

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION MINUTES  
MONDAY, MAY 20, 2019**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Monday, May 20, 2019 in the Council Chambers of the Municipal Building located at 3333 Ridge Road, Highland, Indiana. Pro Tem President Steve Wagner called the Study Session to order at 7:08 p.m. Minutes were prepared by Kathy DeGuilio-Fox, Redevelopment Director.

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

**Additional Officials Present:** Tara Tauber, Redevelopment Commission Attorney; Pat Krull, School Town of Highland Commissioner; and Kathy DeGuilio-Fox, Redevelopment Director.

*Also Present:* Larry Kondrat, Board of Waterworks; Dan Botich, Sr. Economic Development Professional, SEH of Indiana; Michelle Quinn, Post Tribune; Pat Popa, Humane Indiana Representative, Highland resident; Roger Sheeman, Highland resident.

**General Substance of the Discussion**

- 1. Review of Plenary Business Meeting:** Ms. DeGuilio-Fox reviewed the agenda items that the Commissioners were to address during their business meeting following the study session including:
  - a. Minutes of April 15, 2019;
  - b. Public Hearing for consideration of Resolution 2019-21: Confirmatory resolution amending the Redevelopment Commission acquisition list;
  - c. Annual presentation to the Overlapping Taxing Units with respect to the 2020 budget year determination for tax increment for the Highland allocation areas.
  - d. New business including several resolutions and;
  - e. Accounts Payable Vouchers.
- 2. Acquisition List:** Ms. DeGuilio-Fox advised that a Public Hearing was advertised to be held at 7:30 PM to consider Resolution 2019-21: A Confirmatory Resolution of the Highland Redevelopment Commission Amending the Plans for the Highland Redevelopment Area I & II, Which Includes the Downtown and North Kennedy Avenue and the Commercial Corridors. Proofs of Publication are available for review by the Redevelopment Commission attorney.
- 3. 8620 Kennedy Avenue:** Ms. DeGuilio-Fox advised that the demolition of 8620 Kennedy Avenue was completed and that Tim's Landscaping had been called out to provide a proposal for backfill, seed and a soil erosion control blanket. Ms. DeGuilio-Fox advised she met Tim Owczarzak, Tim's Landscape Services, Inc., at the Kennedy Avenue site to discuss a quote for services. Tim's Landscape Services provided two quote options. Option A provided for backfill, seed and the erosion control blanket and Option B for only a soil erosion control blanket. Ms. DeGuilio-Fox advised Commissioner's that Option A, in the amount of \$15,020.00, was higher than she could agree to without Commission approval and that the resolution for that agreement was on the Commission's business meeting agenda should they determine to select that option. Discussion ensued. The consensus of the Commission was that Option A was higher than they thought it should be for the requested services. They directed Ms. DeGuilio-Fox to seek additional proposals for the project.

4. **Bult Oil:** Ms. DeGuilio-Fox advised that the final soil testing had been delayed several times due to rain and that the hope was that there would be a 48-hour break in rain to allow the soil to dry out enough that the testing could be completed. Ms. DeGuilio-Fox also advised that the analysis of samples had begun but could not be completed until the final soil samples were collected.
5. **DEF Properties at 2936 Highway Ave:** Ms. DeGuilio-Fox advised of the progress the contractors were finally able to make in regard to the renovations at the former Anthony's Café.
6. **Mural Project:** Ms. DeGuilio-Fox advised of the work that would begin on the final two murals associated with the OCRA QuIP Grant awarded to Redevelopment last year.
7. **Highland Main Street:**
  - a. Commissioners were advised that the Community Garden was fully planted as of May 18<sup>th</sup>. A group of about twelve volunteers were on hand to assist. Commissioners were also advised that there was a strong response from the community, individuals and organizations alike, wishing to donate and provide sponsorships to the Community Garden. A current Community Garden budget was presented showing that as of May 17, 2019 Main Street had received \$3,400 of the pledged donations and contributions. The total pledges were reported as \$5,925 with \$2,525 yet to be received.
  - b. Final preparations for the annual Highland Car Cruise were underway. Everyone was reminded that Highway Avenue would be closed to traffic between Kennedy Avenue and 5<sup>th</sup> Street from 11:00 AM to 5:00 PM on Saturday, June 1<sup>st</sup>.
  - c. Preparations are underway for the 2<sup>nd</sup> annual Last Call for Summer event scheduled for Saturday, August 10<sup>th</sup>. The Park Board approved the use of Main Square for the event, sponsorships and vendors are being sought. First Financial Bank is a Platinum level sponsor and personnel from the Highland branches will help out at the event. Children's activities are planned for this year and the craft tent will be overseen by Main Street member, Mary Wells.
  - d. Main Street decided to postpone their 3<sup>rd</sup> Sunday event kickoff for this year due to the uncertainty of the scheduling of the road repaving projects in the downtown this summer. This event idea will be revisited as part of the 2020 Main Street planning process.

There being no further business, the May 20, 2019 study session of the Highland Redevelopment Commission was adjourned at 7:26 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.

**HIGHLAND REDEVELOPMENT COMMISSION  
PUBLIC MEETING MINUTES  
MONDAY, MAY 20, 2019**

The Highland Redevelopment Commission ("Commission", "RC") met in a Public Meeting on May 20, 2019 in the Council Chambers of the Municipal Building located at 3333 Ridge Road, Highland, Indiana. Pro Tem President Wagner called the meeting to order at 7:30 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 and Steve Wagner. Commissioners Vassar and Zemen were absent. A quorum was attained.

**Additional Officials Present:** Tara Tauber, Redevelopment Commission Attorney; Pat Krull, School Town of Highland Commissioner; and Kathy DeGuilio-Fox, Redevelopment Director were present.

*Also present:* Larry Kondrat, Board of Waterworks; Dan Botich, Sr. Economic Development Professional, SEH of Indiana; Michelle Quinn, Post-Tribune; Pat Popa, Humane Indiana Representative, Highland resident; and Roger Sheeman, Highland resident.

**Minutes of the Previous Meetings:** Commissioner Michael Griffin moved to approve the minutes of the Study Session and Public Meeting of April 15, 2019. Commissioner Mark Herak seconded the motion. No discussion. Upon a roll call vote, the motion passed. The minutes were approved by a vote of three affirmatives and no negatives.

**Special Orders:**

**1. Public Hearing – Acquisition List**

**a. Verification of Proofs of Purchase:** Attorney Tauber verified Proofs of Publication are in order having been published in the TIMES on April 29, 2019 pursuant to Indiana Statute.

**b. Public Hearing:** Pro Tem President Wagner opened the public hearing at 7:33 p.m. and called for public comment. Mr. Larry Kondrat, 8115 4<sup>th</sup> Place East asked how many of the parcels being added would be purchased. He was advised that the additions were for development planning purposes as allowed by Indiana Statute and there is no immediate intent to purchase the properties being added by this resolution. There being no other comments the hearing was closed at 7:42 p.m.

**c. Consideration of Resolution 2019-21: Confirmatory Resolution of the Highland Redevelopment Commission Amending the Plans for the Highland Redevelopment Area I & II, which includes the Downtown and North Kennedy Avenue and the Highland Commercial Corridors Redevelopment Area** to amend the acquisition list. Commissioner Mark Herak moved to adopt Resolution 2019-21. Commissioner Michael Griffin seconded the motion. No discussion. Upon a roll call vote the motion passed three affirmatives to no negative.

**2. Highland Redevelopment Commission Annual Presentation, pursuant to IC 36-7-25-8, to Overlapping Taxing Units with Respect to 2020 Budget Year Determination for Tax Increment for Highland Allocation Areas:** Dan Botich, Sr. Economic Development Professional with SEH of Indiana provided a comprehensive presentation that included a review of the designated allocation areas in Highland, base and sunset dates for each allocation area and five year cash flow data for each allocation area. Discussion ensued.

**Public Comment:** Larry Kondrat of 8115 4<sup>th</sup> Place East, Highland, Indiana, commented that he believes the downtown is becoming over saturated with public murals and asked that the Commission consider his comment in future discussions regarding this topic.

**Communications:** None

**Unfinished Business and General Orders:** None

**New Business:**

1. **Consideration of Resolution 2019-16: Resolution of the Highland Redevelopment Commission to Provide Reimbursement to Jeff Rosignol of Hoosier Highland for a Commercial Property Interior Improvement Grant of Property Located at 2934 Highway Avenue.** Commissioner Herak moved to adopt Resolution 2019-16 and approve reimbursement upon completion of the project and submission of invoices and receipts for the project. Commissioner Griffin seconded the motion. Upon a roll call vote the motion passed with three affirmative and no negative votes.
2. **Consideration of Resolution 2019-17: A Resolution of the Highland Redevelopment Commission Concerning the 2020 Budget Year Determination for Tax Increment for the Highland Acres Allocation Area.** Commissioner Herak moved to adopt Resolution 2019-17. Commissioner Griffin seconded the motion. Upon a roll call vote the motion passed with three affirmative and no negative votes.
3. **Consideration of Resolution 2019-18: A Resolution of the Highland Redevelopment Commission Concerning the 2020 Budget Year Determination for Tax Increment for the Highland Redevelopment (Downtown) Allocation Area.** Commissioner Herak moved to adopt Resolution 2019-18. Commissioner Griffin seconded the motion. Upon a roll call vote the motion passed with three affirmative and no negative votes.
4. **Consideration of Resolution 2019-19: A Resolution of the Highland Redevelopment Commission Concerning the 2020 Budget Year Determination for Tax Increment for the Highland Commercial Corridors Allocation Area.** Commissioner Griffin moved to adopt Resolution 2019-19. Commissioner Herak seconded the motion. Upon a roll call vote the motion passed with three affirmative and no negative votes.
5. **Consideration of Resolution 2019-20: A Resolution of the Highland Redevelopment Commission Concerning the 2020 Budget Year Determination for Tax Increment for the Highland Cardinal Campus Allocation Area.** Commissioner Griffin moved to adopt Resolution 2019-20. Commissioner Herak seconded the motion. Upon a roll call vote the motion passed with three affirmative and no negative votes.
6. **Consideration of Resolution 2019-22: A resolution of the Highland Redevelopment Commission Approving an Agreement for Erosion Control Landscape Services at 8620 Kennedy Avenue as Related to the Highland Redevelopment Commission Kennedy Avenue Property Demolition Project.** Discussion ensued and Commissioners determined they preferred not to take action on this resolution but rather to get new quotes for the project. Director DeGuilio-Fox was asked to get new quotes and make a determination accordingly.

**Action to Pay Accounts Payable Vouchers:** The accounts payable vouchers presented for approval were not ratified. With only three Commissioners in attendance and given that Commissioner Griffin, also the Clerk-Treasurer for the Town of Highland, elects not to vote on the ratification of the accounts payable vouchers it was determined that the claims would be paid at this time, however the May payable voucher is to be placed on the June public meeting agenda and ratified at that time.

**Business from the Commissioners:** None

**Next Meeting:** The next full Study Session is scheduled for June 3, 2019 and will convene at 7:30 p.m. rather than the regularly scheduled time of 7:00 p.m. due to an already planned extended meeting of the Highland Town Council preceding the Redevelopment study session. Notice of the change of time is to be sent to the media. The next Public Meeting will be convened on June 17, 2019 at 7:30 p.m. A Study Session at 7:00 p.m. will precede the public meeting and reconvene following the public meeting, if deemed necessary. The next meeting of the Highland Main Street will be Thursday, June 6, 2019 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 Herak made a motion to adjourn the meeting. Commissioner Griffin seconded the motion. Upon a voice vote, the motion passed. The May 20, 2019 public meeting of the Highland Redevelopment Commission was adjourned at 8:30 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary

**HIGHLAND REDEVELOPMENT COMMISSION  
SPECIAL PUBLIC HEARING MINUTES  
MONDAY, MAY 20, 2019**

The Highland Redevelopment Commission ("Commission", "RC") met in a Public Meeting on May 20, 2019 in the Council Chambers of the Municipal Building located at 3333 Ridge Road, Highland, Indiana. Pro Tem President Wagner called the meeting to order at 7:30 p.m. Taking minutes for the meeting was Director Kathy DeGuilio-Fox.

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

**Additional Officials Present:** Tara Tauber, Redevelopment Commission Attorney; Pat Krull, School Town of Highland Commissioner; and Kathy DeGuilio-Fox, Redevelopment Director were present.

*Additionally present:* Larry Kondrat, Board of Waterworks; Dan Botich, Sr. Economic Development Professional, SEH of Indiana; Michelle Quinn, Post-Tribune; Pat Popa, Humane Indiana Representative, Highland resident; Roger Sheeman, Highland resident.

**Public Hearing – Acquisition List**

Pro Tem President Wagner opened the public hearing at 7:33 p.m.

- a. **Verification of Proofs of Publication:** Attorney Tauber verified Proofs of Publication are in order having been published in the TIMES on April 29, 2019 pursuant to Indiana Statute.
- b. **Public Hearing** was opened by Pro Tem President Wagner who asked if anyone wished to comment. Mr. Larry Kondrat, 8115 4<sup>th</sup> Place East in Highland questioned how many of the parcels being added would be purchased. He was advised that the additions were for development planning purposes as allowed by Indiana Statute. There were no other questions or comments from the public.
- c. **Consideration of Resolution 2019-21: A Confirmatory Resolution of the Highland Redevelopment Commission Amending the Plans for the Highland Redevelopment Area I & II, Which Includes the Downtown and North Kennedy Avenue and the Highland Commercial Corridors Redevelopment Area to amend the acquisition list.** Commissioner Mark Herak moved to adopt Resolution 2019-21. Commissioner Michael Griffin seconded the motion. Upon a roll call vote the motion passed three affirmatives and no negatives.

There being no further business for consideration, the public hearing was closed at 7:42 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary

**Resolution No. 2019-16**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT  
COMMISSION TO PROVIDE REIMBURSEMENT TO JEFF ROSIGNAOL  
OF HOOSIER HIGHLAND FOR A COMMERCIAL PROPERTY  
INTERIOR IMPROVEMENT GRANT OF  
PROPERTY LOCATED AT 2934<sup>2</sup> HIGHWAY AVENUE**

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

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

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

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

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

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

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

WHEREAS, the Commission through its 2019 budget approved the Commercial Property Improvement Grant Program which is intended to provide financial assistance for significant commercial property improvement in the Highland Downtown Redevelopment Area; and

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

WHEREAS, Jeff Rosignol, Hoosier Highlander, applied for a grant totaling \$5,000.00, of which a not to exceed 30%, or \$1,500.00, would be reimbursed to them upon completion of the work with approved receipts.

All property taxes must be paid and up-to-date and there shall be no liens against the property.

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

1. That the Commission finds and determines that it will be of public utility and benefit to approve reimbursement to Jeff Rosignol of Hoosier Highlander, for a Commercial Property Interior Improvement Grant for property located at 2934 Highway Avenue.
2. The project cost applied for is **\$5,000.00** as designated by the contractors work estimates submitted as supporting documentation to the application.
3. That the Commission will provide up to and a not to exceed reimbursement of **\$1,500.00, or 30% of the estimated eligible project costs**, and based upon the total project cost of **\$5,000.00**.
4. That all reimbursements will be made upon delivery of proof of work completion, and receipt by the Highland Redevelopment Commission, of approved receipts for work performed, and proof that all property taxes are paid and up-to-date and no liens have been filed on the property.
5. That this Resolution shall be in full force and effect after its adoption by the Commission.

**ADOPTED AND APPROVED** at a meeting of the Highland Redevelopment Commission held on the 20th day of May, 2019 having passed by a vote of 3 in favor and 0 opposed.

**Highland Redevelopment Commission**

By:   
Bernie Zemen, President

Attest:

By:

  
Mark Herak, Secretary



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

**RESOLUTION NO. 2019-17**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION CONCERNING  
THE 2020 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 the budget year 2020, the Commission has determined the amount of Tax Increment projected to be collected in 2020 as well as the amount of Tax Increment needed in 2020 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 hereby;

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, 2019 assessment date (for Pay 2020) 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.

**ADOPTED AND APPROVED** by the Highland Redevelopment Commission, Lake County, Indiana held on this 20<sup>th</sup> day of May, 2019 having passed by a vote of 3 in favor and 0 opposed.

Redevelopment Commission of the  
Town of Highland, Indiana


By:   
Bernie Zemen, President

*Steve Wagner, President Pro Tem*

ATTEST:

By:   
Mark Herak, Secretary

May 20, 2019  
Dated

  
Kathy DeGullio-Fox, Redevelopment Director  
Town of Highland, Department of Redevelopment

May 20, 2019  
Dated

Resolution 2019-17 Adopted 05-20-2019

**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)

		0506-01-026
<b>Determination Criteria</b>		<b>DLGF TIF CODE: T45451 Highland Acres Allocation Area</b>
Allocation Area Real Property Net Assessment <sup>1</sup>	\$	5,509,300
Allocation Area Personal Property Net Assessment <sup>1</sup>	-	-
Total Allocation Area Net Assessment <sup>1</sup>	\$	5,509,300
 January 1, 2018 Base Assessment	 \$	 1,078,208
 Potential Captured Assessed Value <sup>1</sup>	 \$	 4,431,092
 Pay 2019 Certified Net Tax Rate	 \$	 2.9586
Estimated 2020 Net Tax Rate ( <i>Assumption: 2% increase as rounded to the hundredths</i> )	\$	3.0000
Statutory Circuit Breaker ( <i>Applicable to Gross AV of Other Real &amp; Personal Property</i> )		3.00%
 Estimated Tax Increment (Pay 2020) ( <i>Assumption: 95% collection rate</i> )	 \$	 126,286
 <u>Commission Obligations</u>		
Outstanding Debt Service/Lease Payments		
(a) (Fiscal Year 2020)	\$	-
Anticipated Cost of Allocation Area Projects/Programs		-
Total of Commission Obligations	\$	-
 Estimated Allocation Area Tax Increment (FY 2020)	 \$	 126,286
Total of Commission Obligations, Projects and/or Programs through 2020		-
Tax Increment Balance (Surplus or Deficit)	\$	126,286
 Estimated Potential Captured Assessment <sup>1</sup>	 \$	 4,431,092
Estimated Potential Captured Assessment Required to meet Obligations (Percent)		100%
Estimated Captured Assessment	\$	4,431,092
 <b>Estimated Uncaptured Assessment</b>		
( <i>Excess Assessed Value to Overlapping Taxing Units</i> )	\$	-
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, 2018 assessment date.

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

**RESOLUTION NO. 2019-18**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION CONCERNING  
THE 2020 BUDGET YEAR DETERMINATION FOR TAX INCREMENT FOR  
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 the budget year 2020, the Commission has determined the amount of Tax Increment projected to be collected in 2020 as well as the amount of Tax Increment needed in 2020 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 hereby;

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, 2019 assessment date (for Pay 2020) 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.

**ADOPTED AND APPROVED** by the Highland Redevelopment Commission, Lake County, Indiana held on this 20<sup>th</sup> day of May, 2019 having passed by a vote of 3 in favor and 0 opposed.

Redevelopment Commission of the  
Town of Highland, Indiana

By:   
Bernie Zemen, President

*Steve Wagner, President Pro Tem*


ATTEST:

By:



Mark Herak, Secretary

May 20, 2019  
Dated

  
Kathy DeGiulio-Fox, Redevelopment Director  
Town of Highland, Department of Redevelopment

May 20, 2019  
Dated

Resolution 2019-18 Adopted 05-20-2019

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)

0506-02-026

DLGF TIF CODE: T45452

**Highland Redevelopment Area  
(Downtown) Allocation Area**

**Determination Criteria**

Allocation Area Real Property Net Assessment <sup>1</sup>	\$	46,928,190
Allocation Area Personal Property Net Assessment <sup>1</sup>		-
Total Allocation Area Net Assessment <sup>1</sup>	\$	46,928,190
 January 1, 2018 Base Assessment	 \$	 40,658,840
Potential Captured Assessed Value <sup>1</sup>	\$	6,269,350
Pay 2019 Certified Net Tax Rate	\$	2.9586
Estimated 2020 Net Tax Rate (Assumption: 2% increase as rounded to the hundredths)	\$	3.0000
Statutory Circuit Breaker (Applicable to Gross AV of Other Real & Personal Property)		3.00%
 Estimated Tax Increment (Pay 2020) (Assumption: 95% collection rate)	 \$	 178,676
 <b>Commission Obligations</b>		
Outstanding Debt Service/Lease Payments		
(a) (Fiscal Year 2020)	\$	-
Anticipated Cost of Allocation Area Projects/Programs		100,000
Total of Commission Obligations	\$	100,000
 Estimated Allocation Area Tax Increment (FY 2020)	 \$	 178,676
Total of Commission Obligations, Projects and/or Programs through 2020		100,000
Tax Increment Balance (Surplus or Deficit)	\$	78,676
 Estimated Potential Captured Assessment <sup>1</sup>	 \$	 6,269,350
Estimated Potential Captured Assessment Required to meet Obligations (Percent)		100%
Estimated Captured Assessment	\$	6,269,350

**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, 2018 assessment date.

Dated: April 2, 2019



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

**RESOLUTION NO. 2019-19**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION CONCERNING  
THE 2020 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 the budget year 2020, the Commission has determined the amount of Tax Increment projected to be collected in 2020 as well as the amount of Tax Increment needed in 2020 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 hereby;

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, 2019 assessment date (for Pay 2020) 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).

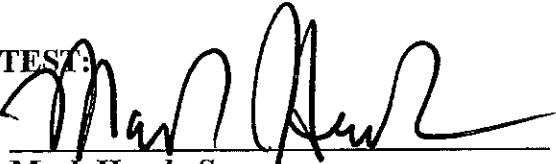
SECTION TWO: This Resolution shall take effect, and be in full force and effect, from and after its passage and approval by the Commission.

**ADOPTED AND APPROVED** by the Highland Redevelopment Commission, Lake County, Indiana held on this 20<sup>th</sup> day of May, 2019 having passed by a vote of 3 in favor and 0 opposed.

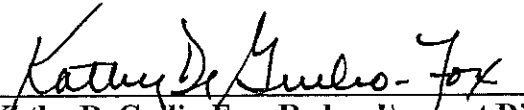
Redevelopment Commission of the  
Town of Highland, Indiana

By:   
Bernie Zemen, President

*Steve Wagner, President Pro Tem*

ATTEST:  
By:   
Mark Herak, Secretary

May 20, 2019  
Dated

  
Kathy DeGullio-Fox, Redevelopment Director  
Town of Highland, Department of Redevelopment

May 20, 2019  
Dated

Resolution 2019-19 Adopted 05-20-2019



**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)**

0506-03-026

DLGF TIF CODE: T45453 Highland Commercial Corridors Allocation Area
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**Determination Criteria**

Allocation Area Real Property Net Assessment <sup>1</sup>	\$	182,167,580
Allocation Area Personal Property Net Assessment <sup>1</sup>		-
Total Allocation Area Net Assessment <sup>1</sup>	\$	182,167,580
January 1, 2018 Base Assessment	\$	155,894,928
Potential Captured Assessed Value <sup>1</sup>	\$	26,272,652
Pay 2019 Certified Net Tax Rate	\$	2.9586
Estimated 2020 Net Tax Rate ( <i>Assumption: 2% increase as rounded to the hundredths</i> )	\$	3.0000
Statutory Circuit Breaker (Applicable to Gross AV of Other Real & Personal Property)		3.00%
Estimated Tax Increment (Pay 2020) ( <i>Assumption: 95% collection rate</i> )	\$	748,771
<u>Commission Obligations</u>		
Outstanding Debt Service/Lease Payments		
(a) (Fiscal Year 2020)	\$	-
Anticipated Cost of Allocation Area Projects/Programs		500,000
Total of Commission Obligations	\$	500,000
Estimated Allocation Area Tax Increment (FY 2020)	\$	748,771
Total of Commission Obligations, Projects and/or Programs through 2020		500,000
Tax Increment Balance (Surplus or Deficit)	\$	248,771
Estimated Potential Captured Assessment <sup>1</sup>	\$	26,272,652
Estimated Potential Captured Assessment Required to meet Obligations (Percent)		100%
Estimated Captured Assessment	\$	26,272,652
<b>Estimated Uncaptured Assessment</b>		
( <i>Excess Assessed Value to Overlapping Taxing Units</i> )	\$	-
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, 2018 assessment date.

Dated: April 2, 2019



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

**RESOLUTION NO. 2019-20**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION CONCERNING  
THE 2020 BUDGET YEAR DETERMINATION FOR TAX INCREMENT FOR THE  
HIGHLAND CARDINAL CAMPUS ALLOCATION AREA**

WHEREAS, the Highland Redevelopment Commission (the "Commission"), has designated the Cardinal Campus 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 the budget year 2020, the Commission has determined the amount of Tax Increment projected to be collected in 2020 as well as the amount of Tax Increment needed in 2020 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 hereby;

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, 2019 assessment date (for Pay 2020) 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.

**ADOPTED AND APPROVED** by the Highland Redevelopment Commission, Lake County, Indiana held on this 20<sup>th</sup> day of May, 2019 having passed by a vote of 3 in favor and 0 opposed.

Redevelopment Commission of the  
Town of Highland, Indiana

By: *SA Wagner*  
Bernie Zemen, President

*Steve Wagner, President Pro Tem*

ATTEST:  
By: *Mark Herak*  
Mark Herak, Secretary

*May 20, 2019*  
Dated

*Kathy DeGullio-Fox*  
Kathy DeGullio-Fox, Redevelopment Director  
Town of Highland, Department of Redevelopment

*May 20, 2019*  
Dated

Resolution 2019-20 Adopted 05-20-2019

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

**Commission Determination: Cardinal Campus Allocation Area (026 Highland 04)**

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

0506-04-026

DLGF TIF CODE: T45454

**Cardinal Campus  
Allocation Area**

**Determination Criteria**

Allocation Area Real Property Net Assessment <sup>1</sup>	\$	3,070,200
Allocation Area Personal Property Net Assessment <sup>1</sup>		-
Total Allocation Area Net Assessment <sup>1</sup>	\$	3,070,200
 January 1, 2018 Base Assessment	 \$	 519,050
Potential Captured Assessed Value <sup>1</sup>	\$	2,551,150
Pay 2019 Certified Net Tax Rate	\$	2.9586
Estimated 2020 Net Tax Rate ( <i>Assumption: 2% increase as rounded to the hundredths</i> )	\$	3.0000
Statutory Circuit Breaker (Applicable to Gross AV of Other Real & Personal Property)		3.00%
 Estimated Tax Increment (Pay 2020) ( <i>Assumption: 95% collection rate</i> )	 \$	 72,708
 <u>Commission Obligations</u>		
Outstanding Debt Service/Lease Payments		
(a) Economic Development Revenue Bonds, Series 2018 (2/1/2020) (Fiscal Year 2020)	\$	174,050
(b) Economic Development Revenue Bonds, Series 2018 (8/1/2020) (Fiscal Year 2020)		173,325
Anticipated Cost of Allocation Area Projects/Programs		-
Total of Commission Obligations	\$	347,375
 Estimated Allocation Area Tax Increment (FY 2020)	 \$	 72,708
Total of Commission Obligations, Projects and/or Programs through 2020		347,375
Tax Increment Balance (Surplus or Deficit)	\$	(274,667)
 Estimated Potential Captured Assessment <sup>1</sup>	 \$	 2,551,150
Estimated Potential Captured Assessment Required to meet Obligations (Percent)		100%
Estimated Captured Assessment	\$	2,551,150

**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, 2018 assessment date.

**RESOLUTION No. 2019-21**

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

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

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

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

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

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

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

Whereas, on March 12<sup>th</sup>, 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 March 18<sup>th</sup>, 2019, the Commission adopted Resolution No. 2019-10 amending the Original Redevelopment Area and Original Plan by expanding the real estate

described in Resolution No. 2019-10, Exhibit B; and

Whereas, on April 15<sup>th</sup>, 2019, the Commission adopted Resolution No. 2019-15 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, adding certain other real estate to 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, the Commission now desires to take action to amend the Declaratory Resolution and the Plan for the purpose of amending the Acquisition List identified in the Plan to include and exclude property identified in Exhibit B attached hereto and incorporated herein;

Whereas, on April 17, 2019, the Highland Plan Commission reviewed and approved Declaratory Resolution 2019-15; and

Whereas, on April 22, 2019, the Town Council of the Town of Highland reviewed and approved Resolution 2019-16; and

Whereas, pursuant to Section 17 of the Act, the Commission caused to be published, in accordance with Indiana Code 5-3-1, a notice of public hearing regarding the 2019 Declaratory Resolution, and caused all such further notices to be provided as required by law; and

Whereas, at the public hearing held by the Commission on May 20, 2019 at 7:30 p.m. in the Highland Town Hall, located at 3333 Ridge Road, Highland, Indiana 46322, the Commission considered all written remonstrances and objections filed, if any, and heard all persons interested in or affected by the proceedings and such other evidence presented;

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

(1) After considering the evidence presented at the hearing on May 20, 2019, the Commission hereby finds that Declaratory Resolution 2019-15 is reasonable and appropriate when considered in relation to the Declaratory Resolution and the purposes of the Act and that it will be of public utility and benefit to proceed with all action to be taken under the 2019 Declaratory Resolution.

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

(3) The Commission hereby finds that the Declaratory Resolution conforms to the comprehensive plan for the Town of Highland.

(4) The Commission finds that the Plan is hereby amended (the “2014 Amendment”) to eliminate and add properties identified in Exhibit B, the Acquisition List.

(5) The estimated cost of for the acquisition and redevelopment of any real property and interests in real property shall not exceed the average of two (2) independent appraisals of fair market value for such property unless such appraisal is not required pursuant to Indiana Code 36-7-14-19.

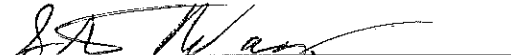
(6) The Secretary of the Commission is hereby directed to file a certified copy of this Resolution with the minutes of this meeting and directed to record the final action taken by the Commission pursuant to Section 17(d) of the Act.

**APPROVED** and **ADOPTED** by the Highland Redevelopment Commission, Lake County, Indiana, this 20<sup>th</sup> day of May, 2019 having passed by a vote of 3 in favor and 0 opposed.

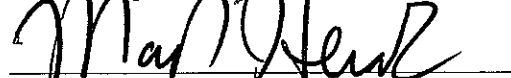
**HIGHLAND REDEVELOPMENT COMMISSION  
OF THE  
TOWN OF HIGHLAND, INDIANA**

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Bernie Zemen, President



Steve Wagner, Vice President



Mark Herak, Secretary

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Dan Vassar, Commissioner



Michael Griffin, Commissioner

## 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 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
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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 *Y.* 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;

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- 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;

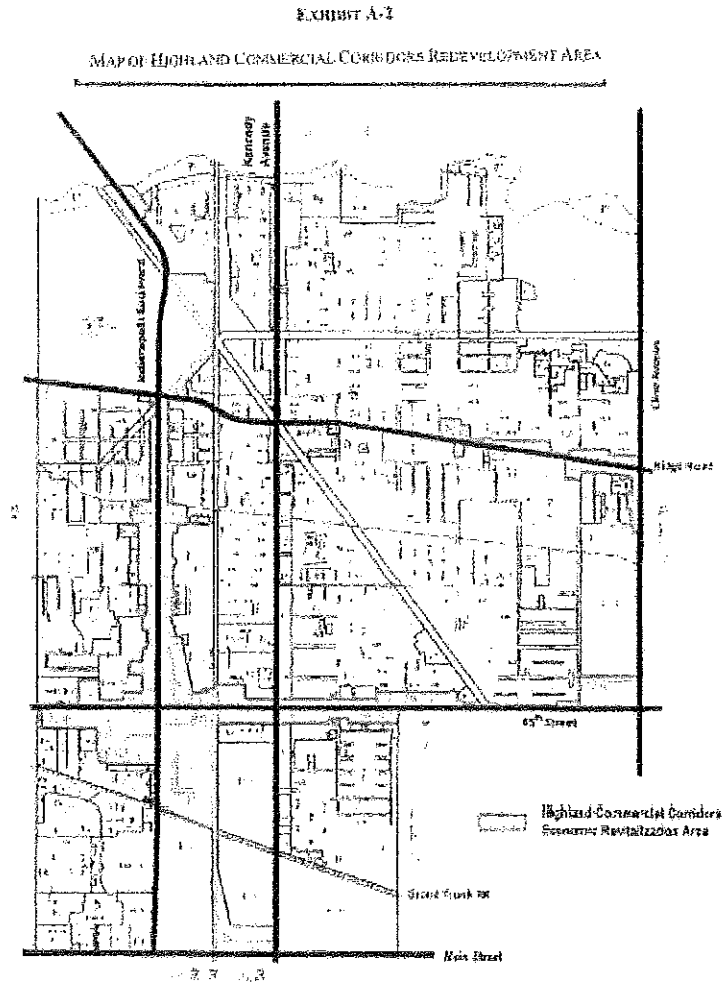
- THENCE:** Continuing west along said north property line of a 0.609 parcel (key number 45-07-27-377-009.000-026) and as extended west approximately 6,275 feet along the north parcel lines of parcels zoned and classified as B-1 (Neighborhood Business District) and B-3 (General Business District) on, 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**;
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# 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) (Darnell 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) (1<sup>st</sup> bldg. south of levee)
- f. 8000 Kennedy (#45-07-16-381-019.000-026) (2<sup>nd</sup> 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) (2<sup>nd</sup> unit north of theatre)~~
- ~~m. 8612 Kennedy (#45-07-21-327-019.000-026) (1<sup>st</sup> 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 Plans were amended on March 18, 2019 (Resolution 2019-10) to delete the following properties from the Acquisition List:

- a. 2902 Highway Avenue #45-07-21-452-001.000-026
- b. 2804 Highway Avenue #45-07-21-451-002.000-026
- c. 2810 Highway Avenue #45-07-21-457-002.000-026
- d. 2814 Highway Avenue #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 Avenue #45-07-21-327-018.000-026
- j. 8612 Kennedy Avenue #45-07-21-327-019.000-026

- k. 2806 Franklin Street #45-07-21-402-001.000-026
- l. 8845 Kennedy Avenue #45-07-21-453-031.000-026
- m. 8835 Kennedy Avenue #45-07-21-453-031.000-026
- n. 8616 Kennedy Avenue #45-07-21-327-020.000-026
- o. 2804-2808 Garfield Ave. #45-07-21-403-001.000-026
- p. 8610 Kennedy Avenue #45-07-21-327-018.000-026
- q. 8612 Kennedy Avenue #45-07-21-327-019.000-026
- r. 8620 Kennedy Avenue #45-07-21-327-021.000-026
- s. 2917 Highway Avenue #45-07-21-408-013.000-026

And, further The Plans were amended on March 18, 2019 (Resolution 2019-10) to add the following properties to the Acquisition List:

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

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)  
(#45-07-17-476-012.000-026)
- 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 additional properties located within the established Redevelopment Area; and

Those proposed properties to be added to the Acquisition List are:

- 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 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)

GL Number	Invoice Line Desc	Ref #	Vendor	Invoice Description	Amount	Check #
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Fund 094 Redevelopment General						
Dept 0000	LEGAL FEES-APPRAISAL MATTERS	80093	TAUBER LAW OFFICE PC	LEGAL FEES- APPRAISAL MATTERS	380.00	
094-0000-31001	LEGAL FEES- GENERAL MATTERS	80111	TAUBER LAW OFFICE PC	LEGAL FEES- GENERAL MATTERS	2,778.83	
094-0000-31003	FINANCIAL SERVICES-2019	80099	SEH OF INDIANA, LLC	FINANCIAL SERVICES-2019	1,492.00	
094-0000-33001	PUBLIC HEARING NOTICE-5/20/19	80094	THE TIMES OF NW INDIANA	PUBLIC HEARING NOTICE-5/20/19	31.66	
094-0000-33001	LEGAL NOTICE-ADD. APPROPRIATI	80095	THE TIMES OF NW INDIANA	LEGAL NOTICE-ADD. APPROPRIATION N	33.92	
094-0000-34023	HEALTH INS	80210	TOWN OF HIGHLAND INS FUND (	HEALTH/LIFE INS PREM REDEV 2019 M	1,854.07	
094-0000-34043	LIFE INS	80210	TOWN OF HIGHLAND INS FUND (	HEALTH/LIFE INS PREM REDEV 2019 M	13.12	
094-0000-35008	UTILITIES-2811 JEWETT-THRU 4/	80100	NORTHERN IN PUBLIC SERVICE	UTILITIES-2811 JEWETT-THRU 4/24/1	154.19	
094-0000-35008	UTILITIES-2821 JEWETT-THRU 4/	80101	NORTHERN IN PUBLIC SERVICE	UTILITIES-2821 JEWETT-THRU 4/24/1	100.05	
094-0000-35008	STORM-8612 KENNEDY-THRU 4/13/	80102	TOWN OF HIGHLAND UTILITIES	STORM-8612 KENNEDY-THRU 4/13/19	10.14	
094-0000-35008	STORM-8618 KENNEDY-THRU 4/13/	80103	TOWN OF HIGHLAND UTILITIES	STORM-8618 KENNEDY-THRU 4/13/19	40.67	
094-0000-35008	STORM-8610 KENNEDY-THRU 4/13/	80104	TOWN OF HIGHLAND UTILITIES	STORM-8610 KENNEDY-THRU 4/13/19	10.14	
094-0000-35008	STORM-2605 CONDMIT-THRU 4/13/1	80105	TOWN OF HIGHLAND UTILITIES	STORM- 2605 CONDMIT-THRU 4/13/19	10.14	
094-0000-35008	UTILITIES & STORM-8620 KENNED	80106	TOWN OF HIGHLAND UTILITIES	UTILITIES & STORM-8620 KENNEDY	112.73	
094-0000-39030	INSURANCE- CAR CRUISE	80108	CROWEL AGENCY INC.	INSURANCE-CAR CRUISE	100.00	
094-0000-39030	MAIN SQUARE PERMIT-LAST CALL	80110	HIGHLAND PARKS & RECREATION	MAIN SQUARE PERMIT- LAST CALL FOR	300.00	
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	79852	PAYROLL ACCOUNT	4/26 PRL D/S TRANSFER REDEVELOPM	4,926.25	30597
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	80009	PAYROLL ACCOUNT	5/10PRL D/S TRANSFER REDEVELOPMEN	4,868.60	30620
Total For Dept 0000					17,216.51	
Total For Fund 094 Redevelopment General					17,216.51	

Fund 096 Redevelopment Capital						
Dept 0000	COMM PROP IMPR GRANT REIMBURS	80092	POPA HEATING & COOLING	COMM PROP IMPR GRANT REIMBURSEMEN	6,411.00	
096-0000-34002	DEMO-8620 KENNEDY CHANGE ORDE	80096	ACTIN, INC	DEMO-8620 KENNEDY CHANGE ORDERS	4,800.00	
096-0000-39026	DEMOLITION SERVICES-8610THRU8	80097	ACTIN, INC	DEMOLITION SERVICES-8610 THRU 862	13,430.00	
096-0000-39026	DEMO CONTRACT INCREASE-8620 K	80098	ACTIN, INC	DEMO CONTRACT INCREASE-8620 KENNE	1,000.00	
Total For Dept 0000					25,641.00	
Total For Fund 096 Redevelopment Capital					25,641.00	
Fund 250 CREDIT ECON. DEV. INCOME TAX FUND						
Dept 0000	MARKETING SERVICES EXPENSES	80109	GRIFPIN MARKETING SERVICES,	MARKETING SERVICES EXPENSES	665.10	
250-0000-35010	STRATEGIC DEV CONSULTING	80107	TINA RONGERS	STRATEGIC DEV CONSULTING	5,000.00	
250-0000-35010	MARKET ANALYSIS CONSULTING	80091	TRACY CROSS & ASSOCIATES, I	MARKET ANALYSIS CONSULTING	8,500.00	
250-0000-35010	DOWNTOWN DESIGN CONSULTING	80090	WEAVER SHEPMAN P.C	DOWNTOWN DESIGN CONSULTING	3,075.00	
Total For Dept 0000					17,240.10	
Total For Fund 250 CREDIT ECON. DEV. INCOME TAX FUND					17,240.10	

INVOICE GL DISTRIBUTION REPORT FOR TOWN OF HIGHLAND

EXP CHECK RUN DATES 17/2019 - 05/21/2019

BOTH JOURNALIZED AND UNJOURNALIZED

BOTH OPEN AND PAID

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

Fund 094 Redevelopment General	17,216.51	
Fund 096 Redevelopment Capital	25,641.00	
Fund 250 CREDIT ECON. DEV. INCOME	17,240.10	

60,097.61