

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
WEDNESDAY, July 15, 2015**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Wednesday, July 15, 2015 at 6:14 PM in the Upstairs Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Dominic Noce called the meeting to order. Minutes were prepared by Cecile Petro, Redevelopment Director.

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

General Substance of the Discussion

Agenda Review

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

8610 and 8612 Kennedy Avenue

Attorney Green-Fraley stated that the closing to purchase 8610 and 8612 Kennedy Avenue will be scheduled within the month. The title search is nearly completed and the tenant will be vacating the premises soon.

The Study Session was adjourned for the Public Meeting at 6:59 PM.

**HIGHLAND REDEVELOPMENT COMMISSION
PUBLIC MEETING
July 15, 2015**

The Highland Redevelopment Commission (“Commission”, “RC”) met in a Public Meeting on July 15, 2015 at 7:00 PM in the Upper Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Dominic Noce called the meeting to order.

ROLL CALL:

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

MINUTES OF PREVIOUS SESSIONS:

Commissioner DeGuilio-Fox made a motion to approve the minutes of the Public Meeting and Study Session of June 10, 2015 and the Study Session of June 24, 2015. Commissioner Kessler seconded the motion. **Motion carried by unanimous voice vote.**

PUBLIC COMMENTS: None

SPECIAL ORDERS: None

COMMUNICATIONS: None

UNFINISHED BUSINESS AND GENERAL ORDERS:

Commissioner Kuzmar made a motion to approve *Resolution 2015-17, A Resolution of the Town of Highland, Indiana Redevelopment Commission Amending the Declaratory Resolution, Which Designated the Highland Commercial Corridors Redevelopment Area, and Designated the Highland Commercial Corridors Redevelopment Area, and Designated the Highland Commercial Corridors Allocations Area for Purposes of Tax Increment Financing, in Order to Remove Certain Real Property From Said Allocation Area Provisions of the Declaratory Resolution.* Commissioner Kessler seconded the motion. **Motion carried by unanimous voice vote.**

Commissioner DeGuilio-Fox made a motion to approve *Resolution 2015-18, a Resolution of the Town of Highland, Indiana Redevelopment Commission Amending the Declaratory Resolution, Which Designated the Highland Commercial Corridors Redevelopment Area, and Designated the Highland Commercial Corridors Allocation Area for Purposes of Tax Increment Financing, in Order to Expand Said Allocation Area Provisions of the Declaratory Resolution for Certain Real Property Previously Removed from the Allocation Area by Amending Declaratory Resolution.* Commissioner Delaney seconded the motion. **Motion passed by unanimous voice vote.**

NEW BUSINESS:

Commissioner Kessler made a motion to approve *Resolution 2015-14, A Resolution of the Highland Redevelopment Commission Authorizing a Contract with Enspect, Inc. to Assess the Roof Structure Within the Town Theatre Located at 8616 Avenue.* Commissioner Delaney seconded the motion. **Motion carried by unanimous voice vote.**

Commissioner DeGuilio-Fox made a motion to approve *Resolution 2015-15, A Resolution of the Highland Redevelopment Commission to Provide Reimbursement for a Façade Improvement Grant to Mr. George Siemer for Property Located at 2825 Highway Avenue.* Commissioner Kessler seconded the motion. **Motion passed by unanimous voice vote.**

Commissioner Delaney made a motion to approve *Resolution 2015-16, A Resolution of the Highland Redevelopment Commission to Provide Reimbursement for a Façade Improvement Grant to Mr. George Siemer for Property Located at 2821 Highway Avenue*. Commissioner Kessler seconded the motion. **Motion carried by unanimous voice vote.**

Commissioner Kuzmar made a motion to approve the *Request For Proposals (RFP) Document for an Architectural and Associated Engineering and Audio/Visual/Low-Voltage/Acoustical Design Service for a Complete Rehabilitation of the Town Theatre Located at 8616 Kennedy Avenue*. Commissioner Kessler seconded the motion. **Motion passed by unanimous voice vote.**

Commissioner Kuzmar made a motion to approve a *Request by the Indiana Economic Development Association for a \$250.00 Contribution to Fund a Study to Determine the Benefits and Non-Benefits of an Allocation Area (Tax Increment Financing) in the State of Indiana*. Commissioner Delaney seconded the motion. **Motion carried by unanimous voice vote.**

ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS:

Commissioner Delaney made a motion to pay account receivables as presented. Commissioner Kessler seconded the motion. **Motion carried by unanimous voice vote.**

BUSINESS FROM THE COMMISSIONERS: None

NEXT MEETING:

The next public meeting will be held on August 12, 2015, at 7:00 PM. A Study Session will precede the Public Meeting at 6:00 PM and may follow the meeting. The next full Study Session will be held on July 29, 2015, at 6:00 PM. The next Highland Main Street meeting will be held on Thursday, August 6, 2015 at 7:30 PM.

ADJOURNMENT: Commissioner Kessler made a motion to adjourn the meeting. Commissioner Delaney seconded the motion. **Motion carried by unanimous voice vote to adjourn the meeting at 7:08 PM.**

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION RECONVENED
July 15, 2015**

The Highland Redevelopment Commission ("Commission", "RC") reconvened its Study Session at 7:08 PM in the Upper Conference Room of the Municipal Building at 3333 Ridge Road, Highland, Indiana on July 15, 2015.

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

General Substance of the Study Session

Town Theatre

The Director asked the Commissioners if they had any agenda items for the Town Theatre Board that meets tomorrow, July 16, 2015. Commissioners discussed the most effective and efficient ways to report progress to the theatre board. They decided that a short verbal report from the Director would be sufficient.

The Commissioners reviewed the timetable now changed due to the necessary replacement of the roof structure. The Request for Proposals for the architect to complete the final phase of the project is due August 17, 2015. The Commission expects to complete the entire process of hiring an architect by the end of September.

The Director mentioned that the friends and family of the late Thomas DeRolf have donated over \$2200.00 in his name to the Town Theatre.

Art & Cultural District

To date, no response to the Commission's offer to purchase has been received from the owner of 2711 & 2717 Condit Street. The Director will continue to try to contact the owner.

Commissioners discussed the last offer from the owners of 8630 Kennedy Avenue. It is the same offer as previously submitted. Commissioners discussed whether or not the property was on the Commission's Acquisition List. The Director stated that it is. They discussed the process of condemnation with the attorney. Attorney Green-Fraley will look at possible uses of eminent domain property.

Highland Main Street (HMS)

Commissioner Kessler reported that HMS did not meet in July and will return to its normal schedule in August. Items on that agenda will include the Fall Art Display, the Car Cruise, and the Festival of the Trail.

Kennedy Avenue Business Park

Commissioners reviewed the Business Park information. They asked that the final report demonstrate the generation of tax revenue before and after the park is developed. Secondly, they want to be sure that all of the numbers are final in the completed report.

Development in Highland

The Director provided information about various developments in Highland.

Adjournment

The Study Session was adjourned at 8:32 PM.

HIGHLAND REDEVELOPMENT COMMISSION
HIGHLAND, INDIANA

RESOLUTION NO. 2015 - 17

A RESOLUTION OF THE TOWN OF HIGHLAND, INDIANA REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION, WHICH DESIGNATED THE HIGHLAND COMMERCIAL CORRIDORS REDEVELOPMENT AREA, APPROVED THE REDEVELOPMENT PLAN FOR THE HIGHLAND COMMERCIAL CORRIDORS REDEVELOPMENT AREA, AND DESIGNATED THE HIGHLAND COMMERCIAL CORRIDORS ALLOCATION AREA FOR PURPOSES OF TAX INCREMENT FINANCING, IN ORDER TO REMOVE CERTAIN REAL PROPERTY FROM SAID ALLOCATION AREA PROVISIONS OF THE DECLARATORY RESOLUTION

WHEREAS, the Town of Highland, Indiana ("Town"), Lake County, Indiana, Redevelopment Commission (the "Commission"), the governing body of the Department of Redevelopment of the Town and the Redevelopment District of the Town ("District"), exists and operates under the provisions of the Redevelopment of Cities and Towns Act of 1953 which has been codified in Indiana Code ("I.C.") 36-7-14, et seq., (the "Act") and I.C. 36-7-25 et seq.;

WHEREAS, the Commission on July 13, 2011 adopted Resolution No. 2011-06 (the "Declaratory Resolution") declaring a certain area in the Town as the Highland Commercial Corridors Redevelopment Area (The "Redevelopment Area"), approving the Redevelopment Plan for the Highland Commercial Corridors Redevelopment Area ("Redevelopment Plan"), and designating the Redevelopment Area as the Highland Commercial Corridors Allocation Area ("Allocation Area") within the meaning of the Act;

WHEREAS, the Commission on September 14, 2011 adopted Resolution No. 2011-09 (the "Confirmatory Resolution") confirming the Declaratory Resolution and the actions of the Commission and the Town's Plan Commission and the Town's Common Council designating the Redevelopment Area, approving the Redevelopment Plan and designating the Allocation Area, all in accordance with the Act, more specifically under Sections 15 through 17 and under Section 39;

WHEREAS, the Commission now desires to amend the Declaratory Resolution for the purpose of removing certain real properties from the Allocation Area that are producing a "tax decrement," meaning the current assessed valuation of the individual component real property in the Allocation Area for the March 1, 2014 assessment date is less than the base year assessment being March 1, 2011, as neutralized for subsequent general reassessments and for the 2014 annual adjustment to assessed valuation known as "Annual Trending."

WHEREAS, the Commission and the Department have analyzed, investigated and studied the actions and impacts of this resolution (the "Amending Declaratory Resolution No. 1") and has heard a presentation on said analysis at its regular Commission workshop meeting held on May 27, 2015;

WHEREAS, the Commission now desires to take action to amend the Declaratory Resolution to remove certain parcels from the Allocation Area that are producing a tax decrement.

NOW, THEREFORE, BE IT RESOLVED, by the Highland Redevelopment Commission of the Town of Highland, Lake County, Indiana, as follows:

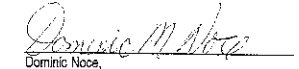
1. After review and consideration of the evidence as it applies to the Allocation Area, the Commission hereby finds that the proposed amendment to the Declaratory Resolution is reasonable and appropriate when considered in relation to the prior resolutions designating the Redevelopment Area,

approving the Redevelopment Plan, and designating the Allocation Area and the purposes of the Act, more specifically under Sections 15 through 17.5 and 39.

2. The Commission hereby further finds that the actions of this Amending Declaratory Resolution No. 1 do not revise, modify or amend the Redevelopment Area boundaries or the Redevelopment Plan, which thereby remains in conformity with Town's Comprehensive Plan 2003 as the general plan of development for the Town.
3. The Commission has determined and finds that this Amending Declaratory Resolution No. 1 does not change: (i) any part of the Redevelopment Plan devoted to public way, levy, sewerage, park, playground, or other public purpose; (ii) the proposed use of land within the Redevelopment Area, or (iii) the requirements for rehabilitation building requirements, proposed zoning, maximum density or similar requirements.
4. Upon investigation, review and analysis, the actions of the Commission do not bifurcate, divide or separate the existing Allocation Area.
5. The Allocation Area is hereby amended to remove a total of fifteen (15) real property individual components currently located within the boundaries of the Allocation Area, as set forth in EXHIBIT A, as attached hereto and incorporated herein.
6. The Secretary of the Commission is hereby directed to file a certified copy of this Amending Declaratory Resolution No. 2 with the minutes of the meeting at which it is adopted and approved.
7. The Secretary of the Commission is hereby directed to submit and file a certified copy of this Amending Declaratory Resolution No. 1 with the Town's Plan Commission for consideration of written order and resolution pursuant to Section 16(a).
8. This Amending Declaratory Resolution No. 1 shall be in full force and effect after its adoption and approval by the Commission.

HEREBY ADOPTED AND APPROVED at a meeting of the Town of Highland, Indiana, Lake County, Indiana, Redevelopment Commission held on the 18th day of July 2015.

HIGHLAND REDEVELOPMENT COMMISSION
TOWN OF HIGHLAND, LAKE COUNTY, INDIANA

By: 
Dominic Noce,
President of the Commission

ATTEST:

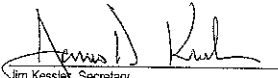

Jim Kessler, Secretary

EXHIBIT A

HIGHLAND REDEVELOPMENT COMMISSION
TOWN OF HIGHLAND, INDIANA

Highland Commercial Corridors Allocation Area

List of Parcels to be Removed for the March 1, 2015 Assessment Date

Parcel Number	Property Type Code	Taxpayer Name
45-07-21-301-001.000-026	R	UP Improvements, LLC
45-07-29-430-005.000-026	R	Dal Santo Kolodziej Partners LLC
45-07-29-458-001.000-026	R	Prairie Square LLC
45-07-21-151-004.000-026	R	Highland Plaza Improvement, LLC
45-07-29-476-017.000-026	R	Lake County Trust Company Tr u/t/a dtd 12/27/12 known as Tr #6312
45-07-28-351-028.000-026	R	Ganser Automotive Service & Repair, Inc.
45-07-28-480-006.000-026	R	DOMI LLC
45-07-33-126-014.000-026	R	Sand Ridge Bank
45-07-27-476-004.000-026	R	Citizens Financial Services
45-07-21-151-005.000-026	R	UP Improvement, LLC
45-07-28-377-011.000-026	R	Eglij, Ray E L/E Et Al
45-07-21-301-003.000-026	R	Manthur Holdings, LLC
45-07-33-152-013.000-026	R	Sieb, Vernon D & Sandra J Trs of The Sieb Fam Tr dtd 1/18/08 (dh)
45-07-33-201-002.000-026	R	Sundi, Dibakar & Kabita h&w T/E
45-07-28-351-001.000-026	R	Citizens Financial Bank

Parcels to be Removed: 15

HIGHLAND REDEVELOPMENT COMMISSION
HIGHLAND, INDIANA

RESOLUTION NO. 2015 - 18

A RESOLUTION OF THE TOWN OF HIGHLAND, INDIANA REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION, WHICH DESIGNATED THE HIGHLAND COMMERCIAL CORRIDORS REDEVELOPMENT AREA, APPROVED THE REDEVELOPMENT PLAN FOR THE HIGHLAND COMMERCIAL CORRIDORS REDEVELOPMENT AREA, AND DESIGNATED THE HIGHLAND COMMERCIAL CORRIDORS ALLOCATION AREA FOR PURPOSES OF TAX INCREMENT FINANCING, IN ORDER TO EXPAND SAID ALLOCATION AREA PROVISIONS OF THE DECLARATORY RESOLUTION FOR CERTAIN REAL PROPERTY PREVIOUSLY REMOVED FROM THE ALLOCATION AREA BY AMENDING DECLARATORY RESOLUTION

WHEREAS, the Town of Highland, Indiana ("Town"), Lake County, Indiana, Redevelopment Commission (the "Commission"), the governing body of the Department of Redevelopment of the Town and the Redevelopment District of the Town ("District"), exists and operates under the provisions of the Redevelopment of Cities and Towns Act of 1953 which has been codified in Indiana Code ("I.C.") 36-7-14, et seq., (the "Act") and I.C. 36-7-25 et seq.;

WHEREAS, the Commission on July 13, 2011 adopted Resolution No. 2011-06 (the "Declaratory Resolution") declaring a certain area in the Town as the Highland Commercial Corridors Redevelopment Area (The "Redevelopment Area"), approving the Redevelopment Plan for the Highland Commercial Corridors Redevelopment Area ("Redevelopment Plan"), and designating the Redevelopment Area as the Highland Commercial Corridors Allocation Area ("Allocation Area") within the meaning of the Act;

WHEREAS, the Commission on September 14, 2011 adopted Resolution No. 2011-09 (the "Confirmatory Resolution") confirming the Declaratory Resolution and the actions of the Commission and the Town's Plan Commission and the Town's Common Council designating the Redevelopment Area, approving the Redevelopment Plan and designating the Allocation Area, all in accordance with the Act, more specifically under Sections 15 through 17 and under Section 39;

WHEREAS, the Commission on June 10, 2015 adopted Resolution No. 2015-17 ("Amending Declaratory Resolution No.1") for the purpose of removing certain real properties from the Allocation Area that were producing a "tax decrement," meaning the current assessed valuation of the individual component real property in the Allocation Area for the March 1, 2014 assessment date is less than the base year assessment being March 1, 2011, as neutralized for subsequent general reassessments and for the 2006 annual adjustment to assessed valuation known as "Annual Trending."

WHEREAS, the Commission now desires to further amend the Declaratory Resolution for the purpose of expanding the Allocation Area to include certain real properties previously removed from the Allocation Area by Amending Declaratory Resolution No. 1 that were producing a tax decrement;

WHEREAS, the Commission and the Department have analyzed, investigated and studied the actions and impacts of this resolution ("Amending Declaratory Resolution No. 2") and has heard a presentation on said analysis at its regular Commission workshop meeting held on May 27, 2015;

WHEREAS, the Commission now desires to take action to amend further the Declaratory Resolution to expand the Allocation area for certain real properties previously removed from the Allocation Area by Amending Declaratory Resolution No. 1 that were producing a tax decrement

NOW, THEREFORE, BE IT RESOLVED, by the Highland Redevelopment Commission of the Town of Highland, Lake County, Indiana, as follows:

1. After review and consideration of the evidence as it applies to the Allocation Area, the Commission hereby finds that the proposed amendment to the Declaratory Resolution is reasonable and appropriate when considered in relation to the prior resolutions designating the Redevelopment Area, approving the Redevelopment Plan, and designating the Allocation Area and the purposes of the Act, more specifically under Sections 15 through 17.5 and 39.
2. The Commission hereby further finds that the actions of this Amending Declaratory Resolution No. 1 do not revise, modify or amend the Redevelopment Area boundaries or the Redevelopment Plan, which thereby remains in conformity with Town's Comprehensive Plan 2003 as the general plan of development for the Town.
3. The Commission has determined and finds that this Amending Declaratory Resolution No. 1 does not change: (i) any part of the Redevelopment Plan devoted to public way, levy, sewerage, park, playground, or other public purpose; (ii) the proposed use of land within the Redevelopment Area, or (iii) the requirements for rehabilitation building requirements, proposed zoning, maximum density or similar requirements.
4. The Allocation Area is hereby amended to expand the Allocation Area by a total of fifteen (15) real property individual components currently located within the boundaries of the Allocation Area, as set forth in EXHIBIT A, as attached hereto and incorporated herein.
5. The Secretary of the Commission is hereby directed to file a certified copy of this Amending Declaratory Resolution No. 2 with the minutes of the meeting at which it is adopted and approved.
6. The Secretary of the Commission is hereby directed to submit and file a certified copy of this Amending Declaratory Resolution No. 1 with the Town's Plan Commission for consideration of written order and resolution pursuant to Section 16(a).
7. This Amending Declaratory Resolution No. 2 shall be in full force and effect after its adoption and approval by the Commission.

HIGHLAND REDEVELOPMENT COMMISSION
TOWN OF HIGHLAND, INDIANA

Highland Commercial Corridors Allocation Area
List of Parcels to be Added for the March 1, 2015 Assessment Date

Parcel Number	Property Type Code	Taxpayer Name
45-07-21-301-001.000-026	R	UP Improvements, LLC
45-07-29-430-005.000-026	R	Dal Santa Kolodziej Partners LLC
45-07-29-458-001.000-026	R	Prairie Square LLC
45-07-21-151-004.000-026	R	Highland Plaza Improvement, LLC
45-07-29-476-017.000-026	R	Lake County Trust Company Tr u/t/a dtd 12/27/12 known as Tr #6312
45-07-28-351-028.000-026	R	Ganser Automotive Service & Repair, Inc.
45-07-28-480-006.000-026	R	DOMI LLC
45-07-33-126-014.000-026	R	Sand Ridge Bank
45-07-27-476-004.000-026	R	Citizens Financial Services
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45-07-28-377-011.000-026	R	Egli, Ray E L/E Et Al
45-07-21-301-003.000-026	R	Manthur Holdings, LLC
45-07-33-152-013.000-026	R	Sieb, Vernon D & Sandra J Trs of The Sieb Fam Tr dtd 1/18/08 (dh)
45-07-33-201-002.000-026	R	Sundi, Dibakar & Kabita h&w T/E
45-07-28-351-001.000-026	R	Citizens Financial Bank

Parcels to be Added: 15

HEREBY ADOPTED AND APPROVED at a meeting of the Town of Highland, Indiana, Lake County, Indiana, Redevelopment Commission held on the 15th day of July 2015.

HIGHLAND REDEVELOPMENT COMMISSION
TOWN OF HIGHLAND, LAKE COUNTY, INDIANA

By: Dominic Noce
Dominic Noce,
President of the Commission

ATTEST:

James Kessler
Jim Kessler, Secretary

RESOLUTION NO. 2015-14

RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION AUTHORIZING A CONTRACT WITH ENSPECT, INC. TO ASSESS THE ROOF STRUCTURE WITHIN THE TOWN THEATRE LOCATED AT 8616 KENNEDY AVENUE

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

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

WHEREAS, the Highland Redevelopment Commission has requested one proposal to assess the roof structure within the Town Theatre (8616, sometimes named 8618, Kennedy Avenue, Parcel #45-07-21-327-020.000-026) owned by the Redevelopment Commission; and

NOW, THEREFORE, be it resolved as follows:

That it is in the best interest of the Town and Redevelopment Area I to enter into a contract with Enspect, Inc. located at 8895 Louisiana Street, Merrillville, IN 46410 to assess the roof structure within the Town Theatre for an amount not to exceed \$ 7,457.52.

Adopted and approved at a meeting of the Highland Redevelopment Commission held on the 15th day of July, 2015 having passed by a vote of 5 in favor and 0 opposed.

HIGHLAND REDEVELOPMENT COMMISSION

BY: Dominic Noce
Dominic Noce, President

ATTEST:

James Kessler
James Kessler, Secretary

Resolution No. 2015-15

A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION TO PROVIDE REIMBURSEMENT FOR A FAÇADE IMPROVEMENT GRANT TO MR. GEORGE SIEMER FOR PROPERTY LOCATED AT 2825 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 2015 budget approved the Façade Improvement Grant Program which is intended to provide financial assistance for significant exterior building façade improvement in the Highland Downtown Redevelopment Area; and

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

WHEREAS, Mr. George Siemer originally applied for a grant totaling \$16,784.00, of which and not to exceed 30% or \$5,035.20, would be reimbursed to him upon completion of the work with approved receipts. This amount was approved with Resolution No. 2014-11 on April 9, 2014 by the Redevelopment Commission. However, upon completion of the work, the actual total was \$5,940.00 and 30% of that total to be reimbursed was \$1,782.00. (The total cost to repair both 2821 Highway Avenue and 2825 Highway Avenue was \$84,634.00. Mr. Siemer's property insurance paid most of the cost to restore the façades. The Redevelopment Commission reimbursement was calculated on the amount that the insurance did not compensate.)

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 Mr. George Siemer for a Façade Improvement Grant for property located at 2825 Highway Avenue.
2. That the Commission will provide up to and not to exceed reimbursement of \$1,782.00, based upon a total project cost of \$5,940.00. (Insurance reimbursements were not included in the total amount of the project).
3. That all reimbursements have been delivered and received by the Commission and all property taxes are paid and up to date and no liens have been filed on the property.
4. 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 15th day of July 2015.

Highland Redevelopment Commission

By: Dominic M. Noce
Dominic Noce, President

Attest:

By: Jim Kessley
Jim Kessley, Secretary

2

FAÇADE IMPROVEMENT GRANT

Siemer Heating and Cooling

George Siemer

June 25, 2015

2821 Highway Avenue (Resolution #2015-16)

\$22,860.00

\$ 530.00

\$23,390.00 x 30% = \$7017.00

2821 Highway Avenue (Resolution #2015-15)

\$5,940 x 30% = \$1782.00

\$7017.00

\$1782.00

\$8,799.00 total to be reimbursed by Redevelopment Commission



June 25, 2015

- Heating
- Air Conditioning
- Refrigeration



Cecile L. Petro
Highland Redevelopment Director
3333 Ridge Road
Highland, Indiana 46322

Dear Ms. Petro,

Thank you for all of your help with our recent improvements at 2821 and 2125 Highway Avenue downtown Highland. We are pleased that we opted to work with the Commission after the building was damaged during the snow storm in January of 2014. We decided to make some improvements beyond just repairing the building and found the help of the redevelopment commission to be very beneficial with respect to the final product that exists today. I am very pleased with the outcome on both buildings that was made possible by the Commission's input with the design and selection of materials. I have included the copies of the bills that include the improvements that were beyond the repair of the damage to the building.

2825 Highway (East Building)

The total cost for the new façade was \$ 25,740. Since the nearly the entire façade had been damaged the insurance covered the new limestone with the exception of the area that had been cedar siding. The break-out cost for this area totaled \$ 5,940.00

The improvement beyond the repair for this building was to remove the cedar siding panels near the entrance door, rebuild the wall to accept masonry, and install new limestone façade in this area. The cost for this work is included on Apex invoice # 9662 in the amount of \$ 5,940.00
Total cost submission for consideration \$ 5,940.00 (adjusted for insurance participation)

2821 Highway (West Building)

The improvement beyond repair for this building was a complete new brick and limestone façade for the building. The cost for this work is included on Apex invoice # 9905 (\$ 22,860.00 - new masonry) and invoice # 10027 (\$ 530.00 - new address and HDS logo stone with building date)

Total cost submission for consideration \$ 23,390.00

Thank You

George Siemer
George Siemer

CENTRAL OFFICE
2817 Highway Ave.
Highland, IN 46322
Phone 219-923-9234
Fax 219-923-9235

INDIANA
Crown Point 219-882-2882
Gary 219-882-8568
Hammond 219-931-9310
Scherverville 219-865-8658
Valparaiso 219-462-4477

ILLINOIS
Lansing 708-474-2243

WAIVER OF LIEN
FINAL

State of Indiana, _____ Lake _____ County, ss:

WHEREAS, the undersigned Apex, Inc. has been heretofore employed by George Siemer to furnish certain material and labor, to wit: Exterior Remodeling for the building owned by G&P Properties, LLC and located on 2821 and 2825 Highway Avenue, Highland, IN

NOW THEREFORE, KNOW YE, That the undersigned, for a good and valuable consideration, the receipt of which is hereby acknowledged, hereby and now waives and releases unto the said G&P Properties, LLC the owner of said premises, any and all lien, right of lien, or claim of whatsoever kind of character on the above described building and real estate, on account of any and all labor or material, or both, furnished for or incorporated into said building by the undersigned; and Apex, Inc. further certifies that the consideration moving to the undersigned for executing this WAIVER OF LIEN has been mutually given and accepted as absolute cash payment and not as a conditional or part payment or as security for payment.

Signed, sealed and delivered this 25th day of June, 2015

Signed Scott Filer
Scott Filer

Personally appeared before me this 25th day of June, 2015

Scott Filer President of the Apex, Inc. who, being duly sworn on oath, says: That he is the execution of the foregoing instrument for and on behalf of said Apex, Inc. and as Apex, Inc.'s special instance and request.

My Commission Expires: 7-18-16

Debbie M. Kuhl
Notary Public

This instrument prepared by: _____

APEX Total Property Maintenance, Inc.
 2743 Highway Avenue
 Highland, IN 46322

✓ = reimbursable from RC

INVOICE

Date	Invoice #
4/24/2014	9662

Bill To
 GEORGE SIEMER
 2817 HIGHWAY AVENUE
 HIGHLAND, IN 46322

Qty	Description	Terms	
		Balance on Comp...	REP SF
		Rate	Amount
2825 Hwy	THRIFT STORE EAST: REPAIR ROOF, INSTALL LIMESTONE, METAL COPING (Insurance covered)	19,800.00	19,800.00
2825 Hwy	INSTALL EXTRA LIMESTONE WHERE SIDING WAS (Reimbursable)	5,940.00	5,940.00
Total			\$25,740.00

1215 Trust

Phone #
219-923-3336

Total \$84,634.00

APEX Total Property Maintenance, Inc.
 2743 Highway Avenue
 Highland, IN 46322

INVOICE

Date	Invoice #
11/11/2014	10027

Bill To
 GEORGE SIEMER
 2821 HIGHWAY AVENUE
 HIGHLAND, IN 46322

28A1,

Qty	Description	Terms	
		Balance on Comp...	REP SF
		Rate	Amount
2821 Hwy	REPAIR BACK SIDE OF PARAPET WALL (not permit)	480.00	480.00
2821 Hwy	NEW STEEL ANGLE ABOVE DOOR OPENING (not permit)	180.00	180.00
2821 Hwy	ADDRESS STONE AND HIGHLAND DEPARTMENT STORE STONE (part of reimbursement)	530.00	530.00
	PERMIT COST	585.00	585.00
Total			\$1,775.00

(west)

Phone #
219-923-3336

APEX Total Property Maintenance, Inc.
 2743 Highway Avenue
 Highland, IN 46322

Statement

DATE
11/11/2014

TO:
 GEORGE SIEMER
 2821 HIGHWAY AVENUE
 HIGHLAND, IN 46322

DATE	TRANSACTION	AMOUNT DUE		AMOUNT ENC.	
		AMOUNT	BALANCE		
09/15/2014	Balance forward				
09/15/2014	INV #9903	30,220.00	30,220.00	0.00	
11/03/2014	PMT #1217	-15,000.00	15,220.00		
11/11/2014	INV #10027	1,775.00	16,995.00		
<i>not reimbursable</i>					
<i># 1216</i>					
		AMOUNT DUE			
		\$16,995.00			

THANK YOU!

APEX Total Property Maintenance, Inc.
 2743 Highway Avenue
 Highland, IN 46322

INVOICE

Date	Invoice #
9/16/2014	9905

Bill To
 GEORGE SIEMER
 2821 HIGHWAY AVENUE
 HIGHLAND, IN 46322

Qty	Description	Terms	
		Balance on Comp...	REP SF
		Rate	Amount
2821 Hwy	EXTERIOR WEST - reimbursable	22,860.00	22,860.00
2825 Hwy	EXTERIOR EAST - Insurance covered not reimbursable	7,360.00	7,360.00
Total			\$30,220.00

Phone #
219-923-3336

APEX Total Property Maintenance, Inc.
2743 Highway Avenue
Highland, IN 46322

INVOICE

Date: 2/10/2014 Invoice #: 9580

Billed To:
BIBLES FOR MISSIONS THRIFT CENTER
1251 HIGHWAY AVENUE
HIGHLAND, IN 46322

PAID 02/07/2014

Qty	Description	Rate	Amount
	EMERGENCY REPAIRS AT THRIFT STORE		
	CUT ACCESS ROPE; BUILD TEMPORARY WALL UNDER ROOF; BUILD TEMPORARY WALL UNDER AWNING; TEMPORARILY DRY-IN ROOF REPAIR BLOCK WALL	3,225.00	3,225.00
	TEAR OUT AWNING; CLEAN UP AND REMOVE DEBRIS	1,975.00	1,975.00
	LACK-UP ROOF FOR BLOCK REPAIR	10,526.00	10,526.00
	TEMPORARILY DRY-IN ROOF AFTER BLOCK REPAIR	1,078.00	1,078.00
	10% OVERHEAD	328.00	328.00
	10% PROFIT	1,715.00	1,715.00
Total			\$26,394.00

Phone #: 219-923-3326

APEX Total Property Maintenance, Inc.
2743 Highway Avenue
Highland, IN 46322

INVOICE

Date: 2/10/2014 Invoice #: 9579

Billed To:
GEORGE SIEMER
2821 HIGHWAY AVENUE
HIGHLAND, IN 46322

PAID 02/07/2014

Qty	Description	Rate	Amount
	EMERGENCY REPAIRS AT SIEMER HEATING AND COOLING		
	TEAR DOWN AWNING; CLEAN UP AND REMOVE DEBRIS	5,263.00	5,263.00
	10% OVERHEAD	526.00	526.00
	10% PROFIT	526.00	526.00
Total			\$6,315.00

Insurance covered not reimbursed

Phone #: 219-923-3326

Resolution No. 2015-16

A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION TO PROVIDE REIMBURSEMENT FOR A FAÇADE IMPROVEMENT GRANT TO MR. GEORGE SIEMER FOR PROPERTY LOCATED AT 2821 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 2015 budget approved the Façade Improvement Grant Program which is intended to provide financial assistance for significant exterior building façade improvement in the Highland Downtown Redevelopment Area; and

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

WHEREAS, Mr. George Siemer originally applied for a grant totaling \$25,360.00, of which and not to exceed 30% or \$7,608.00, would be reimbursed to him upon completion of the work with approved receipts. This amount was approved with Resolution No. 2014-24 on August 27, 2014 by the Redevelopment Commission. However, upon completion of the work, the actual total was \$23,390.00 and 30% of that total to be reimbursed was \$7,017. (The total cost to repair both 2821 Highway Avenue and 2825 Highway Avenue was \$84,634.00. Mr. Siemer's property insurance paid most of the cost to restore the façades. The Redevelopment Commission reimbursement was calculated on the amount that the insurance did not compensate.)

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 Mr. George Siemer for a Façade Improvement Grant for property located at 2821 Highway Avenue.
2. That the Commission will provide up to and not to exceed reimbursement of \$7,017.00, based upon a total project cost of \$23,390.00. (Insurance reimbursements were not included in the total amount of the project.)
3. That all reimbursements have been delivered and received by the Commission and all property taxes are paid and up to date and no liens have been filed on the property.
4. 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 15th day of July 2015.

Highland Redevelopment Commission
By: *Dominic M. Nocco*
Dominic Nocco, President

Attest:
By: *Jim Kessler*
Jim Kessler, Secretary

FAÇADE IMPROVEMENT GRANT

Siemer Heating and Cooling

George Siemer

June 25, 2015

2821 Highway Avenue (Resolution #2015-16)

\$22,860.00

\$ 530.00

\$23,390.00 X 30% = \$7017.00

2821 Highway Avenue (Resolution #2015-15)

\$5,940 x 30% = \$1782.00

\$7017.00

\$1782.00

\$8,799.00 total to be reimbursed by Redevelopment Commission

June 25, 2015



Cecile L. Petro
Highland Redevelopment Director
3333 Ridge Road
Highland, Indiana 46322

Dear Ms. Petro,

Thank you for all of your help with our recent improvements at 2821 and 2125 Highway Avenue downtown Highland. We are pleased that we opted to work with the Commission after the building was damaged during the snow storm in January of 2014. We decided to make some improvements beyond just repairing the building and found the help of the redevelopment commission to be very beneficial with respect to the final product that exists today. I am very pleased with the outcome on both buildings that was made possible by the Commission's input with the design and selection of materials. I have included the copies of the bills that include the improvements that were beyond the repair of the damage to the building.

2825 Highway (East Building)

The total cost for the new façade was \$ 25,740. Since the nearly the entire façade had been damaged the insurance covered the new limestone with the exception of the area that had been cedar siding. The break-out cost for this area totaled \$ 5,940.00

The improvement beyond the repair for this building was to remove the cedar siding panels near the entrance door, rebuild the wall to accept masonry, and install new limestone facade in this area. The cost for this work is included on Apex invoice # 9662 in the amount of \$ 5,940.00
Total cost submission for consideration \$ 5,940.00 (adjusted for insurance participation)

2821 Highway (West Building)

The improvement beyond repair for this building was a complete new brick and limestone façade for the building. The cost for this work is included on Apex invoice # 9905 (\$ 22,860.00 - new masonry) and invoice # 10027 (\$ 530.00 - new address and HDS logo stone with building date)

Total cost submission for consideration \$ 23,390.00

Thank You

George Siemer

CENTRAL OFFICE
2817 Highway Ave.
Highland, IN 46322
Phone 219-923-9234
Fax 219-923-9235

INDIANA
Crown Point 219-882-2652
Gary 219-882-8558
Hammond 219-931-9310
Schererville 219-865-8656
Valparaiso 219-462-4477

ILLINOIS
Lansing 708-474-2243

APEX Total Property Maintenance, Inc.
2743 Highway Avenue
Highland, IN 46322

V= reimbursed from RC

INVOICE

Date	Invoice #
4/24/2014	9662

Bill To
GEORGE SIEMER
2817 HIGHWAY AVENUE
HIGHLAND, IN 46322

Terms	REP
Balance on Comp...	SP

Qty	Description	Rate	Amount
2825 Hwy	THRIFT STORE EAST: REPAIR ROOF, INSTALL LIMESTONE, METAL COPING (Insurance covered)	19,800.00	19,800.00
2825 Hwy	INSTALL EXTRA LIMESTONE WHERE SIDING WAS (Reimbursable)	5,940.00	5,940.00
Total			\$25,740.00

1215 Trust

Phone #
219-923-3336

Total \$ 84,654.00

WAIVER OF LIEN
FINAL

State of Indiana, _____ Lake _____ County, ss:

WHEREAS, the undersigned Apex, Inc. has been heretofore employed by George Siemer to furnish certain material and labor, to wit: Exterior Remodeling

for the building owned by G&P Properties, LLC and located on 2821 and 2825 Highway Avenue, Highland, IN

NOW THEREFORE, KNOW YE, That the undersigned, for a good and valuable consideration, the receipt of which is hereby acknowledged, hereby and now waives and releases unto the said G&P Properties, LLC the owner of said premises, any and all lien, right of lien, or claim of whatsoever kind of character on the above described building and real estate, on account of any and all labor or material, or both, furnished for or incorporated into said building by the undersigned; and

Apex, Inc. further certify that the consideration moving to the undersigned for executing this WAIVER OF LIEN has been mutually given and accepted as absolute cash payment and not as a conditional or part payment or as security for payment.

Signed, sealed and delivered this 25th day of June, 2015

Signed Scott Miller

Personally appeared before me this 25th day of June, 2015

Scott Miller, who, being duly sworn on oath, says: That he is the President of the Apex, Inc. and that he hereby acknowledges the execution of the foregoing instrument for and on behalf of said Apex, Inc. special instance and request.

My Commission Expires: 7-18-16

Notary Public

This instrument prepared by:

2743 Highway Avenue
Highland, IN 46322

INVOICE

Date	Invoice #
11/11/2014	10027

Bill To
GEORGE SIEMER 2821 HIGHWAY AVENUE HIGHLAND, IN 46322

2821

Terms	REP
Balance on Comp...	SF

Qty	Description	Rate	Amount
2821 Hwy	REPAIR BACK SIDE OF PARAPIT WALL (not reimb.)	480.00	480.00
2821 Hwy	NEW STEEL ANGLE ABOVE DOOR OPENING (not reimb.)	180.00	180.00
2821 Hwy	ADDRESS STONE AND HIGHLAND DEPARTMENT STORE STONE (part of reimbursement)	530.00	530.00
	PERMIT COST	585.00	585.00
Total			\$1,775.00

(west)

Phone #
219-923-3336

2743 Highway Avenue
Highland, IN 46322

Statement

DATE
11/11/2014

TO:
GEORGE SIEMER 2821 HIGHWAY AVENUE HIGHLAND, IN 46322

AMOUNT DUE	AMOUNT ENC.
\$16,995.00	

DATE	TRANSACTION	AMOUNT	BALANCE
09/15/2014	Balance forward		0.00
09/16/2014	INV #9905	30,220.00	30,220.00
11/03/2014	PMT #1217	-15,000.00	15,220.00
11/11/2014	INV #10027	1,775.00	16,995.00

Not Reimbursable
1216

AMOUNT DUE
\$16,995.00

THANK YOU!

2743 Highway Avenue
Highland, IN 46322

INVOICE

Date	Invoice #
9/16/2014	9905

Bill To
GEORGE SIEMER 2821 HIGHWAY AVENUE HIGHLAND, IN 46322

Terms	REP
Balance on Comp...	SF

Qty	Description	Rate	Amount
2821 Hwy	EXTERIOR WEST - <i>reimbursed</i>	22,860.00	22,860.00
2825 Hwy	EXTERIOR EAST - <i>reimbursed covered not reimbursed</i>	7,360.00	7,360.00
Total			\$30,220.00

Phone #
219-923-3336

(2554 unread) - parnsiemer@sbcglobal.net - att.net Mail

APEX Total Property Maintenance, Inc.
2743 Highway Avenue
Highland, IN 46322

INVOICE

Date	Invoice #
9/16/2014	9905

Bill To
BIBLES FOR MISSIONS THRIFT CENTER
2821 HIGHWAY AVENUE
HIGHLAND, IN 46322

PAID
DATE: 10/27/2014

Terms	REP
Balance on Comp...	SF

Qty	Description	Rate	Amount
	EMERGENCY REPAIRS AT THRIFT STORE		
	CUT ACCESS HOLE; BUILD TEMPORARY WALL UNDER ROOF; BUILD TEMPORARY WALL UNDER AWNING; TEMPORARILY DRY-IN ROOF	3,153.00	3,153.00
	REPAIR BLOCK WALL	1,975.00	1,975.00
	TEAR OUT AWNING; CLEAN UP AND REMOVE DEBRIS	10,526.00	10,526.00
	JACK-UP ROOF FOR BLOCK REPAIR	1,078.00	1,078.00
	TEMPORARILY DRY-IN ROOF AFTER BLOCK REPAIR	330.00	330.00
	10% OVERHEAD	1,715.00	1,715.00
	10% PROFIT	1,715.00	1,715.00
Total			\$20,584.00

Phone #
219-923-3336

- 1) Home Key
- 2) Service Audio Spk
- 3) The 1st Step

reimbursed covered

Microsoft Word 2010 [File] [Home] [Insert] [Layout] [References] [Mailings] [Tools] [Developer] [View] [Help] [Backstage View] [File Name] [Save] [Print] [Close] [Close All] [Quit]

APEX Total Property Maintenance, Inc.
1741 Highway Avenue
Highland, IN 46322

INVOICE

Date	Invoice #
2/10/2014	9579

Bill To
PAID
04-07-2014
 GEORGE SIEMER
 2817 HIGHWAY AVENUE
 HIGHLAND, IN 46322

Term	REP

Qty	Description	Rate	Amount
	EMERGENCY REPAIRS AT SIEMER HEATING AND COOLING: TEAR-DOWN AIRWAY; CLEAN UP AND REMOVE DEBRIS	5,267.00	5,267.00
	18% OVERHEAD	526.00	526.00
	10% PROFIT	526.00	526.00
	<i>insurance covered not reimbursed</i>		
Total			\$6,319.00

Phone #
 317-413-3324

Energy One Services of Central Inc.
 1741 Highway Avenue
 Highland, IN 46322
 Phone: 317-413-3324
 Fax: 317-413-3325
 Email: info@energyone.com
 Website: www.energyone.com