

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION MINUTES  
MONDAY, OCTOBER 16, 2017**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Monday, October 16, 2017 at 7:35 p.m. in the Council Chamber of the Municipal Building located at 3333 Ridge Road, Highland, Indiana. President Bernie Zemen called the meeting to order. Minutes were prepared by Kathy DeGuilio-Fox, Redevelopment Director.

**Roll Call:** Commissioners present Michael Griffin, Mark Herak, Steve Wagner and Bernie Zemen. Commissioner Dan Vassar was absent with leave.

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

*Additionally present:* Larry Kondrat was additionally present.

**General Substance of the Discussion**

**Agenda for Public Meeting:** Redevelopment Director Kathy DeGuilio-Fox reviewed the public meeting agenda with the Commission providing a brief overview of the action items under New Business. There were no questions or comments.

**Highland Main Street:**

- a. Director DeGuilio-Fox reported that the Festival of the Trail event had been cancelled at the last minute due to weather conditions. Taking into consideration the safety of the bands and other performers using electricity as well as the conditions for displaying and selling artwork a collective decision was made to cancel the event. It was a disappointing decision in light of the number of vendors and performers that had registered to participate.
- b. Ms. DeGuilio-Fox reported that artist Melissa Washburn had completed much of the work on her mural in time for the festival. It will be completed in the next week, weather permitting. When asked what the subject of the mural is, Ms. DeGuilio-Fox responded that it is a nature scape of bees. It is interesting and very well done with the bees being painted very realistically and exemplifying the bees found in Indiana. The artist completed undergraduate work in the arts, has an MA in Arts Administration from IU Bloomington and attend the School of the Art Institute of Chicago.

**Façade Improvement Grant Applications:**

- a. The Hydrant: Resolution 2017-30 is before the Redevelopment Commission for approval during the public meeting. The Redevelopment Director reminded commissioners that the resolution was to approve a request for additional reimbursement in the amount of \$1,906.92. Documentation of the expenditures affiliated with the additional reimbursement is attached to Resolution 2017-30. The Redevelopment Director recommended accepting the resolution.
- b. Focused Pain Relief: In response to David Foreit's request for permission to paint his property at 2621 Highway Avenue the Redevelopment Commissioners had asked that the Redevelopment Director prepare a review of the Façade Improvement Grant Program standards. The resulting document – The Façade Improvement Standards Review – was presented to the Commissioners.

Two primary documents were cited: The Highland Main Street Façade Improvement Grant Program Guidelines and Supplement to the Highland Municipal Code, Section 214.180.020: RD – Redevelopment District, Approved Oct 12, 2009. A brief overview of the Review was provided. The primary reasons for establishing standards at the start of the program were reiterated. The reasons are to: 1. Provide a quality look in the Highland business district(s), 2. Encourage retail growth and 3. Attract additional business traffic and catalyze investment through improved aesthetics.

Several recommendations were made by the Redevelopment Director should the Commission determine that painting a brick façade is a viable improvement. The recommendations include:

- a. A sealant/primer is to be applied prior to painting,
- b. Only a specified type of paint with an acceptable warranty and life expectancy is to be used,
- c. Only paint found within a neutral palette of colors and acceptable to the Redevelopment Commission be used,
- d. The mortar must be treated separately from the brick.
  - a. The mortar component of the brick may be power-washed and/or tuck-pointed to restore it.
  - b. The mortar component of the brick may be painted or stained a color complimentary to the brick color
  - c. Mortar colors will be selected from a palette of acceptable colors.

The Commissioners are to review the recommendations and make a final determination. If approved, an amendment to the current standards will be prepared.

Discussion ensued regarding the current standards and eligible activities. While the Commissioners prefer to have standards and eligible activities include opportunities for flexibility they agreed there should be standards in place. Those standards should provide a reasonable expectation of what is allowable and what is not. Commissioner Wagner suggested standards be maintained with an appeal process offered to applicants.

There being no further discussion the study session ended at 8:02 p.m.

**HIGHLAND REDEVELOPMENT COMMISSION  
PUBLIC MEETING MINUTES  
MONDAY, OCTOBER 16, 2017**

The Highland Redevelopment Commission ("Commission", "RC") met in a Public Meeting on September 18, 2017 at 8:02 p.m. in the Council Chambers of the Municipal Building located at 3333 Ridge Road, Highland, Indiana. President Zemen called the meeting to order. Taking minutes for the meeting was Director Kathy DeGuilio-Fox.

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

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

*Additionally present:* Larry Kondrat and Chuck Haber, Times Correspondent were additionally present.

**Minutes of the Previous Meetings:** Commissioner Michael Griffin made a motion to approve the minutes as written of the Study Session, Public Meeting and Reconvened Study Session of September 18, 2017 and the Minutes of the Study Session of October 2, 2017. Commissioner Herak seconded the motion. Upon a roll call vote the motion was passed and the minutes approved.

**Public Comment:** Larry Kondrat questioned the amount of the bonds to be authorized by Resolution 2017-28 and asked for clarification that the bonds are for the Cardinal Campus project. Commissioner Griffin commented about this being a negotiated sale of bonds and that the single buyer will be the Cardinal Campus developer. Discussion ensued in regard to the amount of the bonds and about the overall cost and value of the project.

**Special Orders:** None

**Communications:** None

**Unfinished Business and General Orders:** None

**New Business:**

1. **Approval of Resolution 2017-28:** A Resolution Authorizing and Approving an Agreement between London Witte Group, LLP and the Town of Highland Redevelopment Commission to Perform Professional Financial Advisory and Bond Sale Support Services. Commissioner Griffin made a motion for the passage and adoption of the resolution. Commissioner Wagner seconded the motion. Commissioner Griffin commented favorably regarding the quality of work and knowledge of the London Witte Group, LLP. Upon a roll call vote, there were four affirmatives and no negatives. The motion passed. The resolution was passed.
2. **Approval of Resolution No. 2017-29:** A Resolution Affirming, Ratifying, Authorizing and Approving Agreement(s) between Bond Counsel, Local Counsel, and the Redevelopment Commission to Perform Professional Legal Services in Support of the Issuance of the Redevelopment Commission Bonds of 2017. Commissioner Wagner made a motion to approve the resolution. Commissioner

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

3. **Resolution 2017-30:** A Resolution of the Highland Redevelopment Commission to Amend the Preliminary Resolution and Provide Reimbursement for a Façade Improvement Grant to the Hydrant (Paul and Mindy Trzeciak) for Property Located at 8630 Kennedy Avenue. Commissioner Herak made a motion to approve the resolution. Commissioner Wagner seconded the motion. Upon a roll call vote, there were three affirmatives, no negatives and one abstention. The motion passed. The resolution passed.

**Action to Pay Accounts Payable Vouchers:** Commissioner Wagner made a motion to pay account payables as presented in the amount of \$38,509.83. Commissioner Herak seconded the motion. Upon a roll call vote, there were three affirmatives, no negatives and one abstention.

**Business from the Commissioners:** None

**Next Meeting:** The next full Study Session will be held on November 6, 2017 at 7:30 p.m. The next Public Meeting will be held on November 20, 2017 at 8:00 p.m. A Study Session at 7:30 p.m. will precede the public meeting and reconvene following after the public meeting. The next meeting of the Highland Main Street will be Thursday, November 2, 2017 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 Wagner seconded the motion. Upon a voice vote, the motion passed. The October 16, 2017 public meeting of the Highland Redevelopment Commission was adjourned at 8:22 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary

**THE TOWN OF HIGHLAND REDEVELOPMENT DEPARTMENT**  
**RESOLUTION of the BOARD OF REDEVELOPMENT COMMISSIONERS**  
**RESOLUTION NO. 2017-28**

**A Resolution Authorizing and Approving an Agreement between London Witte Group, LLP and the Town of Highland Redevelopment Commission to Perform Professional Financial Advisory and Bond Sale Support Services.**

**Whereas,** The Town of Highland Department of Redevelopment, through its Board of Redevelopment Commissioners, has heretofore determined that a need exists to finance certain capital and related expenses associated with an agreement between CG Indiana Holdings, LLC and the Town of Highland Redevelopment Commission;

**Whereas,** The Town of Highland Department of Redevelopment and its Redevelopment Commission has been reliably advised that a need exists to engage professional financial advisory services to assist with the sale of bonds Series 2017 and related financing analysis related to the financing of the capital and related expenses associated with an agreement between the CG Indiana Holdings, LLC and the Town of Highland Redevelopment Commission;

**Whereas,** London Witte Group, LLP, has offered and presented a letter proposal to provide and furnish professional support and bond sale and financial advisory services in consideration for fees to be charged and billed periodically based upon a lump sum of the value of the services completed, excluding expenses, in a not-to-exceed amount of Thirty-five thousand, dollars (\$35,000);

**Whereas,** There are anticipated to be sufficient and available appropriations balances on hand to support the payments under the agreement, pursuant to IC 5-22-17-3(e) and IC 36-1-12-3.5, provided four of five commissioners concur;

**Whereas,** The Redevelopment Director, as purchasing agent in the associated matter, is prohibited from entering into a service agreement that exceeds \$15,000 without the express approval of the purchasing agency, which in this case, is the Redevelopment Commission, all pursuant to Section 3.05.030 (F), Section 3.05.040 (C), Section 3.05.050 (B)(3),and Section 3.05.050 (D)(5) of the Highland Municipal Code; and,

**Whereas,** The Town of Highland Redevelopment Department, through its Board of Redevelopment Commissioners now desires to approve the agreement for services as herein described, authorize the desired not to exceed amount,

**Now Therefore Be it Resolved** by the Board of Redevelopment Commissioners of the Town of Highland Redevelopment Department, Lake County, Indiana:

**Section 1.** That the engagement letter proposal to provide and furnish professional support and bond sale and financial advisory services in consideration for fees to be charged and billed periodically based upon a lump sum of the value of the services completed, in a not-to-exceed amount of thirty-five thousand, dollars (\$35,000) between London Witte Group, LLP, and the Town of Highland Redevelopment Department, is hereby approved, adopted and ratified in each and every respect;

**Section 2.** That the terms and charges under the agreement to furnish professional support and bond sale and financial advisory services in consideration for fees to be charged and billed periodically based upon a lump sum of the value of the services completed, including expenses, in a not-to-exceed amount of **thirty-five thousand, dollars (\$35,000)** are found to be reasonable and fair;

**Section 3.** That there are anticipated to be sufficient and available appropriations balances on hand to support the payments under the agreement, pursuant to IC 5-22-17-3(e) and IC 36-1-12-3.5, provided four of five commissioners concur;


**Section 4.** That the Clerk-Treasurer be hereby authorized to appropriately allocate the costs associated with the professional services agreement between and among governmental and utility funds and further to execute the agreement with his signature.

**DULY, PASSED AND ADOPTED** by the Board of Redevelopment Commissioners of the Town of Highland Redevelopment Department, Lake County, Indiana, this 16<sup>th</sup> day of October 2017 having passed by a vote of \_\_\_ in favor and \_\_\_ opposed.

**BOARD of REDEVELOPMENT COMMISSIONERS**  
**Redevelopment Department**  
**of the TOWN of HIGHLAND, INDIANA**

  
\_\_\_\_\_  
Bernie Zemen, President

**Attest:**

  
\_\_\_\_\_  
Dan Vassar, Secretary Pro Tem  
Steve Wagner

**The Town of Highland Redevelopment Department  
Resolution of the Board of Redevelopment Commissioners  
Resolution No. 2017-29**

**A RESOLUTION AFFIRMING, RATIFYING, AUTHORIZING AND APPROVING AGREEMENT(S)  
BETWEEN BOND COUNSEL, LOCAL COUNSEL AND THE REDEVELOPMENT COMMISSION TO  
PERFORM PROFESSIONAL LEGAL SERVICES IN SUPPORT OF THE ISSUANCE OF THE  
REDEVELOPMENT COMMISSION BONDS OF 2017**

**Whereas,** The Redevelopment Commission of the Town of Highland is authorized to undertake redevelopment activities under IC 36-7-14 and Chapter 14.10 of the Highland Municipal Code which are public uses and purposes for which public money may be spent and private property may be acquired the Town; and

**Whereas,** The Redevelopment Commission has heretofore determined that a need exists to engage professional legal services associated with the sale of the Redevelopment District Bonds; and

**Whereas, Taft, Stettinius and Hollister, LLP,** a law firm, has consented to provide professional services related to the Redevelopment Project and associated issuing of Economic Development Commission Bonds including providing an opinion letter for the buyer of the bonds, and other services related to service as Bond Counsel; and

**Whereas, Tauber Law Offices,** a law firm, has consented to provide professional services related to the Redevelopment Project and associated issuing of Economic Development Commission Bonds including other services related to service as Local Counsel, which would be apart from and in addition to the terms for services for which it is already engaged by the Redevelopment Commission; and

**Whereas,** As purchasing agency for the Redevelopment Department, the Board of Redevelopment Commissioners may purchase services using any procedure it considers appropriate, pursuant to IC 5-22-6-1; as well as IC 36-7-14-12.2(c)(14) and IC 36-7-14-25.1(a)(2) when issuing a bond; and

**Whereas,** The Highland Municipal Code provides that, the Board of Redevelopment Commissioners may make all contracts for professional services on the basis of competence and qualifications for the type of services to be performed, and negotiate compensation that the public agency determines to be reasonable, pursuant to Section 3.05.090 of the Highland Municipal Code; and

**Whereas,** There are sufficient and available appropriations balances on hand to support the payments for these services under the agreements, pursuant to IC 5-22-17-3(e); and

**Whereas,** The Redevelopment Department of the Town of Highland, through its Redevelopment Commission now desires to accept and approve the agreement for services as herein described.

Now Therefore be it Resolved by the Redevelopment Commission of the Redevelopment Department of the Town of Highland, Lake County, Indiana;

**Section 1.** That the Agreement set forth in a letter of engagement dated October 16, 2017 (incorporated by reference and made a part of this resolution) between **Taft, Stettinius and Hollister, LLP** and the Redevelopment Commission of the Redevelopment Department of the Town of Highland, to provide professional services related to the Redevelopment Project and associated issuing of Economic Development Commission Bonds including providing an opinion letter for the buyer of the bonds, and other services related to service as Bond Counsel is hereby approved, adopted and ratified in each and every respect;

**Section 2.** That the terms and charges under the agreement for the services, are not based upon a percentage of cost of the capital project, and are found and determined to be related to the services rendered as well as appropriate, reasonable and fair, all pursuant to IC 5-22-6-1 and Section 3.05.090 of the municipal code;

**Section 3.** That Agreement set forth in a letter of engagement dated October 16, 2017 (incorporated by reference and made a part of this resolution) between Tauber Law Offices, a law firm, to provide professional services related to the Redevelopment Project and associated issuing of Economic Development Commission Bonds including other services related to service as Local Counsel, which would be apart from and in addition to the terms for services for which it is already engaged by the Redevelopment Commission is hereby approved, adopted and ratified in each and every respect;

**Section 4.** That the terms and charges under the agreement for the services, are not based upon a percentage of cost of the capital project, and are found and determined to be related to the services rendered as well as appropriate, reasonable and fair, all pursuant to IC 5-22-6-1 and Section 3.05.090 of the municipal code;

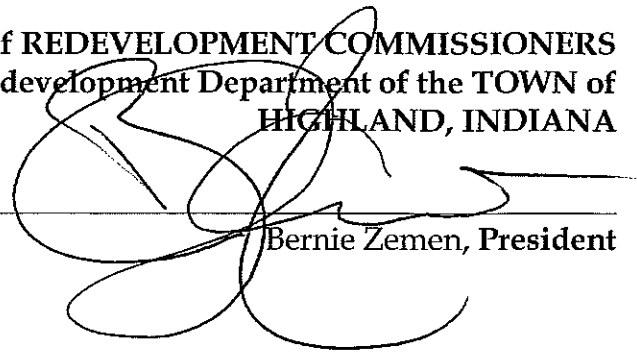
**Section 5.** That the President of the Redevelopment Commission be authorized to execute any agreement under the terms of this order with his signature as attested thereto by the Commission Secretary, as approved by the Town Council President, as municipal executive by his signature.

**Be it so Ordered.**

**DULY, PASSED, ADOPTED and ORDERED** by Board of Redevelopment Commissioners of the Redevelopment Department of the Town of Highland, Lake County, Indiana, this 16<sup>th</sup> day of October 2017 having passed by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.



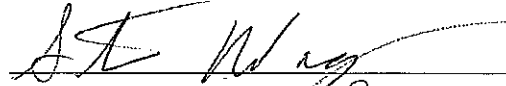
BOARD of REDEVELOPMENT COMMISSIONERS  
Redevelopment Department of the TOWN of  
HIGHLAND, INDIANA



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Bernie Zemen, President

Attest:



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~~Dan Vassar, Secretary~~ Protem  
Steve Wagner

**Resolution No. 2017-30**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT  
COMMISSION TO AMEND THE PRELIMINARY RESOLUTION  
AND PROVIDE REIMBURSEMENT FOR A FACADE  
IMPROVEMENT GRANT TO THE HYDRANT (PAUL AND MINDY  
TRZECIAK) FOR PROPERTY LOCATED AT 8630 KENNEDY  
AVENUE**

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

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

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

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

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

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

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

WHEREAS, the Commission through its 2016 budget approved the Façade Improvement Grant Program which is intended to provide financial assistance for significant exterior building façade improvement in the Highland Downtown Redevelopment Area; and

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

WHEREAS, The Hydrant originally applied for a grant totaling \$82,325.51, including \$7,892.09 for a non-conforming pylon sign, of which \$59,995.49 was to be supplied by The Hydrant, and a not to exceed thirty percent (30%) or \$22,330.02 was to be reimbursed to The Hydrant upon completion of the work with approved receipts. That amount did not include reimbursement for the non-conforming pylon sign. These figures for these line items are reflected in Appendix A attached to this resolution and are incorporated by reference.

WHEREAS, the original grant application was given preliminary approval on November 9, 2016 by Resolution No. 2016-25. The not to exceed number of \$22,330.02 approved in Resolution No. 2016-25 was reimbursed to The Hydrant through the approval of Resolution No. 2017-22 on August 22, 2017, and payment of said amount has been made to the petitioners.

WHEREAS, the Redevelopment Commission has found there to be extraordinary circumstances, unique to this application, existing due to the level of deterioration of the property discovered during the construction phase, as well as additional work mandated as conditions attached to the granting of a variance for the existing non-conforming pylon sign, which would warrant amending the preliminary resolution, in order to provide the petitioners with additional reimbursement eligibility.

WHEREAS, The Hydrant is seeking consideration of amending their original grant application to revise the costs, plus O & P, to reflect the following amounts for the following line items: Arcade Entrance- \$840.00; Brick and Block- \$56,784.00; Painting for Metal Panels- \$1,371.86; and, Planter Box Around Sign- \$1,360.52. These revised figures for these line items are also reflected in Appendix A attached to this resolution and are incorporated by reference.

WHEREAS, amending the Preliminary Resolution to the totals stated above, would increase eligibility for a Thirty Percent (30%) reimbursement by an additional \$1,906.92, 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:

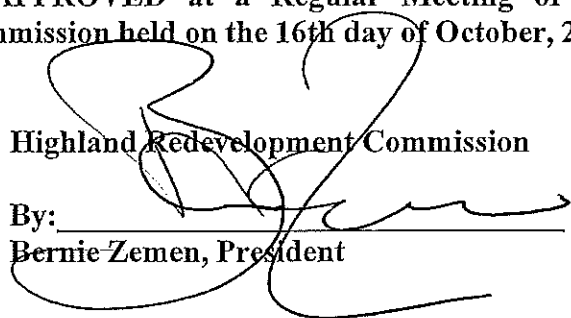
1. That the Commission finds and determines that extraordinary circumstances unique to this application, exist due to the level of deterioration of the property discovered during the construction phase, as well as additional work mandated as conditions attached to the granting of a variance for the existing non-conforming pylon sign, which would warrant amending the preliminary resolution, in order to provide the petitioners with additional reimbursement.
2. That the Commission finds and determines that due to the extraordinary circumstances unique to this application, it will be of public utility and benefit

to amend and approve the revised Preliminary Resolution by The Hydrant for a Façade Improvement Grant for property located at 8630 Kennedy Avenue.

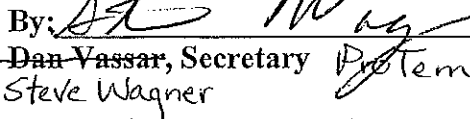
3. The original project cost applied for, without the costs of the non-conforming pylon sign, was \$74,433.42, while the proposed amended project cost, due to the existence of extraordinary circumstances, is \$80,789.80.
4. That based upon these amended figures, the Commission will provide an up to and not to exceed reimbursement of \$24,236.95 based upon a total project cost of \$80,789.80, of which \$22,330.02 has already been reimbursed to The Hydrant. Upon approval of this resolution, an additional \$1,906.92 shall be reimbursed to The Hydrant.
5. That all additional reimbursements will be made upon delivery to the Commission of approved receipts of work performed, and that all property taxes are paid and up to date and no liens have been filed on the property.
6. That this Resolution shall be in full force and effect after its adoption by the Commission.

**ADOPTED AND APPROVED at a Regular Meeting of the Highland  
Redevelopment Commission held on the 16th day of October, 2017**

Highland Redevelopment Commission

By:   
Bernie Zemen, President

Attest:

By:   
~~Dan Vassar, Secretary~~ *Pro Tem*  
Steve Wagner

LINE ITEM	PRELIM BID + O&P	AMT REQ FROM RC	FINAL AMT + O&P	AMT REQ FROM RC	\$ PAID-AUG	ADD REIM REQ
WINDOWS & DOORS	\$13,473.42	\$4,042.03	\$13,473.42	\$4,042.03	\$4,042.03	\$0.00
SIDEWALK & BRICK LEDGE	\$6,960.00	\$2,088.00	\$6,960.00	\$2,088	\$2,088.00	\$0.00
BRICK & BLOCK	\$52,800.00	\$15,840.00	\$56,784.00	\$17,035.20	\$15,840.00	\$1,195.20
PAINTING FOR METAL PANELS	\$1,200.00	\$360.00	\$1,371.86	\$411.56	\$360.00	\$51.56
ARCADE ENTRANCE*	\$0.00	\$0.00	\$840.00	\$252.00	\$0.00	\$252.00
PLANTER BOX AROUND SIGN*	\$0.00	\$0.00	\$1,360.52	\$408.16	\$0.00	\$408.16
TOTALS	\$74,433.42	\$22,330.03	\$80,789.80	\$24,236.95	\$22,330.03	\$1,906.92
* LINE ITEMS NOT INCLUDED IN PRELIMINARY RESOLUTION						
NOT TO EXCEED AMOUNT FROM PRELIMINARY RESOLUTION #2016-25- \$22,330.03						

The Hydrant Final Reimbursement Request

Line Item	Contractor	Bid Amount	Low Bid	O & P	Total	Amount Requested From Redevelopment
<b>Windows and Doors</b>						
	P&J Glass	\$11,227.85	X	\$2,245.57	\$13,473.42	\$4,042.03
	Schererville Glass and Mirror, INC	\$16,380.00		\$3,276.00	\$19,656.00	
<b>Signs and Graphics</b>						
	Steindler Signs and Graphix	\$6,694.49	X	\$1,338.90	\$8,033.39	\$2,410.02
	Gary Sign Co.	\$10,340.39		\$2,068.08	\$12,408.47	
<b>Sidewalk and Brick Ledge</b>						
	Midwest Badger Concrete and Masonry	\$5,800.00	X	\$1,160.00	\$6,960.00	\$2,088.00
	Hoosier Concrete Construction Inc.	\$8,540.00		\$1,708.00	\$10,248.00	
<b>Arcade Entrance</b>						
	Midwest Badger Concrete and Masonry	\$700.00	X	\$140.00	\$840.00	\$252.00
	additional amount for arcade entrance					
<b>Blacktop Seal &amp; Striping</b>						
	Site Services, Inc	\$1,325.00	X	\$265.00	\$1,590.00	\$477.00
<b>Brick and Block</b>						
	Adams Masonry, INC	\$48,000.00		\$9,600.00	\$57,600.00	
	Rich Construction	\$47,320.00	X	\$9,464.00	\$56,784.00	\$17,035.20
<b>Painting for Metal Panels</b>						
	Paramount Painting, LLC	\$1,143.22	X	\$228.64	\$1,371.86	\$411.56
<b>Siding Repair West Wall</b>						
	United Services, DKI, Siding East Wall, Soffit, arcade, aluminum wrap, 2 wall pack lighting north elevation	\$4,635.95	X	\$927.19	\$5,563.14	\$1,668.94
<b>Planter Box Around Sign</b>						
	United Services, DKI, cedar wrapped	\$1,000.00	X	\$200.00	\$1,200.00	\$360.00
<b>Totals</b>		<b>\$80,526.51</b>		<b>\$16,105.30</b>	<b>\$96,631.81</b>	<b>\$28,384.74</b>

## Lance Ryskamp

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**From:** Marc Radovich <Marc@usdki.com>  
**Sent:** Wednesday, October 11, 2017 10:32 AM  
**To:** Lance Ryskamp  
**Cc:** thehydrant@sbcglobal.net; 'Kathy Deguilio-Fox'  
**Subject:** RE: Facade Improvement Grant- The Hydrant  
**Attachments:** Canceled checks.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

All,

After going through the excel spreadsheet, I found the discrepancies between the original and revised spreadsheet.

Windows and doors- paid out in full as per August

Under signs and Graphics, there is a difference of \$42.39

Sidewalk and Brick Ledge- paid in full as per August

Arcade Entrance- need \$252.00 paid out as per resurfacing of the arcade entrance due to having the exterior walls removed so that it can be accessed from Kennedy Ave per Cecil. There was a large void where the block was inset in the concrete sidewalk. They poured a thin layer of leveling cement across the slab to create a monolithic pour which enhances the property instead of looking as if it were chopped up. You have a cancelled check already from Badger Concrete for \$700.

Blacktop Seal- taken out and not asking for as per council.

Brick and Block- missing \$1,195.20, those were paid out of the cancelled checks written to Rich Masonry and Construction, which you have.

Painting for metal panels- that was paid out at \$360.00 and we had requested \$51.56 more which was to repaint the pole sign black along with the metal panels. The sign was approved to be kept in accordance with the variance and accordingly needed new paint as it was rusting. This was paid out of the checks written to Paramount Painting which you have.

And finally, the planter box around the sign, this was paid out by Mindy and Paul, I have attached the cancelled checks above. We had done an estimate at the time for what it would cost and it turned out to be \$1,360.52 instead of 1,200. The current amount that is requested is 408.16 from redevelopment. The original was \$360.00. I'm not going to fret over \$48.16 but here are the final cancelled checks from Mindy.

Please let me know if you have any other questions.

Thank you,  
**Marc T. Radovich**  
*Project Manager*

4503

PAID CK# NO.: 1448  
AMOUNT: 700.00  
DATE: 5/1/17



# Midwest Badger Concrete & Masonry

8851 Schneider Ave. • Suite #91 • Highland, IN 46322  
(219) 923-9394

## PROPOSAL

To: Dentinger Roofing LLC  
8630 K... ..  
Highland, IN  
46322

Date: 24 Mar 2014

Telephone # 743-8038

Dear customer:

We propose to furnish all materials and perform all labor necessary to complete the following -

To Clean, repair and prep Entrance Area - Front  
place overlayment over concrete  
C.D. to be

All the above work to be completed in a substantial and worklike manner according to standard work practices for the sum of \$ 700.00

Serving You with INTEGRITY, QUALITY, and PRIDE



A+ Rating

Thank You,  
Sincerely Yours,  
Kevin M. Brinnehl

I will personally guarantee that we follow all recommended guidelines to ensure you get a good, quality job. We will treat your business or home as if it was our own.

Arcade Entrance # 1



Hydrant Pet Center LLC  
Midwest Badger Concrete & Masonry

4/30/2017

Improvements to new building in loan

700.00

Checking - Centier

700.00

Hydrant Pet Center LLC

144B

Midwest Badger Concrete & Masonry

4/30/2017

Improvements to new building in loan

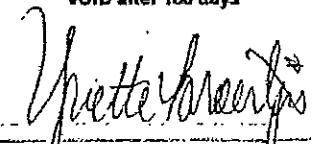
700.00

Checking - Centier

700.00

Arcade Entrance #2

USDKI ckg  
XXXXXX9877

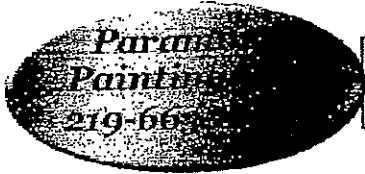
United Services DKI a div. of U.S. Contractors Inc 500 E Ridge Rd Ste 201 Grifid, IN 46319 219-972-6300		First Financial Bank 56-91/422 www.bankatfirst.com 477-322-9630	034796 01/25/2017
PAY TO THE ORDER OF Rich Construction LLC		\$ *47,320.00	
EXACTLY FORTY-SEVEN THOUSAND THREE HUNDRED TWENTY DOLLARS DOLLARS			
MEMO Rich Construction LLC 1075 Allison St Crown Point IN 46307		VOID after 180 days 	

⑆034796⑆ ⑆042200910⑆ 000041987⑆

Amount: -\$47,320.00  
 Description: Check  
 Check Number: 34796  
 Posted Date: 2/2/2017  
 Transaction Type: History

Brick & Block

# Invoice



Paramount Painting, LLC.  
201 N. Jackson St  
Crown Point, IN 46307

Date	Invoice #
5/15/2017	748

<b>Bill To</b>
United Services 500 E. Ridge Rd Griffith, IN 46319

<b>Customer:</b>
The Hydrant 8630 Kennedy Ave Highland, IN 46322

Painting	Drywall
PNT 1,143.22	000.00

Description	Qty
Power wash; Paint Aluminum/Steel Siding (2 coats) North and East Sides (Building) top 5ft...	870
Move, Cover and Protect	1
Patch and caulk exterior	1
Paint window casing 1 opening	2
Paint bottom only sign	1

TP8630      35184  
5-15-17      6-16-17  
MR / JS      1143.22

*5/16*

All Material and Labor included in estimate. **Total** \$1,143.22

Phone #	Fax #	Web Site	E-mail
219-663-8605	219-663-8604	PARAMOUNTPAINTINGLLC.NET	PRMNTPT@COMCAST.NET

Painting For Metal Panels





User: KAM  
 Dept: Highland

EXP CHECK RUN DATES 09/20/2017 - 10/18/2017  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID

BANK CODE: 07

GL Number	Invoice Line Desc	Ref #	Vendor	Invoice Description	Amount	Check #
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Fund 094 Redevelopment General

Dept 0000	OFFICE SUPPLIES	69365	OFFICE DEPOT	OFFICE SUPPLIES	138.45	
094-0000-20003	LEGAL FEES-GENERAL MATTERS	69350	TAUBER LAW OFFICE PC	LEGAL FEES & EXPENSES-GENERAL MAT	5,344.00	
094-0000-31001	RECRUITMENT FEE	69264	GOVHR USA, LLC	HR CONSULTANT FOR REDEVELOPMENT D	3,123.34	
094-0000-31003	SUPPLEMENTAL FINANCIAL SERVIC	69347	SHORT-ELLIOTT-HENDRICKSON,	SUPPLEMENTAL FINANCIAL SERVICES-2	3,247.50	
094-0000-31003	FINANCIAL CONSULTING EXPENSES	69348	SHORT-ELLIOTT-HENDRICKSON,	FINANCIAL CONSULTING EXPENSES-201	11.66	
094-0000-31004	SEPT MEMBERSHIP MEETING TICKETS	69353	HIGHLANDLEFTTH CHAMBER OF	SEPT MEMBERSHIP MEETING TICKETS	30.00	
094-0000-31004	REIMBURSEMENT-OCRA CONF REGIS	69373	LANCE RYSKAMP (R)	REIMBURSEMENT-OCRA CONF REGISTRAT	30.00	
094-0000-32002	MILEAGE- OCRA CONFERENCE	69374	LANCE RYSKAMP (R)	MILEAGE-OCRA CONFERENCE	67.41	
094-0000-33002	PRINTING-BUSINESS CARDS	69351	BAXTER PRINTING INC	PRINTING- BUSINESS CARDS	55.00	
094-0000-34023	HEALTH INS	69263	TOWN OF HIGHLAND INS FUND (	OCT 17 HEALTH/LIFE INS PREM REDEV	2,159.60	
094-0000-34043	LIFE INS	69263	TOWN OF HIGHLAND INS FUND (	OCT 17 HEALTH/LIFE INS PREM REDEV	19.11	
094-0000-35008	UTILITIES-2811 JEWETT-THRU 9/	69367	NORTHERN IN PUBLIC SERVICE	UTILITIES-2811 JEWETT-THRU 9/26/1	164.32	
094-0000-35008	GAS-8618 KENNEDY-THRU 9/30/17	69367	NORTHERN IN PUBLIC SERVICE	GAS-8618 KENNEDY-THRU 9/30/17	96.30	
094-0000-35008	UTILITIES-2821 JEWETT-THRU 9/	69368	NORTHERN IN PUBLIC SERVICE	UTILITIES-2821 JEWETT-THRU 9/26/1	58.89	
094-0000-35008	ELECTRIC-8618 KENNEDY-THRU 9/	69369	NORTHERN IN PUBLIC SERVICE	ELECTRIC-8618 KENNEDY-THRU 9/29/1	77.04	
094-0000-35008	UTILITIES-8610/8612 KENNEDY T	69370	NORTHERN IN PUBLIC SERVICE	UTILITIES-8610/8612 KENNEDY THRU	118.29	
094-0000-35008	STORM-8618 KENNEDY-THRU 9/8/1	69360	TOWN OF HIGHLAND UTILITIES	STORM- 8618 KENNEDY-THRU 9/8/17	40.67	
094-0000-35008	STORM-8612 KENNEDY-THRU 9/8/1	69361	TOWN OF HIGHLAND UTILITIES	STORM-8612 KENNEDY-THRU 9/8/17	10.14	
094-0000-35008	STORM-8610 KENNEDY-THRU 9/8/1	69362	TOWN OF HIGHLAND UTILITIES	STORM-8610 KENNEDY-THRU 9/8/17	10.14	
094-0000-35008	STORM-2605 CONDIT-THRU 9/8/17	69363	TOWN OF HIGHLAND UTILITIES	STORM-2605 CONDIT-THRU 9/8/17	10.14	
094-0000-35008	UTILITIES-8620 KENNEDY-THRU 9	69364	TOWN OF HIGHLAND UTILITIES	UTILITIES-8620 KENNEDY-THRU 9/6/1	77.05	
094-0000-39030	STREET MKT MUSICIAN- 9/20/17	69358	DOMINIC RUFFALO	STREET MKT MUSICIAN- 9/20/17	150.00	
094-0000-39030	STREET MKT MUSICIAN- 9/13/17	69371	WILLIAM HARBINSON	STREET MKT MUSICIAN-9/13/17	150.00	
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	69383	PAYROLL ACCOUNT	10/13PRL D/S TRANSFER REDEVELOPME	4,710.61	
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	69136	PAYROLL ACCOUNT	9/29PRL D/S TRANSFER REDEVELOPME	4,766.57	27746
	Total For Dept 0000				24,666.23	
	Total For Fund 094 Redevelopment General				24,666.23	

Fund 096 Redevelopment Capital

Dept 0000	ENGINEERING-2821 JEWETT	69354	GARCIA CONSULTING ENGINEERS	ENGINEERING- 2821 JEWETT	2,604.10	
096-0000-31005	PAVING SERVICES-2821 JEWETT	69372	ASPHALT SERVICE CONTRACTOR	PAVING SERVICES- 2821 JEWETT	9,760.00	
096-0000-31007	HVAC SERVICE FEE-2813 JEWETT	69356	ECOEDGE SYSTEMS	HVAC SERVICE FEE-2813 JEWETT	65.00	
096-0000-31007	PROPERTY MGT FEES- SEPT	69357	ROSE REAL ESTATE	PROPERTY MGT FEES- SEPT	214.50	
096-0000-39025	PROPERTY APPRAISAL-2736 CONDI	69355	SOUTH SHORE APPRAISALS	PROPERTY APPRAISAL-2736 CONDIT	1,200.00	
	Total For Dept 0000				13,843.60	
	Total For Fund 096 Redevelopment Capital				13,843.60	

User: KAM  
Dep: Highland

INVOICE GL DISTRIBUTION REPORT FOR TOWN OF HIGHLAND  
EXP CHECK RUN DATES 09/20/2017 - 10/18/2017  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: 07

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

Fund 094 Redevelopment General	24,666.23
Fund 096 Redevelopment Capital	13,843.60

38,509.83