

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION MINUTES  
MONDAY, NOVEMBER 19, 2018**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Monday, November 19, 2018 in the Council Chambers of the Municipal Building located at 3333 Ridge Road, Highland, Indiana. President Bernie Zemen called the Study Session to order at 7:05 p.m. Minutes were prepared by Kathy DeGuilio-Fox, Redevelopment Director.

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

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

*Also Present:* Larry Kondrat, Board of Waterworks; Ed Dabrowski, IT Consultant; Maria, Isis and Ignacio Curiel, Maria's Buena Cocina; Mark Schocke, Attorney for Maria's; and Robin Carlascio, Idea Factory were also present.

**General Substance of the Discussion**

1. **Review of Public Meeting Agenda:** In preparation for the Redevelopment Commission plenary meeting scheduled to follow the November 19, 2018 Study Session, the agenda was reviewed. Director DeGuilio-Fox gave a brief overview of the agenda items.
2. **Commercial Property Improvement Grant – Applications:** Two recent grant applications were presented for review. Both applications, one for interior improvements and the second for façade improvements, were for the recently purchased commercial property located at 2936 Highway Avenue. DEF Properties, LLC submitted an interior improvement grant totaling \$243,403.20, of which a not to exceed 30% of eligible project work is allowed by the program guidelines. However, in this case 30% of the total interior improvements, equal to \$63,264.90, exceeds the maximum award allowed by the program. Therefore, the maximum allowed award - \$40,000 - was requested by the applicant. DEF properties also submitted a façade improvement grant totaling \$82,646.00, of which a not to exceed 30% of eligible project work is allowed by the program guidelines. Therefore, \$21,898.00 was requested by the applicant. A brief explanation of the type of work that was planned was provided to the Commissioners. Discussion ensued. As follow up the Commissioners also asked for plans and pictures of the design concepts.
3. **Maria's Buena Cocina:**
  - a. A second lease extension was requested by Maria Curiel so she could remain at 8620 Kennedy Avenue for one additional month. Renovations of her new location will not be move-in ready by the end of November. The State of Indiana has not approved design plans for the 2936 Highway Avenue renovations. The Commissioners were also advised that the second lease extension would delay the demolition of the property located at 8620 Kennedy Avenue and that the delay would necessitate a contract increase of \$1,000.00. Discussion ensued. The Commissioners were also advised that the balance in the demolition fund of the Redevelopment Department budget could more than accommodate the increased cost associated with demolition of the 8620 Kennedy Avenue property.

- b. Commissioners were also advised that a previously discussed Bill of Sale was also included on the agenda for their approval. As had previously been discussed, the Bill of Sale would allow the Curiel's to take possession of whatever equipment they wished to remove from the premises at 8620 Kennedy Avenue upon vacating the building.
4. **Destination Development Grant – Indiana Office of Tourism Development Grant:** Director DeGuilio-Fox advised the Commissioners that a grant was being developed that, if awarded, would assist with downtown development. She requested their approval of a \$250,000 match from the Town for the grant. She went on to explain that the \$250,000 match would leverage \$250,000 from the State for a total \$500,000 grant. As is specified by the grant criteria, the grant would be used to develop culinary and cultural amenities and activities and the arts in the downtown district. Awards will be made early in 2019.
5. **Bult Oil Property:** Ms. DeGuilio-Fox advised the Commissioners that the EPA, through their contractor Tetra Tech, has completed a Phase I and Phase II Environmental Study. A final report will be issued by the end of December. Prospective buyers remain interested in the parcel and are also anxious for the final report regarding the environmental findings for the property. Discussion ensued.
6. **8200 Indianapolis Blvd Beautification Project:** Ms. DeGuilio-Fox reported that Phase I of the beautification project has been completed including tree removal, brush & weed removal, weed treatment & straw placement on the property in preparation for final landscaping in spring of 2019. Dean's Landscaping will complete their work when the weather breaks in the spring. Discussion ensued.
7. **Jewett Street Property Roof and Air Conditioning:** Ms. DeGuilio-Fox advised Redevelopment Commissioners that Gluth Brothers Roofing has indicated they will complete their work by the end of November. Director DeGuilio-Fox also reported she had spoken with Eric Gluth in regard to the reported damage to the neighboring building located at 2817 – 2819 Jewett Street that was called in by the proprietor of Miles Books. Mr. Gluth has spoken with Mr. Roumbos and will cover the cost of the damages. Ms. DeGuilio-Fox also reported that HVAC installation would occur beginning November 20<sup>th</sup>. Both the roofing and HVAC contractors are communicating in order to reduce the negative impact on the businesses housed in the buildings. Discussion ensued.
8. **Main Street Bureau Report:**
  - a. The new elevation on the west elevation of the Focused Pain Relief building located at 2621 Highway Avenue is complete. Many positive comments have been received about the new mural.
  - b. Highland Main Street and the Highland Redevelopment office is promoting "Shop Small" and "Shop Highland" taking place on Saturday, November 24<sup>th</sup>. This activity coincides with the annual Christmas Parade and tree lighting.
  - c. Highland Main Street is assisting the Highland Council of Community Events again this year by organizing a group of high school students who will sing Christmas carols throughout Main Square as part of the tree lighting ceremony and activities.
  - d. Planning of a community garden is moving forward with Renee Reinhart, the Highland resident who proposed the project, HMS and the Redevelopment office working together.

Once the Community Garden Plan has been completed a proposal will be presented to the Redevelopment Commission for approval.

- e. Main Street is working on a 2019 Action Plan and hopes to complete it at their January meeting.

There being no further discussion, the November 19, 2018 Study Session of the Highland Redevelopment Commission adjourned at 7:30 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.

**HIGHLAND REDEVELOPMENT COMMISSION  
PUBLIC MEETING MINUTES  
MONDAY, NOVEMBER 19, 2018**

The Highland Redevelopment Commission ("Commission", "RC") met in a Public Meeting on November 19, 2018 in the Council Chambers of the Municipal Building located at 3333 Ridge Road, Highland, Indiana. President Zemen called the meeting to order at 7:35 p.m. and led those present in the Pledge of Allegiance. Taking minutes for the meeting was Director Kathy DeGuilio-Fox.

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

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

*Also present:* Larry Kondrat, Board of Waterworks; Ed Dabrowski, IT Consultant; Maria, Isis and Ignacia Curiel, Maria's Buena Cocina; Mark Schocke, Attorney for Maria's; and Robin Carlascio, Idea Factory were also present.

**Minutes of the Previous Meetings:** Commissioner Michael Griffin courteously moved to approve the minutes of the Study Session and Public Meeting of October 15, 2018. Commissioner Steve Wagner seconded the motion. Upon a roll call vote, the motion passed. The minutes were approved by a vote of five affirmatives and no negatives.

**Special Orders:** None

**Public Comment:** Larry Kondrat asked if the "new redevelopment area" designation on the southeast side of Highland expires twenty-five years from 2011 or 2018. He was advised that there has not been a new redevelopment area designated and that the existing area had only been amended. The existing redevelopment area will expire twenty-five years from 2011, the year it was established. He went on to ask how much tax revenue would be given up to allow an out-of-state corporation to come in and receive incentives for a development. Commissioner Griffin provided an explanation of why a redevelopment allocation area is established and what happens during the years it exists. He also explained how the tax increment caused by development in a redevelopment area is used. Discussion ensued.

**Communications:** None

**Unfinished Business and General Orders:** None

**New Business:**

1. **Resolution No. 2018-18: A Resolution of the Highland Redevelopment Commission Further Amending Declaratory Resolution No. 2011-11 That Established and Designated the Highland Commercial Corridors Redevelopment Area; Approved the Redevelopment Plan for the Highland Redevelopment Commercial Corridors Redevelopment Area and Designated the Highland Commercial Corridors Allocation Area In Order to Expand Said Redevelopment Area; To Amend Said Plan for A 2018 Amendment and to Amend Said Allocation Provision and Expand Said Allocation Area and Other Matters Related Thereto In Accordance with the Indiana Code 36-7-14.**

The resolution was introduced to the Redevelopment Commissioners and its purpose explained. Commissioner Dan Vassar made a motion to approve Resolution 2018-18. Commissioner Michael Griffin seconded the motion. Discussion ensued. Commissioner Herak asked whether the developer benefits from a project of this type. Without having the exact economics of a project of this type, the question was responded to in the affirmative. Developers are in business to profit from their developments. However, it was further expressed that while the developer profits and his returns aide in paying for the cost of the development, this particular development would also be an economic engine and bring benefit for the Town of Highland. Everyone was reminded by Commissioner Griffin that negotiations are ongoing and a final agreement has not yet been reached. He also commented that it is clear that without certain inducement from the Town of Highland the developer will go elsewhere. Upon a roll call vote the motion passed. Resolution 2018-18 was approved by a vote of five affirmatives and no negatives.

2. **Indiana Office of Tourism Development – Destination Development Grant:** Commissioner Griffin made a motion to authorize the application of a Destination Development Grant and the required match. Commissioner Wagner seconded the motion. Upon a roll call vote the motion passed by a vote of five affirmatives and no negatives.
3. **Maria’s Buena Cocina:**
  - a. Second Lease Extension Agreement: Mark Herak made a motion to approve a second lease extension for one additional month. Commissioner Vassar seconded the motion. Upon a roll call vote the motion passed by a vote of five affirmatives and no negatives.
  - b. Bill of Sale: Mark Herak made a motion to approve the Bill of Sale that allows the Curiel’s to take possession of whatever equipment they wish to take upon vacating the building. Commissioner Vassar seconded the motion. Upon a roll call vote the motion passed by a vote of five affirmatives and no negatives.
4. **Commercial Property Improvement Grants:**
  - a. **Resolution No. 2018-20: A Resolution of the Highland Redevelopment Commission to Provide Reimbursement to DEF Properties, LLC for a Façade Improvement Grant for Property Located at 2936 Highway Avenue** was presented for approval. Commissioner Vassar made a motion to approve the façade improvement grant request in the amount of \$21,898.00. Commissioner Griffin seconded the motion. Upon a roll call vote the motion passed by a vote of five affirmatives and no negatives.
  - b. **Resolution No. 2018-21: A Resolution of the Highland Redevelopment Commission to Provide Reimbursement to DEF Properties, LLC for an Interior Improvement Grant for Property located at 2036 Highway Avenue** was presented for approval. Commissioner Wagner made a motion to approve the interior improvement grant request in the amount of \$40,000.00. Commissioner Herak seconded the motion. Upon a roll call vote the motion passed by a vote of five affirmatives and no negatives.

**Action to Pay Accounts Payable Vouchers:** Commissioner Vassar made a motion to pay accounts payable vouchers as filed on the pending accounts payable docket, covering the period October 17, 2018 through November 20, 2018 and the payroll docket for October 26, 2018 and November 9, 2018, as presented, in the amount of \$31,128.29. Commissioner Wagner seconded the motion. Upon a roll call vote, and with an abstention courteously made by Commissioner Michael Griffin, the motion passed with four affirmative votes and no negatives.

**Vendors Accounts Payable Docket:**

**Redevelopment General Fund, \$16,557.36; Redevelopment Capital Fund, \$7,217.60; Total: \$23,774.96.**

**Payroll Docket for Payday of October 26, 2018 and November 9, 2018:**

**Redevelopment Department: Total Payroll: \$7,353.33**

**Business from the Commissioners: None**

**Next Meeting:** The next full Study Session will be held on December 3, 2018 at 7:00 p.m. The next Public Meeting will be convened on December 17, 2018 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, December 6, 2018 at 6:30 p.m. in the Upper Conference room of the Town Hall.

**Adjournment:** There being no further business of the Highland Redevelopment Commission, Commissioner Vassar made a motion to adjourn the meeting. Commissioner Herak seconded the motion. Upon a voice vote, the motion passed. The November 19, 2018 public meeting of the Highland Redevelopment Commission was adjourned at 7:55 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary

HIGHLAND REDEVELOPMENT COMMISSION  
HIGHLAND, INDIANA

RESOLUTION NO. 2018-18

RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION FURTHER AMENDING DECLARATORY RESOLUTION NO. 2011-11 THAT ESTABLISHED AND 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 IN ORDER TO EXPAND SAID REDEVELOPMENT AREA; TO AMEND SAID PLAN FOR A 2018 AMENDMENT AND TO AMEND SAID ALLOCATION PROVISION AND EXPAND SAID ALLOCATION AREA AND OTHER MATTERS RELATED THERETO IN ACCORDANCE WITH THE INDIANA CODE 36-7-14

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**WHEREAS**, the Highland Redevelopment Commission (the "**Commission**"), governing body of the Town of Highland, Indiana Department of Redevelopment (the "**Department**") and the Redevelopment District 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 I.C. 36-7-14-1 *et seq.*, as amended from time to time (the "**Act**"); and

**WHEREAS**, the Commission has previously adopted a declaratory resolution on February 23, 2011 that adopted the Redevelopment Plan for the Highland Commercial Corridors Redevelopment Area (the "**Original Plan**"), and designated the Highland Commercial Corridors Redevelopment Area (the "**Redevelopment Area**") and the related Highland Commercial Corridors Allocation Area (the "**Allocation Area**") under the Act; and

**WHEREAS**, the Commission now desires to amend the Redevelopment Area, the Allocation Area, and the Original Plan to: (i) expand the Redevelopment Area and Allocation Area as shown in the map, parcel list and boundary descriptions attached hereto as Exhibit A (the "**Expansion Area**" and the "**Expansion Area Allocation Area**"); and (ii) amend the Original Plan for the Expansion Area designated as the "Redevelopment Plan for the Highland Commercial Corridors Redevelopment Area: 2018 Amendment" (the "**2018 Amendment**"), attached hereto as Exhibit B.

**NOW, THEREFORE, BE IT RESOLVED** by the Town of Highland Redevelopment Commission that:

**Section 1.** The Original Plan, the Redevelopment Area, and the related Allocation Area is hereby amended to: (i) expand the Redevelopment Area and Allocation Area as shown in the map, parcel list and boundary descriptions attached hereto as Exhibit A (the "**Expansion Area**" and the "**Expansion Area Allocation Area**"); and (ii) modify and supplement the Original Plan for the Expansion Area designated as the Redevelopment Plan for the Highland Commercial Corridors Redevelopment Area: 2018 Amendment (the "**2018 Amendment**"), attached hereto as Exhibit B.

**Section 2.** The Commission now finds and determines that the boundary modifications and amendments described in Section 1 above are reasonable and appropriate when considered in relation to the Original Plan as set forth in the Act such that the Commission finds that the Original Plan with the 2018 Amendment both conform to the Comprehensive Plan for the Town.

**Section 3.** This paragraph shall be considered the allocation provision for the Expansion Area Allocation Area. Any property taxes levied on or after the effective date of this Resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Expansion Area Allocation Area shall be allocated and distributed in accordance with Section 39 of the Act or any applicable successor provision. This allocation provision shall expire no later than twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals or leases payable from tax increment revenues,

including any pledge of tax increment by the Commission.

**Section 4.** The 2018 Amendment is hereby adopted as a supplement to the Original Plan as a redevelopment project and redevelopment plan pursuant to Section 15 of the Act.

**Section 5.** The base assessment date for the Expansion Area Allocation Area shall be January 1, 2018.

**Section 6.** The Redevelopment Commission President or said representative is hereby authorized and directed to submit this Resolution to the Highland Plan Commission for its review and written order pursuant to Section 16(a) of the Act and to the Highland Common Council for its approval pursuant to Section 16(d) of the Act.

**Section 7.** The Commission also directs the presiding officer, after receipt of the written order of approval of the Plan Commission which has been approved by the Town's Common Council to publish notice of the adoption and substance of this Resolution in accordance with IC 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the Building Commissioner and any other departments or agencies of the Town concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the Department and to set a hearing date on which the public will be allowed to be heard and the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to this 2018 Amendment and to the proposed projects and then will determine the public utility and benefit of the 2018 Amendment.

**Section 8.** The Commission also directs the Redevelopment Commission President or said representative to prepare or cause to be prepared a statement disclosing the tax impact of the Expansion Area including the following: (a) the estimated economic benefits and costs incurred by the Expansion Area as an allocation area, as measured by increased employment and anticipated growth of real property assessed values; and (b) the anticipated impact on tax revenues of each taxing units that is either wholly or partly located within the Expansion Area Allocation Area. A copy of this statement shall be filed with each such taxing unit with a copy of the notice required under Section 17 of the Act at least ten (10) days before the date of the public hearing described in Section 7 of this Resolution.

**Section 9.** In all other respects, the Original Resolutions and amendments thereto and the Original Plan and amendments thereto and actions of the Commission consistent with this Resolution are hereby ratified and confirmed and reconfirmed.

**Section 10.** This Resolution shall be effective upon passage.


**ADOPTED AND APPROVED** at a meeting of the Town of Highland Redevelopment Commission held on the 19<sup>th</sup> day of November 2018.



# SIGNATORY PAGE

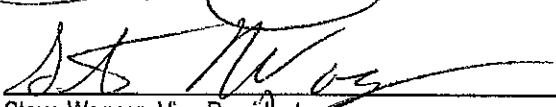
ADOPTED AND APPROVED at a meeting of the Town of Highland Redevelopment Commission held on the 19<sup>th</sup> day of November 2018.

## TOWN OF HIGHLAND REDEVELOPMENT COMMISSION



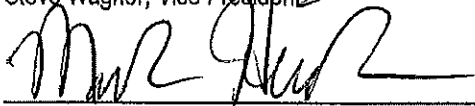
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Bernie Zeman, President



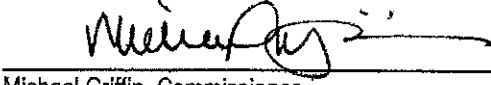
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Steve Wagner, Vice President



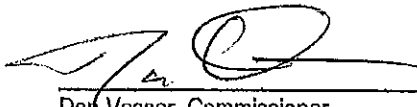
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Mark Herak, Secretary



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Michael Griffin, Commissioner



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Dan Vassar, Commissioner

**EXHIBIT A**  
**BOUNDARY DESCRIPTION AND MAP**

**Expansion Area Allocation Area**

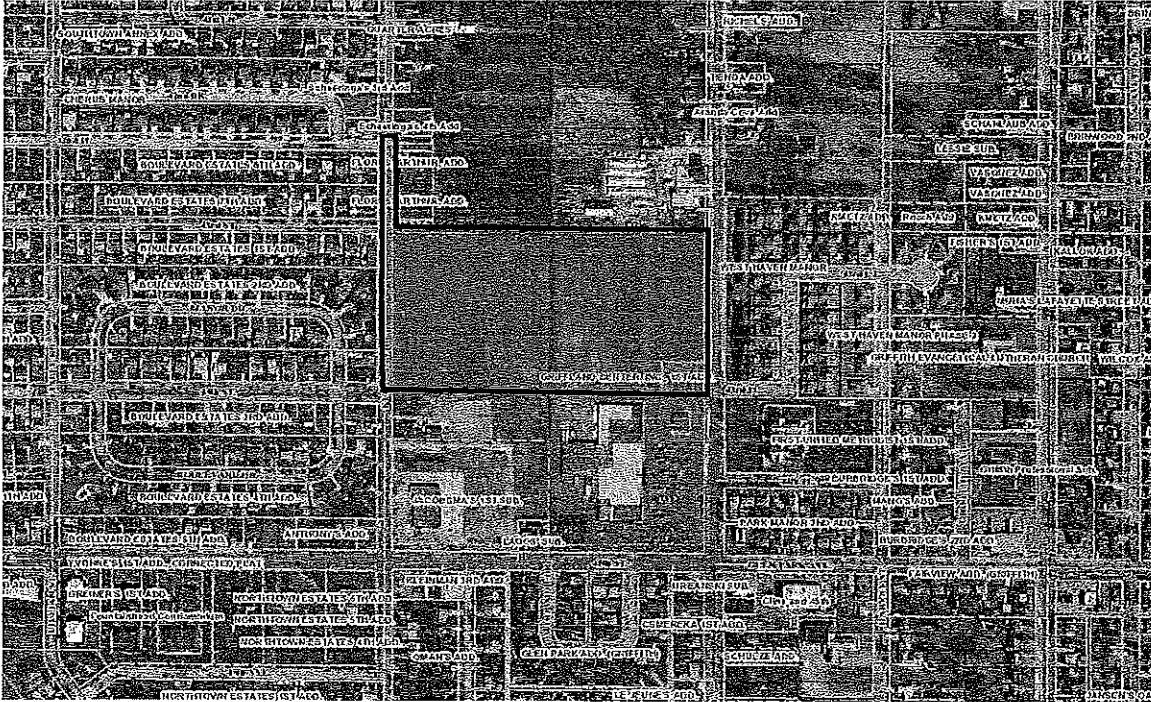
Part of the Expansion Area includes only the right-of-way of the following roadways identified herein.

Beginning at a point on western right-of-way ("ROW") of Kleinman Avenue, the southwest corner of a parcel identified as parcel number 45-07-27-476-001.000-026 as extended, as the **Point of Origin**. Thence north along the western ROW of Kleinman Road approximately 997.62 feet to the northern ROW of 42<sup>nd</sup> Place; thence east approximately 51.42 feet to the eastern ROW of Kleinman Avenue; thence south approximately 342.43 feet to the northwest corner of a parcel identified as parcel number 45-07-27-476-001.000-026; thence east along the northern boundary line of said parcel approximately 1,293.86 feet to the northeast corner of a parcel identified as parcel number 45-07-27-476-007.000-026; thence south approximately 639.37 feet to the southeast corner, as extended, of a parcel identified as parcel number 45-07-27-476-006.000-026; thence west along the southern boundary line of said parcel, also being Ernie Stack Drive, approximately 1,362.89 feet to a point on the western ROW of Kleinman Avenue, being the **Point of Origin**, consisting of **20.37** acres, more or less.

**PARCEL LIST**

- 45-07-27-476-001.000-026
- 45-07-27-476-007.000-026
- 45-07-27-476-006.000-026

**Map of the Expansion Area**



**EXHIBIT B**  
**REDEVELOPMENT PLAN FOR THE**  
**HIGHLAND COMMERCIAL CORRIDORS REDEVELOPMENT AREA:**  
**2018 AMENDMENT**

**Resolution No. 2018-20**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT  
COMMISSION TO PROVIDE REIMBURSEMENT TO DEF  
PROPERTIES, LLC FOR AN COMMERCIAL PROPERTY FACADE  
IMPROVEMENT GRANT OF PROPERTY LOCATED AT  
2936 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 2018 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, DEF Properties, LLC applied for a grant totaling **\$83,646.00**, of which a not to exceed **30%**, or **\$21,898.00**, would be reimbursed to them for eligible project costs upon completion of the work with approved receipts; and

WHEREAS, the Commission through its Commercial Property Improvement Grant Program Guidelines reserves the right to award a maximum grant of \$40,000 for any individual application submitted;

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 David Foreit of DEF Properties, LLC for a Commercial Property Façade Improvement Grant for property located at 2936 Highway Avenue.
2. The project cost applied for is **\$83,646.00** 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 **\$21,898.00, or 30% of the estimated eligible project costs**, and based upon the total project cost of **\$83,646.00**.
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 19th day of November, 2018.

**Highland Redevelopment Commission**

By:   
**Bernie Zemen, President**

Attest:

By: 

**Mark Herak, Secretary**

**Resolution No. 2018-21**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT  
COMMISSION TO PROVIDE REIMBURSEMENT TO DEF  
PROPERTIES, LLC FOR AN COMMERCIAL PROPERTY INTERIOR  
IMPROVEMENT GRANT OF PROPERTY LOCATED AT  
2936 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 2018 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, DEF Properties, LLC applied for a grant totaling **\$243,403.20**, of which a not to exceed **30%**, or **\$63,264.90**, reimbursement to them upon completion of the eligible work with approved receipts would exceed the allowed maximum award of **\$40,000.00**; and

WHEREAS, the Commission through its Commercial Property Improvement Grant Program Guidelines reserves the right to award a maximum grant of **\$40,000** for any individual application submitted.

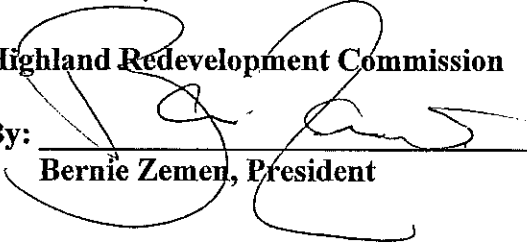
All property taxes must be paid and up-to-date and there shall be no liens against the property.

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 David Foreit of DEF Properties, LLC for an Commercial Property Interior Improvement Grant for property located at 2936 Highway Avenue.
2. The project cost applied for is **\$243,403.20** 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 **\$40,000.00, or approximately 30% of the estimated eligible project costs**, and based upon the total project cost of **\$243,403.20**.
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 19th day of November, 2018.

**Highland Redevelopment Commission**

By:   
**Bernie Zemen, President**

Attest:

By: 

**Mark Herak, Secretary**

SL Number	Invoice Line Desc	Ref #	Vendor	Invoice Description	Amount	Check #
<b>Fund 094 Redevelopment General</b>						
Dept 0000						
094-0000-20003	OFFICE SUPPLIES	76943	OFFICE DEPOT, INC	OFFICE SUPPLIES	215.65	
094-0000-20004	PORTABLE TOILET RENTAL	76933	AIDE RENTALS AND SALES, INC	PORTABLE TOILET RENTAL	162.60	
094-0000-20006	DOWNTOWN MURAL EXPENSES	76945	JUDITH MAYER	DOWNTOWN MURAL EXPENSES	487.22	
094-0000-31001	LEGAL FEES- GENERAL MATTERS	76930	TRUBER LAW OFFICE PC	LEGAL FEES- GENERAL MATTERS	551.00	
094-0000-31003	SEWER OPTIONS- 1ST & CONDIT	76942	NIES ENGINEERING, INC.	SEWER OPTIONS-1ST & CONDIT	433.40	
094-0000-31003	FINANCIAL SERVICES-2018	76953	SEH OF INDIANA, LLC	FINANCIAL SERVICES-2018	492.50	
094-0000-31004	MEMBERSHIP OCTOBER MEETING	76935	HIGHLANDGRIFFITH CHAMBER OF	MEMBERSHIP OCTOBER MEETING	15.00	
094-0000-31004	LCAC MEETING 10/12/18	76927	KATHY J FOX	LCAC MEETING 10/12/18	20.00	
094-0000-31023	MASONRY WALL REPAIR SUPPLIES	76932	MENARDS	MASONRY WALL REPAIR SUPPLIES	104.00	
094-0000-32002	MILEAGE-THRU 10/31/18	76928	KATHY J FOX	MILEAGE-THRU 10/31/18	72.76	
094-0000-33001	LEGAL NOTICE-PUBLIC HEARING	76931	THE TIMES OF NW INDIANA	LEGAL NOTICE- PUBLIC HEARING	22.01	
094-0000-34023	HEALTH INS	76981	TOWN OF HIGHLAND INS FUND (	HEALTH/LIFE INS PREM REDEV 2018 N	1,622.48	
094-0000-34043	LIFE INS	76981	TOWN OF HIGHLAND INS FUND (	HEALTH/LIFE INS PREM REDEV 2018 N	13.06	
094-0000-35008	UTILITIES-2821 JEWETT-THRU 10	76951	NORTHERN IN PUBLIC SERVICE	UTILITIES-2811 JEWETT-THRU 10/24/	144.10	
094-0000-35008	UTILITIES-8620 KENNEDY-THRU 1	76946	NORTHERN IN PUBLIC SERVICE	UTILITIES-8620 KENNEDY-THRU 10/1	101.06	
094-0000-35008	STORM-8618 KENNEDY-THRU 10/13	76947	TOWN OF HIGHLAND UTILITIES	UTILITIES- 8620 KENNEDY-THRU 10/1	77.05	
094-0000-35008	STORM-8612 KENNEDY-THRU 10/13	76948	TOWN OF HIGHLAND UTILITIES	STORM-8618 KENNEDY-THRU 10/13/18	40.67	
094-0000-35008	STORM-8610 KENNEDY-THRU 10/13	76949	TOWN OF HIGHLAND UTILITIES	STORM-8612 KENNEDY-THRU 10/13/18	10.14	
094-0000-35008	STORM-2605 CONDIT-THRU 10/13/	76950	TOWN OF HIGHLAND UTILITIES	STORM-8610 KENNEDY-THRU 10/13/18	10.14	
094-0000-39030	MUSICIAN- FEST OF THE TRAIL	76940	CHERYL MOREDICH	STORM-2605 CONDIT-THRU 10/13/18	10.14	
094-0000-39030	MUSICIAN- FEST OF THE TRAIL	76938	MARK J. GRETHEY	MUSICIAN-FEST OF THE TRAIL	150.00	
094-0000-39030	MUSICIAN- FEST OF THE TRAIL	76939	RODNEY GOLSON JR	MUSICIAN- FEST OF THE TRAIL	150.00	
094-0000-39033	DOWNTOWN MURAL STIPEND	76944	JUDITH MAYER	MUSICIAN- FEST OF THE TRAIL	2,000.00	
094-0000-45200	REVEVELOP GEN TRANSFER GROSS	76615	PAYROLL ACCOUNT	DOWNTOWN MURAL STIPEND	4,779.17	29691
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	76814	PAYROLL ACCOUNT	10/26PRL D/S TRANSFER REDEVELOPME	4,723.21	29733
Total For Dept 0000					16,557.36	
Total For Fund 094 Redevelopment General					16,557.36	
<b>Fund 096 Redevelopment Capital</b>						
Dept 0000						
096-0000-31007	OCTOBER MANAGEMENT FEES	76936	ROSE REAL ESTATE	OCTOBER MANAGEMENT FEES	217.60	
096-0000-31008	TREE REMOVAL-8200 IND BLVD	76941	RUSSELL'S TREE CARE SERVICE	TREE REMOVAL-8200 IND BLVD	7,000.00	
Total For Dept 0000					7,217.60	
Total For Fund 096 Redevelopment Capital					7,217.60	
<b>Fund 250 CREDIT ECON. DEV. INCOME TAX FUND</b>						
Dept 0000						
250-0000-35010	MARKETING PLAN SERVICES-THRU	76934	GRIFFIN MARKETING SERVICES,	MARKETING PLAN SERVICES-THRU 10/3	3,583.33	
250-0000-35010	STRATEGIC DEV SERVICES-THRU 1	76929	TINA RONGERS	STRATEGIC DEV SERVICES-THRU 10/31	3,770.00	
Total For Dept 0000					7,353.33	
Total For Fund 250 CREDIT ECON. DEV. INCOME TAX FUND					7,353.33	



INVOICE GL DISTRIBUTION REPORT FOR TOWN OF HIGHLAND

INVOICE ENTRY DATES 7/2018 - 11/20/2018  
 BOTH JOURNALIZED AND UNJOURNALIZED

BOTH OPEN AND PAID

Invoice Description

Amount

Check #

Fund Totals:

Fund 094 Redevelopment General 16,557.36  
 Fund 096 Redevelopment Capital 7,217.60  
 Fund 250 CREDIT ECON. DEV. INCOME 7,353.33

31,128.29

Number Invoice Line Desc

Ref # Vendor