14-39 (the "Tax Increment");

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

WHEREAS, with respect to the Allocation Area, for budget year 2018, the Commission has determined the amount of the Tax Increment projected to be collected in 2018 as well as the amount of Tax Increment needed in 2018 to meet the Commission's outstanding debt service or lease payment obligations, to pay for projects that are located in or directly serve or benefit the Allocation Area, and to meet other purposes permitted by Indiana Code 36-7-14-39(b)(3), as set forth in the COMMISSION DETERMINATION as attached hereto;

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

SECTION ONE: The Commission has determined that all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the Allocation Area as of the January 1, 2017 assessment date (for Pay 2018) shall be captured assessment (as defined in 50 IAC 8-1-10), and overlapping taxing units as well as the Lake County, Indiana Auditor and the Town Council will be provided written notice of such determination pursuant to Indiana Code 36-7-14-39(b)(4)(B).

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

TOWN OF HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

RESOLUTION NO. 2017 - 17

RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION
CONCERNING THE 2018 BUDGET YEAR DETERMINATION FOR
TAX INCREMENT FOR THE HIGHLAND COMMERCIAL CORRIDORS
ALLOCATION AREA

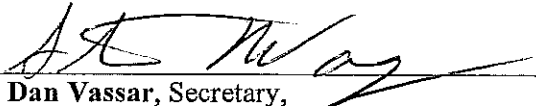
ALL OF WHICH IS PASSED AND RESOLVED by the Highland Redevelopment Commission
on May 15, 2017.

TOWN OF HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION




Bernie Zemen, President

ATTESTATIONS:



Dan Vassar, Secretary,
Town of Highland, Indiana Redevelopment Commission

May 15, 2017
Dated



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

6-15-17
Dated

TOWN OF HIGHLAND, INDIANA
 HIGHLAND REDEVELOPMENT COMMISSION

Commission Determination: Highland Commercial Corridors Allocation Area (026 Highland 03)

Per I.C. 36-7-14-39(b)(4)(A)

Dated: January 1, 2017

0506-03-026

DLGF TIF CODE: T45453

Highland

Commercial Corridors
 Allocation Area

Determination Criteria

Allocation Area Real Property Net Assessment ¹	\$ 175,528,420
Allocation Area Personal Property Net Assessment ¹	-
Total Allocation Area Net Assessment ¹	\$ 175,528,420
January 1, 2017 Base Assessment	
March 1, 2016 Base Assessment	\$ 152,365,146
Potential Captured Assessed Value ¹	\$ 23,163,274
Pay 2017 Certified Net Tax Rate	\$ 2.9938
Estimated 2018 Net Tax Rate (Assumption: 2% increase as rounded to the hundredths)	\$ 3.0500
Statutory Circuit Breaker (Applicable to Gross AV of Other Real & Personal Property)	3.00%
Estimated Tax Increment (Pay 2018) (Assumption: 95% collection rate)	\$ 671,156
<u>Commission Obligations</u>	
Outstanding Debt Service/Lease Payments	
(a) (Fiscal Year 2018)	\$ -
Anticipated Cost of Allocation Area Projects/Programs	500,000
Total of Commission Obligations	\$ 500,000
Estimated Allocation Area Tax Increment (FY 2018)	\$ 671,156
Total of Commission Obligations, Projects and/or Programs through 2018	500,000
Tax Increment Balance (Surplus or Deficit)	\$ 171,156
Estimated Potential Captured Assessment ¹	\$ 23,163,274
Estimated Potential Captured Assessment Required to meet Obligations (Percent)	100%
Estimated Captured Assessment	\$ 23,163,274
Estimated Uncaptured Assessment	
(Excess Assessed Value to Overlapping Taxing Units)	\$ -
Is the Estimated Uncaptured Assessment greater than 200%?	NO
PURSUANT TO I.C. 36-7-14-39(b)(4)(C), this Determination must be filed with the Town Council as the Legislative Body:	NO

Notes:

1. Data based upon the most current assessment data available from the Office of the Lake County Auditor for the January 1, 2016 assessment date.

RESOLUTION NO. 2017-18

RESOLUTION OF THE HIGHLAND REDEVELOPMENT
COMMISSION AMENDING A CONTRACT WITH
ACTIN CONTRACTING, LLC FOR ADDITIONAL SERVICES RELATED TO
THE DEMOLITION OF 8610, 8612, 8616, AND 8620 KENNEDY AVENUE

WHEREAS, the Highland Redevelopment Commission (the "Commission"), exists and operates under the provisions of the Redevelopment of Cities and Towns Act in I.C. 36-7-14, as amended from time to time (the "Act"); and

WHEREAS, the Highland Redevelopment Commission is authorized to negotiate and enter into contracts by statute; and

WHEREAS, the Highland Redevelopment Commission has requested a proposal for additional services related to the demolition of commercial properties owned by the Redevelopment Commission at 8610, 8612, 8616, & 8620 Kennedy Avenue; and

WHEREAS, those services may include:

- | | | |
|-------------------------------------|--|---------------------|
| ___ | 1. Salvaging the ticket booth from the Town Theatre | \$ 3,830.00. |
| <input checked="" type="checkbox"/> | 2. Salvaging two projectors from the Town Theatre | \$ 2,985.00. |
| <input checked="" type="checkbox"/> | 3. Remove footings & extra slabs | \$11,650.00. |
| | Far north & south foundation walls may have to be left in place if they are supporting neighboring structures. | |
| ___ | 4. Total | \$ <u>14,635.00</u> |

NOW, THEREFORE, be it resolved as follows:

That it is in the best interest of the Town and Redevelopment Area I to amend a contract with Actin Contracting, LLC to provide the above service(s) in addition to the demolition of the buildings for an amount not to exceed \$14,635.00.

Adopted and approved at a meeting of the Highland Redevelopment Commission held on the 15th day of May, 2017 having passed by a vote of 4 in favor and 0 opposed.

HIGHLAND REDEVELOPMENT COMMISSION

BY: _____

Bernie Zemen, President

ATTEST:

Dan Vassar, Secretary

ACTIN Contracting, LLC

1102 E Columbus Drive
P.O. Box 518
East Chicago, IN 46312
Phone: (219) 397-5020

Fax No: (219) 397-5028

Proposal No. C1703-117-3
Sheet No. 01 of 01
Date: 06/07/2017
Estimator: Steve Kallay

Proposal Submitted To:

Town of Highland
Department of Redevelopment
3333 Ridge Rd
Highland, IN 46322

Work To Be Performed At:

8610, 8612, & 8616 Kennedy Ave
Highland, Indiana

Actin Contracting, LLC will furnish all equipment, labor, supervision, trucking, and dumping fees necessary for the completion of the following scope of work:

Salvage two projectors ----- \$ 2,985.00
Remove footings and extra slabs ----- \$ 11,650.00

TEARING DOWN, LOADING AND REMOVAL OF DEBRIS FROM THE ABOVE MENTIONED LOCATION. THE COST IS TO INCLUDE TRUCKING, DUMP FEES, INSURANCE, EQUIPMENT, LABOR, MATERIALS, AND MISCELLANEOUS ITEMS. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. THIS PROPOSAL DOES NOT INCLUDE ANY ASBESTOS, UNDERGROUND STORAGE TANKS OR HAZARDOUS MATERIAL REMOVAL, SHOULD ANY BE DISCOVERED. WE RESERVE THE RIGHTS TO ALL SALVAGE.

ALL UTILITIES MUST BE PERMANENTLY DISCONNECTED PRIOR TO DEMOLITION

All material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for the above work and will be completed in a substantial workmanlike manner for the sum of:

Fourteen Thousand, Six Hundred Thirty Five Dollars and Zero Cents.

\$ 14,635.00

The above prices are subject to change depending on unforeseen circumstances that may arise during completion of demolition.

Payment to be made as follows:
PAID UPON COMPLETION

Interest will be assessed at the rate of one and one-half (1 1/2) percent per month on all amounts due and owing over (30) days. Reasonable attorney fees and costs will be added if your account is placed in collection.

Any alterations or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary Insurance upon above work. Workmen's Compensation and Public Liability Insurance on the above work is to be taken out by: Actin Contracting, LLC

Accepted By:

Cecile L. Petro, Redevelopment
Printed Name & Title Director

June 9, 2017
Date

Cecile L. Petro
Signature

CLAUSE (ADDENDUM) and AFFIDAVIT ADDENDUM TO BE ADDED TO CONTRACT
FOR SERVICES TO BE PROVIDED TO THE TOWN OF HIGHLAND
(as required by I.C. 22-5-1.7-11, effective July 1, 2011)

Verification of Work Eligibility Status

1. Actin Contracting, LLC (hereinafter called "Contractor")
understands and agrees that:

(A) It is required to enroll in and verify the work eligibility status of all employees hired after the date of this contract through the E-Verify program.

(B) This requirement shall be waived if the E-Verify program ceases to exist. For the purposes of this paragraph, the "E-Verify Program" means the electronic verification of work authorization program of the Illegal Immigration Reform and Immigration Responsibility Act of 1996 (P.L. 104-208), Division C Title IV, s. 403(a), as amended, operated by the United States Department of Homeland Security or other federal agency authorized to verify the work authorization status of newly hired employees under the Immigration Reform and Control Act of 1986 (P.L. 99-603); and

2. An authorized representative of the Contractor has signed the attached affidavit concerning the employment of unauthorized aliens.

This contract clause is developed pursuant to SEA 590 codified as IC 22-5-1.7-11 (a)(1).

Michael H. Lopez
Name

President
Title

5-10-17
Date

**AFFIDAVIT OF SERVICE PROVIDER OR CONTRACTOR
WITH THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA
REGARDING HIRE OF UNAUTHORIZED ALIENS**

State of Indiana)
)
County of Lake)

SS:

AFFIDAVIT

I, the undersigned, authorized representative, authorized officer or agent of

Actin Contracting LLC
(Name of Company)

Hereinafter called "contractor", which has a contract for services or goods with the Town of Highland, Lake County, Indiana, having given solemn affirmation, hereby depose(s) and say(s), that the contractor does not knowingly employ an unauthorized alien.

FURTHERETH AFFIANT SAYETH NOT.

Signed: Michael Lopez, Affiant.
(Name of Company Representative)

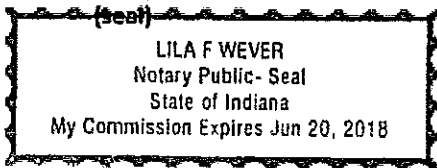
Certificate of Notary

On this 10th day of May, 2017, before me personally came and appeared the affiant herein named, known and known to me to be the individual described in and who executed the foregoing instrument, and who duly acknowledged to me that she executed same for purpose therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

My commission expires: June 20, 2018

County of Residence: Porter



Lila F. Wever

NOTARY

**HIGHLAND MAINSTREET
FAÇADE GRANT PROGRAM GUIDELINES
2017 Program**

The Highland Main Street FAÇADE GRANT PROGRAM is intended to provide financial assistance for significant exterior building façade improvements in the Highland Redevelopment Area I (Downtown and Kennedy Avenue Corridor). The goal of the program is to attract retail growth, additional business traffic and catalyze investment through improved aesthetics.

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

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

Eligible Properties

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

Eligible Activities

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

encouraged and are eligible to qualify for the Façade Grant Program. Eligibility and reimbursement for manufactured/cast stone veneer and thin veneer; manufactured/cast brick veneer thin veneer and other similar materials is at the sole discretion of the Redevelopment Commission; and should only be used at a minimum 7 feet above the level of ground floor finished elevation.

Ineligible Activities

- Interior work;
- Activities not visible from the public right-of-way, unless a necessary component of façade improvement work;
- Demolition or acquisition of property;
- Building Permit Fees;
- Sidewalks or paving;
- Repair or creation of features not consistent with the design standards set for the area, and
- General contracting, if provided by owner.

Guidelines

- No work that has already been started will be eligible for funding through this grant.
- The applicant must be the owner of the building, or if a lessee, must have written permission from the building owner for the work proposed.
- The amount of the grant is up to 30% of the project total.
- Whenever possible, local (Lake County) contractors, materials, and tradesmen should be used for the work. Contractors, electricians, and other tradesmen should all be licensed in their field as required by the Town of Highland permit review and approval process.
- Project eligibility is at the full discretion of the Highland Redevelopment Commission.
- All rules and guidelines are subject to change at any time.

Application Process

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

Highland Main Street
FAÇADE GRANT PROGRAM APPLICATION

Applicant Name _____

Mailing Address _____

Business Name _____

Business Owner _____

Business Owner Address _____

Property Address _____

Phone Number _____

Email _____

Fax Number _____

Estimated Start Date _____ **Completion Date** _____

Total Cost of Project \$ _____

Owner Cost \$ _____

Highland MainStreet Façade Grant Program \$ _____

Please attach the following supporting documents:

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

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

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

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

Complete and return to: Cecile Petro – Redevelopment Director, Highland Main Street Committee 3333 Ridge Road, Highland IN 46322. Please call 219-972-7598 or email cpetro@highland.in.gov for questions.

HIGHLAND DOWNTOWN REDEVELOPMENT AREA 2015



2017 RC Goals

1. Consolidate Properties for Future Development
 - A. Update Acquisition List 2nd Q
 - B. Conduct appraisals on properties On-going
 - C. Continue with Acquisition Process On-going

2. Complete Plans to Rehab the Kennedy/Condit/Kennedy section of Downtown
 - A. Continue to acquire land in the district, per Town Council On-going
 - B. Apply for construction funding, if available from NIRPC 3rd Q
 - C. Seek out interested developers for the site 4th Q

3. Highland Main Street
 - A. Recruit new members 1st Q
 - B. Follow HMS Goals for 2017 On-going
 - C. Continue programs & projects On-going

4. Improve the Appearance of Property in Highland
 - A. Meet with at least one owner in Highland to see if a site can be rehabbed 3rd Q
 - B. If Tax Abatement is an option, complete the process 4th Q

5. Continue Façade Improvement Grant Program
 - A. Allocate initial dollars for 2017 1st Q
 - B. Review and approve grant application 1st Q
 - C. Fund at least two façade grant properties 4th Q

6. Continue to Explore the Feasibility of a New Business Park on Kennedy Avenue and Main Street
 - A. Begin discussions with developers to utilize the area in the most effective and high use possible 3rd Q
 - B. Begin discussions with property owners, if applicable 3rd Q
 - C. Decide on whether an Allocation Area should be established. 4th Q
 - D. Establish Allocation Area or other incentives for the area 4th Q
 - E. If project moves forward, offer incentive package 4th Q

7. Actively Pursue Senior Housing for Highland
 - A. Continue to meet with potential senior housing developer on-going
 - B. Offer incentives, if applicable 3rd Q

8. Increase the downtown Occupancy rate to 95%
 - A. Maintain data on occupancy in the downtown On-going
 - B. Advertise properties for sale & lease on the website On-going
 - C. Meet with prospective businesses to locate in Highland On-going

- | | |
|---|----------|
| 9. Explore Options to Relocate the Public Works Complex & Athletic Field | |
| A. Identify at least two possible locations that would accommodate use | 1st Q |
| B. Meet with owners of the locations | 1st Q |
| C. Provide a rendition of the layout and building | 2nd Q |
| D. Present renditions to RC & Owner of property | 3rd Q |
| E. Identify possible financing for project | 3rd Q |
| F. Begin negotiations | 3rd Q |
| G. Purchase property | 4th Q |
| 10. Hire Redevelopment Director | |
| A. Hire firm to conduct a search for Director | 2nd Q |
| B. Review candidates and begin interviews | 3rd Q |
| C. Select Director | 3rd Q |
| 11. Review Current and Expected Allocation Area Funds and Develop a Plan for Disposition | |
| A. Maintain a listing of Allocation Areas with Semi-Annual Distributions | On-going |
| B. Review current and potential projects that may utilize funds | 2nd Q |
| C. Discuss options for the utilization of funds by reviewing the
Acquisition List and other priorities of the Commission | 3rd Q |
| D. Develop a list of funding priorities and begin funding the projects | 4th Q |

GI Number	Invoice Line Desc	Ref #	Vendor	Invoice Description	Amount	Check #
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Fund 094 Redevelopment General						
Dept 0000	REIMBURSEMENT-OFFICE SUPPLIES	66215	LANCE RYSKAMP (R)	REIMBURSEMENT-OFFICE SUPPLIES	53.28	
094-0000-20003	OFFICE SUPPLIES-INK	66214	OFFICE DEPOT	OFFICE SUPPLIES-INK/HANGING FOLD	535.51	
094-0000-31001	LEGAL FEES-GENERAL MATTERS	66210	TAUBER LAW OFFICE PC	LEGAL FEES-GENERAL MATTERS	1,139.00	
094-0000-31004	REIMBURSEMENT-NWI SCORE TICKET	66212	CECILE PIERO (R)	REIMBURSEMENT-NWI SCORE TICKET	7.00	
094-0000-34023	HEALTH INS	66012	TOWN OF HIGHLAND INS FUND (MAY 17 HEALTH/LIFE INS PREM REDEV	1,539.43	
094-0000-35008	LIFE INS	66012	TOWN OF HIGHLAND INS FUND (MAY 17 HEALTH/LIFE INS PREM REDEV	14.56	
094-0000-35008	GAS-8618 KENNEDY-THRU 4/25/17	66207	NORTHERN IN PUBLIC SERVICE	GAS-8618 KENNEDY-THRU 4/25/17	32.10	
094-0000-35008	ELECTRIC-8618 KENNEDY-THRU 4/	66208	NORTHERN IN PUBLIC SERVICE	ELECTRIC-8618 KENNEDY-THRU 4/28/17	25.68	
094-0000-35008	UTILITIES-8620 KENNEDY-THRU 4	66200	TOWN OF HIGHLAND UTILITIES	UTILITIES-8620 KENNEDY-THRU 4/28/17	72.06	
094-0000-35008	STORM-8618 KENNEDY-THRU 4/28/	66201	TOWN OF HIGHLAND UTILITIES	STORM-8618 KENNEDY-THRU 4/28/17	40.67	
094-0000-35008	STORM-2605 CONDUIT-THRU 4/28/1	66204	TOWN OF HIGHLAND UTILITIES	STORM-2605 CONDUIT-THRU 4/28/17	10.14	
094-0000-39030	INSURANCE-CAR CRUISE	65952	CROWELL AGENCY INC.	INSURANCE- ADD 2813-2815 JEWETT/	55.00	
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	65922	PAYROLL ACCOUNT	4/28PRD D/S TRANSFER REDEVELOPME	4,925.43	26893
	Total For Dept 0000				8,449.86	
	Total For Fund 094 Redevelopment General				8,449.86	

Fund 096 Redevelopment Capital						
Dept 0000	EXIT LIGHTS REPLACEMENT-2813	66213	MEARDS CORP - SCHERERVILLE	EXIT LIGHTS REPLACEMENT-2813 JEW	273.85	
096-0000-31007	UTILITIES-8610/8612 KENNEDY-T	66205	NORTHERN IN PUBLIC SERVICE	UTILITIES-8610/8612 KENNEDY-THRU	123.37	
096-0000-31007	UTILITIES-2811 JEWETT-THRU 4/	66209	NORTHERN IN PUBLIC SERVICE	UTILITIES-2811 JEWETT-THRU 4/25/1	204.08	
096-0000-31007	UTILITIES-2821 JEWETT-THRU 4/	66209	NORTHERN IN PUBLIC SERVICE	UTILITIES-2821 JEWETT-THRU 4/25/1	63.25	
096-0000-31007	PROPERTY MANAGEMENT FEES-APRI	66211	ROSE REAL ESTATE	PROPERTY MANAGEMENT FEES-APRIL	211.24	
096-0000-31007	STORM-8612 KENNEDY-THRU 4/28/	66202	TOWN OF HIGHLAND UTILITIES	STORM-8612 KENNEDY-THRU 4/28/17	10.14	
096-0000-31007	STORM-8610 KENNEDY-THRU 4/28/	66203	TOWN OF HIGHLAND UTILITIES	STORM-8610 KENNEDY-THRU 4/28/17	10.14	
096-0000-39025	APPRAISAL FEE-2712 CONDUIT	66216	SOUTH SHORE APPRAISALS	APPRAISAL FEE- 2712 CONDUIT	1,200.00	
	Total For Dept 0000				2,096.07	
	Total For Fund 096 Redevelopment Capital				2,096.07	

Fund 105 TOURISM GRANT						
Dept 0000	REFUND OF TOURISM GRANT/ TOWN	65988	STATE OF INDIANA	REFUND OF TOURISM GRANT FOR TOWN	25,000.00	26909
105-0000-09000			Total For Dept 0000		25,000.00	
	Total For Fund 105 TOURISM GRANT				25,000.00	

GL Number

Invoice Line Desc

Ref # Vendor

Invoice Description

Amount

Check #

INVOICE GL DISTRIBUTION REPORT FOR TOWN OF HIGHLAND
EXP CHECK RUN DATES 04/19/2017 - 05/16/2017
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: 07

Fund Totals:

Fund 094 Redevelopment General	8,449.86
Fund 096 Redevelopment Capital	2,096.07
Fund 105 TOURISM GRANT	25,000.00

35,545.93