

**HIGHLAND REDEVELOPMENT COMMISSION**  
**DISCUSSION TOPICS for STUDY SESSION - DRAFT**  
**TUESDAY, MAY 25, 2021**  
**6:30 P.M.**

This meeting will be convened as an electronic meeting pursuant to Governor Holcomb's Executive Order 20-04, 20-09 and 20-25 now extended through 31 May 2021 by his Order 21-11, allowing such meetings, pursuant to IC 5-14-1.5-3.6 for the duration of the COVID-19 emergency.

People may observe the meeting by joining the meeting on the Zoom platform  
<https://zoom.us/j/95408966591?pwd=V0dmNHc1aWR0aHJKUkJTY2xkZFUwZz09>

Further, persons wishing to join the meeting may access the electronic meeting by using the preceding Zoom link and adding the **Meeting ID: 954 0896 6591** and **Password: 564188**

**One tap mobile**

+13126266799,,95408966591#,,,,\*564188# US (Chicago)

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Meeting ID: 954 0896 6591

Password: 564188

Find your local number: <https://zoom.us/u/abQQNfGxf1>

**TUESDAY, MAY 25, 2021**  
**6:30 P.M**

1. Review of Plenary Business Meeting Agenda
2. Downtown Parking Lot – Report
3. Lvl2 EV Charger Installation – Discussion
4. 8610 – 8620 Kennedy Avenue - Discussion
5. Redevelopment Commissioners Comments

# **AGENDA FOR PLENARY MEETING**

**HIGHLAND REDEVELOPMENT COMMISSION**

**MAY 25, 2021**

This meeting will be convened as an electronic meeting pursuant to Governor Holcomb's Executive Order 20-04, 20-09 and 20-25 and now extended by Executive Order 21-11 through 31 May 2021 allowing such meetings, pursuant to IC 5-14-1.5-3.6 for the duration of the emergency.

People may observe the meeting by joining the meeting on the Zoom platform  
<https://zoom.us/j/95408966591?pwd=V0dmNHc1aWR0aHJKUkJTY2xkZFUwZz09>

Further, persons wishing to observe and/or offer comment in the meeting may access the electronic meeting by using the preceding Zoom link and adding the Meeting ID: 954 0896 6591 and Password: 564188

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**Meeting ID:** 954 0896 6591

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**MONDAY, MAY 25, 2021**

**6:30 P.M.**

**DRAFT**

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## **Roll Call:**

**Commissioner Sean Conley  
Commissioner George Georgeff  
Commissioner Cyril Huerter  
Commissioner William "Bill" Leep  
Commissioner Robyn Radford**

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## **Minutes of Previous Sessions:**

1. Approve Minutes of Study Session and Plenary Business Meeting of April 27, 2021.
2. Approve Minutes of Study Session of May 11, 2021.

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## **Special Orders:**

1. Highland Redevelopment Commission Annual Presentation, pursuant to I.C. 36-7-25-8, to Overlapping Taxing Units with Respect to the 2022 Budget Year Determination for Tax Increment for Allocation Areas Located in the Town of Highland.

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## **Public Comment:**

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**Communications:** Letter from Nathan D. Vis, Esq., VIS LAW, LLC RE: Highland Body Shop

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**Unfinished Business and General Orders:**

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**New Business:**

- 1. Resolution 2021-14: A Resolution of the Highland Redevelopment Commission Accepting the Ozinga Energy Quote for the Purchase and Installation of Commercial Charging Stations in the Amount of Twenty-Six Thousand Seven Hundred Twenty-Six Dollars and 00/100 Cents (\$26,726.00)**
  - 2. Resolution 2021-15: A Resolution of the Highland Redevelopment Commission Regarding Disposition of Property and Matters Related Hereto.**
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**Action to Pay Accounts Payable Vouchers:**

094	Redevelopment General	\$	14,058.70
095	Highland Economic Development	\$	0.00
096	Redevelopment Capital	\$	26,138.10
098	Downtown Redevelopment District Allocation Area	\$	86,398.32
101	Redevelopment Bond & Interest	\$	350.00
107	Cardinal Campus Allocation	\$	0.00
250	CEDIT Econ. Dev. Income Tax Fund	\$	0.00
	<b>TOTAL</b>	\$	<u>126,945.12</u>

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**Business from the Commissioners:**

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**Next Meeting:** The next full Study Session will be June 8, 2021 and convene at 6:30 PM. The next Plenary Meeting will be held on June 22, 2021 and convene immediately following the Study Session. A study session will precede the plenary meeting at 6:30 PM and reconvene following the plenary business meeting if necessary. The next meeting of Highland Main Street is scheduled for Wednesday, June 9, 2021 at 6:30 PM. The meetings will be convened electronically unless advised otherwise.

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**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION MINUTES - DRAFT  
TUESDAY, APRIL 27, 2021**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met in an electronically convened meeting using the Zoom platform on Tuesday, April 27, 2021. The meeting was convened as an electronic meeting pursuant to Governor Eric Holcomb’s Executive Order 20-04, 20-09 and 20-25 now extended through 30 April 2021 by his Order 21-08, allowing such meetings pursuant to IC 5-14-1.5-3.6 for the duration of the COVID-19 emergency. The Study Session was called to order at 6:31 p.m. by Commission President Cy Huerter.

Minutes were prepared by Kathy DeGuilio-Fox, Redevelopment Director and Recording Secretary.

**Roll Call:** Commissioners present included Sean Conley, George Georgeff, Cyril Huerter, Bill Leep and Robyn Radford. A quorum was established.

**Additional Officials Present:** Patrick Krull, School Town of Highland Liaison and non-voting member; Roger Sheeman, Council Liaison to the Redevelopment Commission; Ed Dabrowski, IT Consultant; Attorney John Reed, Abrahamson, Reed and Bilse; and Kathy DeGuilio-Fox, Redevelopment Director.

*Also Present:* John Jurisa, Weichert Realtors and three unidentified participants.

**General Substance of the Discussion**

- 1. Review of Plenary Business Meeting Agenda:** Ms. DeGuilio-Fox reviewed the plenary business meeting agenda with the Commissioners. Brief discussion ensued.
- 2. Bult Oil Property – Report:** Mr. Jurisa provided an update report as to his activities and potential prospects over the past two weeks. Mr. Jurisa advised he has had numerous additional calls including from Ms. Julie Scully-Patin, Crown Castle. Crown Castle acquires property and installs cell towers. Discussion ensued regarding the structural soundness of the building. Ms. DeGuilio-Fox reiterated her conversation with Tony Hart, Chester Construction and Erik Pieters/Chad Charon, PBS Architectural. She also commented that she’d learned the structure is currently located approximately 7’ inside the property line. That would not meet setback requirements today. However, Commissioner Leep commented that Pleasant View Dairy would not question that if the structure is found to be sound. Attorney Reed agreed that it would likely be considered a legal non-conforming use. Ms. DeGuilio-Fox advised that she had contacted Global Design Midwest and spoken with Dave Dunlop, VP and structural engineer. He will inspect the structure and give his opinion as to whether it is sound enough to be renovated. The Commission agreed this is a good idea and look forward to his opinion.
- 3. Downtown Parking Lot Project – Report:** Director DeGuilio-Fox provided a project update. She reported there are only a few items remaining including pouring additional asphalt and re-stamping the walkways. Ms. DeGuilio-Fox advised Grimmer is waiting for Gallagher Asphalt to schedule the work. She also commented that she is pleased to be able to report that the project will complete with a cost of \$782,695.05. While the project costs exceed the original contract amount of \$751,366.04, the \$31,329.01 additional costs were due to numerous add-on items including the gutters & French drain, additional cost to install electrical to all the light poles, construction of the east entrance including the ADA ramps and several other items that were requested after the project began. Discussion ensued.
- 4. Wayfinding Signs – Discussion:** Director DeGuilio-Fox referred the Commissioners to the sample photos she’d sent prior to the meeting including samples of signs that could be installed in the parking lot and

show all business locations in town. This wayfinding style would be very similar to a campus or mall map directing individuals to buildings or stores. She also referred members to the curbside/parkway wayfinding signs that identify downtown businesses in Valparaiso. A lengthy discussion ensued. Numerous suggestions and opinions were given during the course of the discussion: Commissioner Leep prefers the generic signage for the downtown; Commissioner Conley suggested an electronic sign with QR codes directing users to business websites; Councilman Sheeman reiterated his interest in a campus or mall style sign and suggested adding QR codes to that sign. Commissioners also suggested Ms. DeGuilio-Fox make calls to numerous local entities asking for their input on the project. Commissioners also suggested installing wayfinding signs on the trail itself. Ms. DeGuilio-Fox advised that there are numerous rules governing signage on the trails and that she would speak with Alex Brown, Parks & Recreation Superintendent. Overall, there were many suggestions. Further research and discussion is needed.

5. **2933 Highway Avenue – Report:** Commissioner Georgeff advised that the potential buyer of the property located at 2933 Highway is working to move the purchase of the property forward. More information will be provided as is available. Ms. DeGuilio-Fox reported she was unable to speak with Gina Scheidt at the Auditors office regarding the fall tax sale. She advised that she suspected the tax sale department to be busy with Lake County's spring tax sale.
6. **8955 Indianapolis Blvd – Report:** Ms. DeGuilio-Fox reported speaking with Ken Mika, Highland Building Commissioner, in regard to the proposed car wash project at this site. Mr. Mika advised he'd heard nothing to date about the project. Commissioner Georgeff reported he heard that the developer is going to pursue the purchase and development of the site. Commissioners asked if they'd be provided plans and details if the project goes before the Plan Commission. Ms. DeGuilio-Fox advised she would forward any Plan Commission meeting information that she received so the Commissioners could participate in the meetings in this regard. She advised she would follow up with Ken Mika.
7. **Lvl2 EV Charger Installation – Discussion:** Director DeGuilio-Fox advised she had recently renewed discussions with South Shore Clean Cities and Ozinga Energy regarding the purchase and installation of EV chargers for the recently renovated downtown parking lot. Ms. DeGuilio-Fox reported she received a second quote and information regarding a new brand of EV Chargers that was less expensive and also allowed the customer to use open source software thereby reducing the annual subscription rates and maintenance costs.
8. **Redevelopment Commission Comments:** Commissioner Huerter commented he thought that this meeting was particularly well done. A lot of discussion was held and much accomplished.

There being no further discussion Commission President Cyril Huerter adjourned the study session. The Redevelopment Commission study session was adjourned at 7:55 P.M.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.

**HIGHLAND REDEVELOPMENT COMMISSION  
PLENARY BUSINESS MEETING MINUTES - DRAFT  
TUESDAY, APRIL 27, 2021**

The Highland Redevelopment Commission ("Commission", "RC") met in an electronically convened meeting using the Zoom platform. The meeting was convened as an electronic meeting pursuant to Governor Eric Holcomb's Executive Order 20-04, 20-09 and 20-25 now extended through 30 April 2021 by his Order 21-08, allowing such meetings pursuant to IC 5-14-1.5-3.6 for the duration of the COVID-19 emergency. The Plenary Business Meeting was called to order at 7:55 p.m. by Commission President Cy Huerter.

Minutes were prepared by Kathy DeGuilio-Fox, Redevelopment Director and Recording Secretary.

**Roll Call:** Commissioners present included Sean Conley, George Georgeff, Cy Huerter, Bill Leep and Robyn Radford. A quorum was established.

**Additional Officials Present:** Patrick Krull, School Town of Highland Liaison and non-voting member; Town Council Liaison Roger Sheeman, Ed Dabrowski, IT Consultant; Attorneys John Reed, Abrahamson, Reed and Bilse; and Kathy DeGuilio-Fox, Redevelopment Director.

*Also Present:* John Jurisa, Weichert Realtors; three attendees identified as Jacqui, Ryan and 91682182524.

**Minutes of the Previous Sessions:** Commission President Huerter made note that a correction to the Study Session minutes of Tuesday, March 23, 2021 was necessary. The correction was duly noted. Commission President Huerter called for a motion to approve minutes. Commissioner Bill Leep moved to approve the minutes of the Study Session of March 23, 2021 as corrected and the Plenary Business meeting of March 23, 2021 and the April 13, 2021 Study Session as presented. Commissioner Robyn Radford seconded the motion. There being no discussion, Commission President Huerter called for a roll call vote. Upon a roll call vote, the motion passed. The minutes were approved by a voice vote of five affirmatives and no negatives.

**Special Orders:** None

**Public Comment:** None

**Communications:** None

**Unfinished Business and General Orders:** None

**New Business:**

1. **Approval of the Annual Report of Activities of the Redevelopment Commission for Fiscal Year 2020 and Report by the Redevelopment Commission on Activities of Each Tax Increment Financing District for the Previous Year (January 1, 2020 through December 31, 2020).** Prior to the meeting Director DeGuilio-Fox sent the Annual Report of Activities of the Redevelopment Commission for Fiscal Year 2020 and Report by the Redevelopment Commission on Activities of Each Tax Increment Financing District for the Previous Year (January 1, 2020 through December 31, 2020) to each commissioner. During the meeting the Commissioners were reminded that this report is required annually by the Department of Local Government Finance and that the format is prescribed. The information contained in the annual report is compiled by Director DeGuilio-Fox each year and submitted to Town Council members as well as submitting an online version through the State Gateway site. Commissioner Huerter questioned whether the material included in the

annual report wasn't a repeat of information Clerk Treasurer Griffin had sent earlier in the year. Director DeGuilio-Fox explained that there may be certain budget information that is similar however the annual report is prepared by the Redevelopment Director and based on records from FY 2020 specific to what is required by the IN Department of Local Government Finance. There being no additional comments, Commission President Huerter called for a motion to approve the annual report. Commissioner George Georgeff made a motion to approve the Annual Report of Activities of the Redevelopment Commission for Fiscal Year 2020 and Report by the Redevelopment Commission on Activities of Each Tax Increment Financing District for the Previous Year (January 1, 2020 through December 31, 2020). Commissioner Bill Leep seconded the motion. There being no further discussion Commission President Huerter called for a roll call vote. Upon a roll call vote the motion passed by a voice vote of five affirmatives and no negatives.

2. **Approval of Highland Redevelopment Commission Parking Lot Renovation Change Orders Numbers 11 – 13.** Director DeGuilio-Fox referred the Commissioners to their agenda materials and reviewed the costs represented by Change Orders 11 – 13. Having duly considered Change Orders 11 -13 and there being no further discussion, Commission President Huerter called for a motion to approve. Commissioner Sean Conley made a motion to approve Change Orders 11 -13. Commissioner Bill Leep seconded the motion. There being no further discussion Commission President Huerter called for a roll call vote. Upon a roll call vote the motion passed with a voice vote of five affirmatives and no negatives.
3. **Approval of Highland Redevelopment Commission parking Lot Renovation Change Order Number 14.** Director DeGuilio-Fox advised this change order was in regard to the additional asphalt costs requested by Grimmer Construction and previously discussed by the Commissioners. She further advised that due to several credits the change order amount had been reduced to \$12,705.48 from \$20,000.00. Discussion ensued. Commission President Huerter called for a motion to approve Change Order Number 14. Commissioner Sean Conley made a motion to approve Change Order 14. Commissioner Leep seconded the motion. There being no further discussion Commission President Huerter called for a roll call vote. Upon a roll call vote the motion passed with a voice vote of five affirmatives and no negatives.
4. **Approval of Weaver Consultants Group Change Order #2 for Additional Construction Administration Services.** Director DeGuilio-Fox advised that due to the extended period of time of the project completion Weaver Consultants asked for an amount of \$2,500.00 to be added to their contract for additional services. Brief discussion ensued. Commission President Huerter called for a motion to approve Change Order #2 for Additional Construction Administration Services. Commissioner Bill Leep made a motion to approve Weaver Consultants Group Change Order #2 for Additional Construction Administration Services. Commissioner George Georgeff seconded the motion. There being no further discussion Commission President Huerter called for a roll call vote. Upon a roll call vote the motion passed with a voice vote of five affirmatives and no negatives.

**Action to Pay Accounts Payable Vouchers:** Commissioner Robyn Radford made a motion to pay accounts payable vouchers as filed on the pending accounts payable docket, covering the period March 25, 2021 through April 28, 2021 and the payroll dockets for March 26, 2021, April 9, 2021 and April 23, 2021 in the amount of \$109,018.65. Commissioner Bill Leep seconded the motion to approve the Accounts Payable Vouchers. There being no discussion Commission President Huerter called for a roll call vote. Upon a roll call vote the motion passed with three affirmatives and no negatives.

**Vendors Accounts Payable Docket:**

**Redevelopment General Fund, \$22,906.65; Highland Economic Development, \$0.00; Redevelopment Capital Fund, \$86,112.00; Downtown Redevelopment District Allocation Area, \$0.00; Redevelopment Bond & Interest, \$0.00; CEDIT Economic Development Income Tax Fund, \$0.00 and Cardinal Campus Allocation Area, \$0.00. Total: \$109,018.65.**

**Payroll Docket for Payday of March 26, 2021, April 9, 2021 and April 23, 2021: Redevelopment Department: Total Payroll: \$12,395.64.**

**Business from the Commissioners:** Ms. DeGuilio-Fox invited the commissioners to the soft opening of Fuzzyline Brewing Company on behalf of Alex Robertson and his partners. The event is scheduled for Saturday, May 1, 2021 beginning at 6:00 pm.

**Next Meeting:** President Huerter advised that the next Study Session is scheduled for Tuesday, May 11, 2021 and will convene at 6:30 PM. The next Plenary Business Meeting is scheduled for Tuesday, May 25, 2021 immediately following the study session. A Study Session will reconvene following the public meeting, if deemed necessary. The next meeting of the Highland Main Street is tentatively scheduled to convene on Wednesday, May 12, 2021 at 6:30 p.m. Due to the Executive Orders issued by Governor Holcomb in response to the COVID-19 pandemic, the meetings may be convened electronically.

**Adjournment:** There being no further business of the Highland Redevelopment Commission, Commissioner Leep moved to adjourn the meeting. Commissioner Radford seconded the motion and by a roll call vote of five affirmatives and no negatives the Tuesday, April 27<sup>th</sup> meeting of the Highland Redevelopment Commission was adjourned at 8:15 PM.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary



**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION MINUTES - DRAFT  
TUESDAY, MAY 11, 2021**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met in an electronically convened meeting using the Zoom platform on Tuesday, May 11, 2021. The meeting was convened as an electronic meeting pursuant to Governor Eric Holcomb’s Executive Order 20-04, 20-09 and 20-25 now extended through 31 May 2021 by his Order 21-11, allowing such meetings pursuant to IC 5-14-1.5-3.6 for the duration of the COVID-19 emergency. The Study Session was called to order at 6:31 p.m. by Commission President Cy Huerter.

Minutes were prepared by Kathy DeGuilio-Fox, Redevelopment Director and Recording Secretary.

**Roll Call:** Commissioners present included Sean Conley, George Georgeff, Cyril Huerter, Bill Leep and Robyn Radford. A quorum was established.

**Additional Officials Present:** Patrick Krull, School Town of Highland Liaison and non-voting member; Roger Sheeman, Council Liaison to the Redevelopment Commission; Ed Dabrowski, IT Consultant; and Kathy DeGuilio-Fox, Redevelopment Director.

*Also Present:* John Jurisa, Weichert Realtors and three unidentified participants.

**General Substance of the Discussion**

- 1. Bult Oil Property – Report:** Mr. Jurisa provided an update report as to his activities and potential prospects over the past two weeks. Ms. DeGuilio-Fox directed the commissioner’s attention to the structural inspection report from Global Design Midwest and asked if there were any questions in that regard. She then reported her conversation with Ken Mika, Building Inspector in regard to what the Plan Commission would require. Although Mr. Mika is willing to accept the Global Design Midwest report he’d reminded Ms. DeGuilio-Fox that the Plan Commission would still want a full inspection to fill in the gaps of the current report. He’s also advised that the Plan Commission would still require all of the improvements required by code as well as by the overlay district design standards. Discussion ensued with Commissioners agreeing the required improvements would cost a buyer far more than most would be willing to pay for. The commissioner’s agreed it may be helpful to decrease the asking price to \$119,900 and instructed Mr. Jurisa to update the marketing information accordingly. Mr. Jurisa will send an amended contract to Ms. DeGuilio-Fox for her signature. Discussion ensued.
- 2. Downtown Parking Lot Project – Report:** Director DeGuilio-Fox provided a project update. She reported that the Parks & Rec Department had opened the Depot to the public on Saturday, May 8<sup>th</sup>. She also reported she’d corresponded with Tom Crowel, The Crowel Agency, in regard to insuring the Depot. Finally, Ms. DeGuilio-Fox reported that Gallagher Asphalt had been scheduled, weather permitting, to re-pour and stamp the asphalt walkways and area outside the Depot entrance no later than Monday, May 17<sup>th</sup>. Discussion ensued.
- 3. Wayfinding Signs – Discussion:** Director DeGuilio-Fox reported she had spoken with Highland’s IT director about the use of QR codes and that he’d suggested developing a website, controlled by the HRC, where all of the Town businesses information and website links could be accessed via the use of one QR code rather than using one for each business in the downtown. Brief discussion ensued ending with the Commissioners agreeing this was a good idea. Ms. DeGuilio-Fox also reported she’d contact VIA Marketing for a design and production quote for the campus-style wayfinding sign that would be installed in the parking lot. That information will be shared with the commissioners when received.

Commissioner Huerter asked whether wayfinding signs could be installed on the bike trail. Ms. DeGuilio-Fox advised she would speak with Alex Brown in regard to wayfinding signs on the bike trail.

4. **Lvl2 EV Charger Installation – Discussion:** Director DeGuilio-Fox reported she received another quote for the BTCPower brand of EV chargers along with a spec sheet which had been emailed to the commissioners. She explained that this charger is comparable to the others although the consultant felt it would be a more dependable purchase because it had been on the market for several years. The BTCPower brand also allows for use of open source software. Commissioner Huerter commented that he had reviewed the spec sheet and liked the retractable cable feature. Discussion ensued. Commissioners agreed that this purchase should be brought to their May 25<sup>th</sup> meeting for approval. Ms. DeGuilio-Fox will move forward with ordering so the equipment may be delivered and installed by mid to late summer. Commissioner Huerter also asked Ms. DeGuilio-Fox to check into whether the equipment can be ordered with a camera installed to log the time a customer uses occupies the charger space.
5. **8955 Indianapolis Blvd – Report:** Ms. DeGuilio-Fox reported speaking with Ken Mika who advised he'd recently heard from the car wash developers and that they intend to move forward with the project. Commissioner Georgeff reported he heard similar information. Discussion ensued. The Commissioners asked to be advised when the developer had been added to the Plan Commission agenda and/or for updates on the project.
6. **Redevelopment Commission Comments:** Commissioner's Leep and Georgeff informed the members that they would not be able to attend the May 25<sup>th</sup> plenary session. Their absence was duly noted.

There being no further discussion Commission President Cyril Huerter adjourned the study session. The Redevelopment Commission study session was adjourned at 7:45 P.M.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.

Town of Highland, Indiana  
Highland Redevelopment Commission

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# Overview of Allocation Areas to Overlapping Taxing Units

*Pursuant to I.C. 36-7-25-8, Subsection (a)*

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May 25, 2021

**PRESENTER:**

Dan Botich  
Associate & Sr. Economic Development Professional  
SEH of Indiana, LLC  
9200 Calumet Avenue, Suite N300  
Munster, IN 46321-2885  
Direct: (219) 513-2516  
Mobile: (219) 680-0825  
Email: [dbotich@sehinc.com](mailto:dbotich@sehinc.com)



# Indiana Code 36-7-25-8

Pursuant to I.C. 36-7-25-8(a), each year the redevelopment commission must annually present information for the governing bodies of all taxing units who have territory within an allocation area.

The information must include the following:

- The Commission's budget with respect to allocated property tax proceeds.
- The long-term plan(s) for the allocation area.
- The (tax rate and tax levy) impact on each of the taxing units.

# Overlapping Taxing Units

The governing bodies of all taxing units who have territory within allocation areas designated by the Highland Redevelopment Commission within the Highland Redevelopment District (which is contiguous with the Town's Corporate Boundaries) include:

- Lake County;
- North Township;
- Town of Highland;
- Town of Highland School Corporation;
- Lake County Public Library;
- Highland Sanitary District;
- Highland Water District; and
- Lake County Solid Waste Management District.

*(Through December 31, 2020)*

## Designated Allocation Areas

The Highland Redevelopment Commission has designated the following allocation areas within redevelopment project areas of the Highland Redevelopment District for the purpose of utilizing tax increment financing (“TIF”) - either: (i) pay-as-you-go or (ii) obligational financing - to implement the respective redevelopment plan or economic development plan of the Commission:

- **Highland Downtown Allocation Area (1997)**,  
within the Highland (Downtown) Redevelopment Area
- **Highland Acres Allocation Area (2007)**,  
within the Highland Acres Economic Development Area
- **Commercial Corridors Allocation Area (2011)**,  
within the Commercial Corridors Redevelopment Area
- **Cardinal Campus Allocation Area (2018)**,  
within the Highland Acres Economic Development Area



# Allocation Area Sunset Dates

Allocation Area Name		Number of Parcels	Base Date	End of Allocation Provision	Sunset Date
Commercial Corridors (Original)	(a)	380	March 1, 2010	February 22, 2036	January 1, 2035
Commercial Corridors (Expansion)	(b)	3	January 1, 2018	November 18, 2043	January 1, 2043
Sub-Total of Parcels in Allocation Area:		383			
Downtown (Original)	(c)	344	March 1, 1997	May 27, 2027	January 1, 2027
Downtown (Expansion 1)	(d)	47	March 1, 2003	October 21, 2033	January 1, 2033
Downtown (Expansion 2)	(e)	15	March 1, 2005	November 8, 2035	January 1, 2035
Downtown (Expansion 3)	(f)	4	March 1, 2006	August 5, 2036	January 1, 2036
Downtown (Expansion 4)	(g)	1	March 1, 2007	July 10, 2037	January 1, 2037
Downtown (Expansion 5)	(h)	1	March 1, 2008	May 27, 2038	January 1, 2038
Sub-Total of Parcels in Allocation Area:		412			
Highland Acres (Original)	(i)	9	March 1, 2007	October 9, 2037	January 1, 2037
Cardinal Campus (Original)	(j)	5	January 1, 2018	January 21, 2043	January 1, 2043
Grand Total of Parcels in Allocation Areas:		809			

## Resolution Numbers, Dates and Allocation Area Life

- (a) Date of Designation: February 23, 2011; Resolution No. 2011-06; Life of AA: 25 Years  
 (b) Date of Designation: November 19, 2019; Resolution No. 2018-18; Life of AA: 25 Years  
 (c) Date of Designation: May 28, 1997; Resolution No. 97-1; Life of AA: 30 Years  
 (d) Date of Designation: October 22, 2003; Resolution No. 2003-01; Life of AA: 30 Years  
 (e) Date of Designation: November 9, 2005; Resolution No. 2005-11; Life of AA: 30 Years  
 (f) Date of Designation: August 6, 2006; Resolution No. 2006-10; Life of AA: 30 Years  
 (g) Date of Designation: July 11, 2007; Resolution No. 2007-07; Life of AA: 30 Years  
 (h) Date of Designation: May 28, 2008; Resolution No. 2008-03; Life of AA: 30 Years  
 (i) Date of Designation: October 10, 2007; Resolution No. 2007-10; Life of AA: 30 Years  
 (j) Date of Designation: January 22, 2018; Resolution No. 2018-01; Life of AA: 25 Years



Town of Highland, Indiana  
Highland Redevelopment Commission

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# Overview of Allocation Areas to Overlapping Taxing Units

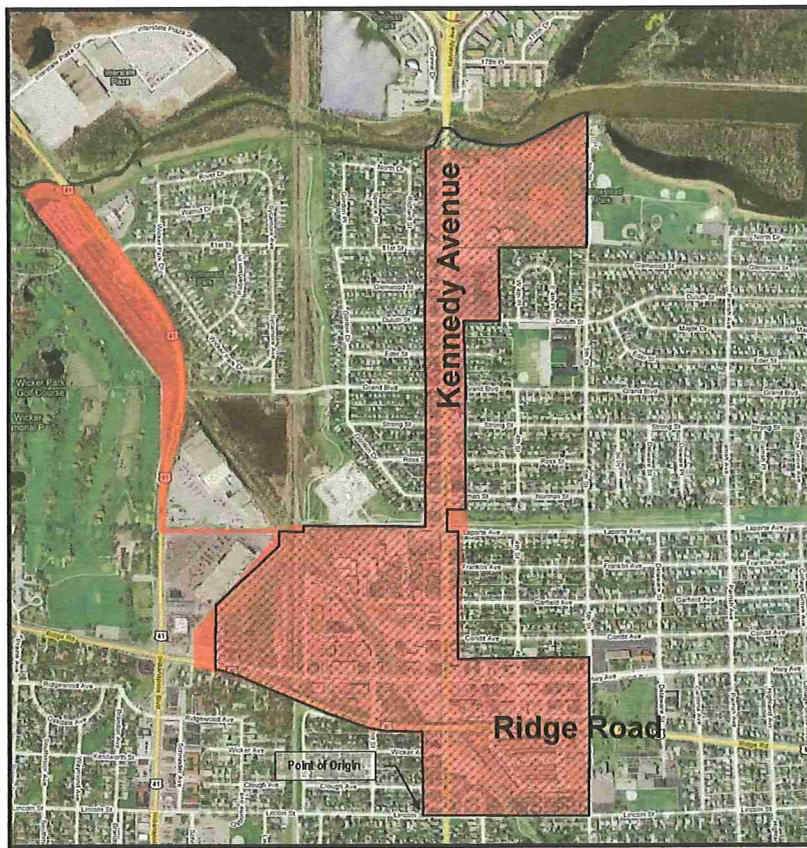
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**Highland Downtown Allocation Area (1997),  
within the Highland (Downtown) Redevelopment Area**





# Highland Downtown Allocation Area



 Highland Redevelopment Area and Allocation Area  
(Resolution No. 2011-04, January 12, 2011)

Building a Better World for All of Us®

# Highland Downtown Allocation Area

Name of Area: Highland (Downtown) Redevelopment Area  
 Name of Allocation Area: Highland Downtown Allocation Area  
 DLGF Code: T45452  
 Allocation Fund: Highland Downtown TIF (Fund Number 98)

## Creation and Designation

	<u>Original</u>	<u>Amendment</u>	<u>Amendment</u>
Date of Designation:	May 28, 1997	October 22, 2003	November 9, 2005
Resolution Number:	97-1	2003-01	2005-11
Base Assessment Date:	March 1, 1997	March 1, 2003	March 1, 2005
Sunset Date:			

	<u>Amendment</u>	<u>Amendment</u>	<u>Amendment</u>
Date of Designation:	August 9, 2006	July 11, 2007	May 28, 2008
Resolution Number:	2006-10	2007-07	2008-03
Base Assessment Date:	March 1, 2006	March 1, 2007	March 1, 2008
Sunset Date:			

	<u>Amendment</u>
Date of Designation:	January 12, 2011
Resolution Number:	2011-04
Base Assessment Date:	March 1, 2008
Sunset Date:	January 1, 2038

## Assessed Values

<u>Pay Year</u>	<u>Net Assessed Value</u>	<u>Base Assessed Value</u>	<u>Captured Assessed Value</u>	<u>Tax Increment Distributions</u>
2020	\$ 49,482,863	\$ 43,330,983	\$ 6,151,880	\$ 165,071
2021	50,949,772	45,304,840	5,644,932	-

## Obligations

<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Maturity Date</u>
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There are no outstanding obligations in the Highland Downtown Allocation Area.



# Highland Downtown Allocation Area

## Five Year Cash Flow Highland Downtown Allocation Area

	Actual	Anticipated	Estimated		
	Prior Year	Current Year	Out Years		
	2020	2021	2022	2023	2024
Beginning Balance (1/1):	\$ 1,098,789.61	\$ 656,169.51	\$ 821,239.51	\$ 986,309.51	\$ 1,151,379.51
<b>Revenues:</b>					
TIF Distribution	\$ 165,070.63	\$ 165,070.00	\$ 165,070.00	\$ 165,070.00	\$ 165,070.00
Total:	\$ 165,070.63	\$ 165,070.00	\$ 165,070.00	\$ 165,070.00	\$ 165,070.00
<b>Disbursements:</b>					
Capital Outlays	607,690.73	-	-	-	-
Total:	\$ 607,690.73	\$ -	\$ -	\$ -	\$ -
Ending Balance (12/31):	\$ 656,169.51	\$ 821,239.51	\$ 986,309.51	\$ 1,151,379.51	\$ 1,316,449.51

### Allocation Fund Note:

Expenses related to the municipal parking lot reconstruction project at the southwest corner of Highway Avenue and Kennedy Avenue located within in the Downtown Allocation Area have been reflected in the capital outlays of this allocation fund.



Town of Highland, Indiana  
Highland Redevelopment Commission

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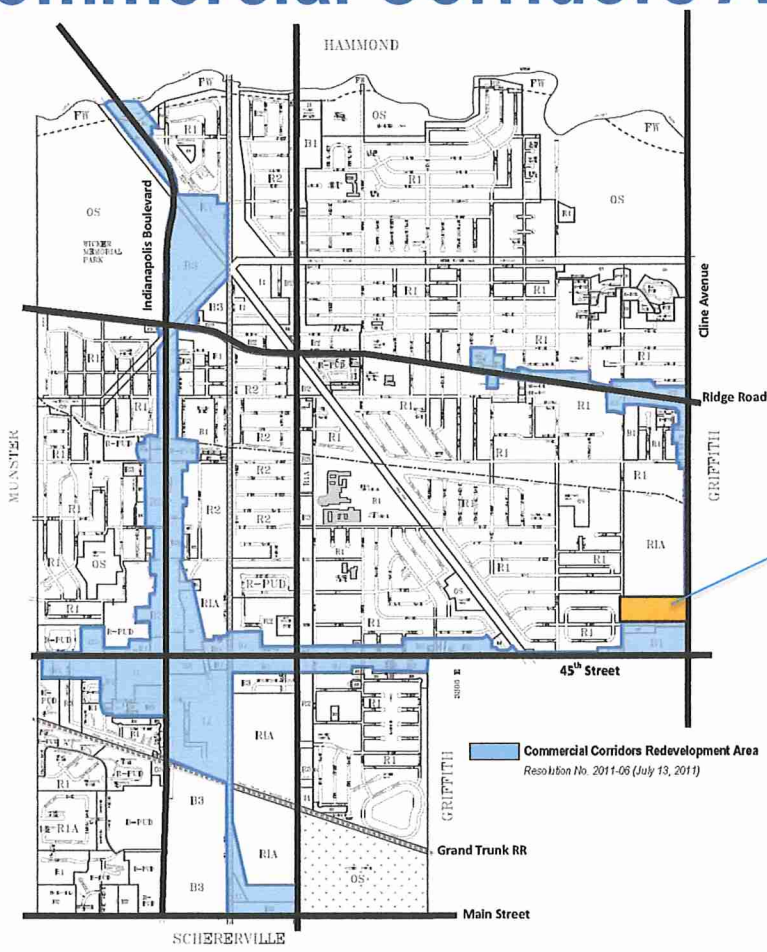
# Overview of Allocation Areas to Overlapping Taxing Units

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**Commercial Corridors Allocation Area (2011),**  
Within the Commercial Corridors Redevelopment Area



# Commercial Corridors Allocation Area



2018 Allocation Area Modification  
November 19, 2018



# Commercial Corridors Allocation Area

Name of Area: Commercial Corridors Redevelopment Area  
 Name of Allocation Area: Commercial Corridors Allocation Area  
 DLGF Code: T45453  
 Allocation Fund: Commercial Corridor (Fund Number 100)

## Creation and Designation

	<u>Original</u>	<u>Amendment</u>
Date of Designation:	February 23, 2011	November 19, 2018
Resolution Number:	2011-06	2018-18
Base Assessment Date:	March 1, 2010	January 1, 2018
Sunset Date:	January 1, 2040	January 1, 2043

## Assessed Values

<u>Pay Year</u>	<u>Net Assessed Value</u>	<u>Base Assessed Value</u>	<u>Captured Assessed Value</u>	<u>Tax Increment Distributions</u>
2020	\$ 190,536,155	\$ 160,426,213	\$ 30,109,942	\$ 781,395
2021	196,669,265	166,103,960	30,565,305	-

## Obligations

<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Maturity Date</u>
-------------------------	----------------------	----------------------

There are no outstanding obligations in the Commercial Corridors Allocation Area.



# Commercial Corridors Allocation Area

## Five Year Cash Flow Commercial Corridors Allocation Area

	Actual	Anticipated	Estimated		
	Prior Year	Current Year	Out Years		
	2020	2021	2022	2023	2024
Beginning Balance (1/1):	\$ 2,859,159.94	\$ 3,640,554.54	\$ 4,421,944.54	\$ 5,203,334.54	\$ 5,984,724.54
<b>Revenues:</b>					
TIF Distribution	\$ 781,394.60	\$ 781,390.00	\$ 781,390.00	\$ 781,390.00	\$ 781,390.00
Total:	\$ 781,394.60	\$ 781,390.00	\$ 781,390.00	\$ 781,390.00	\$ 781,390.00
<b>Disbursements:</b>					
Debt Service Obligations	-	-	-	-	-
Trustee Fees	-	-	-	-	-
Total:	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Balance (12/31):	\$ 3,640,554.54	\$ 4,421,944.54	\$ 5,203,334.54	\$ 5,984,724.54	\$ 6,766,114.54



Town of Highland, Indiana  
Highland Redevelopment Commission

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# Overview of Allocation Areas to Overlapping Taxing Units

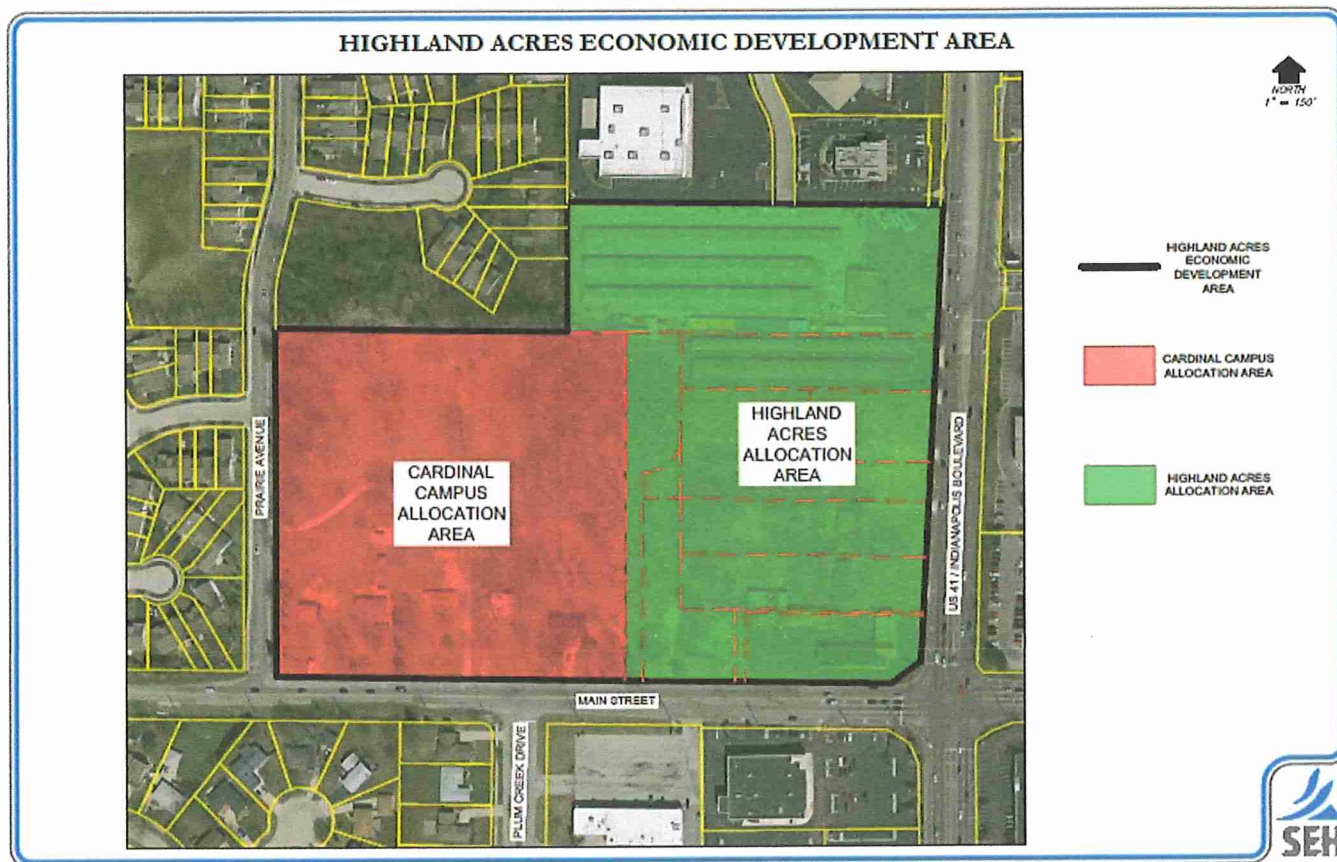
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**Highland Acres Allocation Area (2007),**  
within the Highland Acres Economic Development Area





# Highland Acres Allocation Area



# Highland Acres Allocation Area

Name of Area: Highland Acres Economic Development Area  
 Name of Allocation Area: Highland Acres Allocation Area  
 DLGF Code: T45451  
 Allocation Fund: Highland Acres TIF (Fund Number 99)

## Creation and Designation

	<u>Original</u>	<u>Amendment</u>
Date of Designation:	October 10, 2007	January 22, 2018
Resolution Number:	2007-10	2018-01
Base Assessment Date:	March 1, 2007	January 1, 2018
Sunset Date:	January 1, 2037	January 1, 2043

## Assessed Values

<u>Pay Year</u>	<u>Net Assessed Value</u>	<u>Base Assessed Value</u>	<u>Captured Assessed Value</u>	<u>Tax Increment Distributions</u>
2020	\$ 5,625,800	\$ 1,165,149	\$ 4,460,651	\$ 114,220
2021	5,642,100	1,230,549	4,411,551	-

## Obligations

<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Maturity Date</u>
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There are no outstanding obligations in the Highland Acres Allocation Area.



# Highland Acres Allocation Area

## Five Year Cash Flow Highland Acres Allocation Area

	Actual	Anticipated	Estimated		
	Prior Year	Current Year	Out Years		
	2020	2021	2022	2023	2024
Beginning Balance (1/1):	\$ 480,017.34	\$ 594,237.64	\$ 708,457.64	\$ 822,677.64	\$ 936,897.64
<b>Revenues:</b>					
TIF Distribution	\$ 114,220.30	\$ 114,220.00	\$ 114,220.00	\$ 114,220.00	\$ 114,220.00
Total:	\$ 114,220.30	\$ 114,220.00	\$ 114,220.00	\$ 114,220.00	\$ 114,220.00
<b>Disbursements:</b>					
Debt Service Obligations	-	-	-	-	-
Trustee Fees	-	-	-	-	-
Total:	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Balance (12/31):	\$ 594,237.64	\$ 708,457.64	\$ 822,677.64	\$ 936,897.64	\$ 1,051,117.64



Town of Highland, Indiana  
Highland Redevelopment Commission

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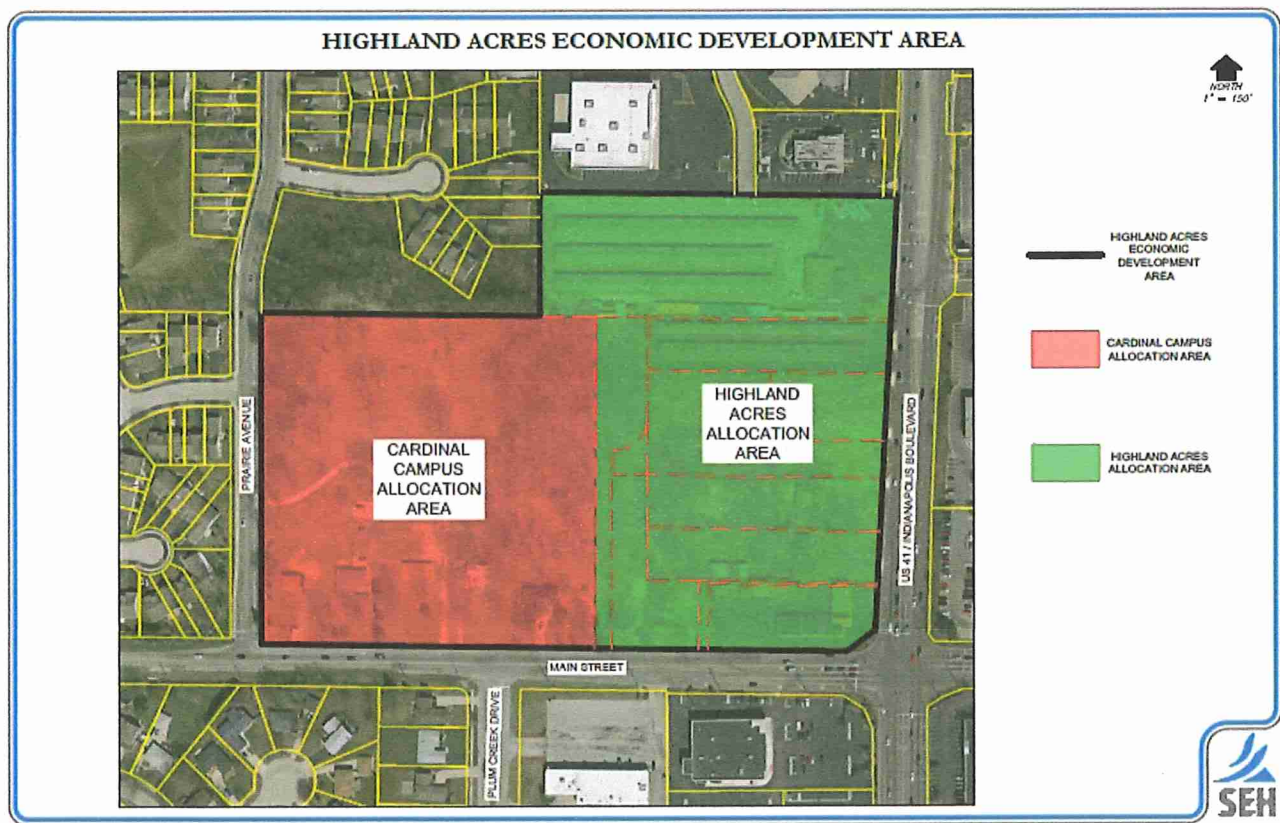
# Overview of Allocation Areas to Overlapping Taxing Units

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**Cardinal Campus Allocation Area (2018),**  
within the Highland Acres Economic Development Area



# Cardinal Campus Allocation Area



Building a Better World for All of Us®

# Cardinal Campus Allocation Area

Name of Area: Highland Acres Economic Development Area  
 Name of Allocation Area: Cardinal Campus Allocation Area  
 DLGF Code: T45454  
 Allocation Fund:

## Creation and Designation

	<u>Original</u>	<u>Amendment (creation of AA)</u>
Date of Designation:	October 10, 2007	January 22, 2018
Resolution Number:	2007-10	2018-01
Base Assessment Date:	March 1, 2007	January 1, 2018
Sunset Date:	January 1, 2037	January 1, 2043

## Assessed Values

<u>Pay Year</u>	<u>Net Assessed Value</u>	<u>Base Assessed Value</u>	<u>Captured Assessed Value</u>	<u>Tax Increment Distributions</u>
2020	\$ 8,069,800	\$ 456,250	\$ 7,613,550	\$ 220,176
2021	9,465,100	-	9,465,100	-

## Obligations

	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Maturity Date</u>
Economic Development Revenue Bonds, Series 2018 (Cardinal Campus Project)	\$ 5,520,000	1.00%	2/1/2038



# Cardinal Campus Allocation Area

## Five Year Cash Flow Cardinal Campus Allocation Area

	Actual	Anticipated	Estimated		
	Prior Year	Current Year	Out Years		
	2020	2021	2022	2023	2024
Beginning Balance (1/1):	\$ 38,606.41	\$ 180,320.65	\$ 370,448.65	\$ 776,674.65	\$ 1,328,428.65
<b>Revenues:</b>					
TIF Distribution	\$ 220,176.24	\$ 535,853.00	\$ 749,051.00	\$ 901,654.00	\$ 1,000,000.00
Total:	\$ 220,176.24	\$ 535,853.00	\$ 749,051.00	\$ 901,654.00	\$ 1,000,000.00
<b>Disbursements:</b>					
Debt Service Obligations	77,212.00	344,475.00	341,575.00	348,650.00	345,650.00
Trustee Fees	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00
Total:	\$ 78,462.00	\$ 345,725.00	\$ 342,825.00	\$ 349,900.00	\$ 346,900.00
Ending Balance (12/31):	\$ 180,320.65	\$ 370,448.65	\$ 776,674.65	\$ 1,328,428.65	\$ 1,981,528.65



Town of Highland, Indiana  
Highland Redevelopment Commission

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# Overview of Allocation Areas to Overlapping Taxing Units

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## Allocation Areas Outlook

Anticipated Projects and/or Programs by Allocation Area





# Allocation Areas Outlook

## Planned and Anticipated Project & Programs for Redevelopment and Economic Development

### **Downtown Allocation Area:**

- Completion of the municipal parking lot reconstruction project located at the southwest corner of Highway Avenue and Kennedy Avenue (anticipated completion: June 2021)
- Potential acquisition of real property (willing seller-willing buyer): address location 8715-8787 Kennedy Avenue
- Dispose (sale) of Redevelopment Department owned property located at 2605 and 2609 Condit Street and 2606 Garfield Avenue (the former Bult Oil property)
- Public offering or requests for proposal (RFP) related to the disposal (sale) of Redevelopment Department owned property located at 8610 -8620 Kennedy Avenue
- Sanitary sewer improvements project for 1<sup>st</sup> Street from Highway Avenue to Condit Street

### **Commercial Corridors Allocation Area:**

- Ernie Strack Drive platting and public right-of-way construction/improvement project
- Kleinman Road improvement project
- Potential acquisition of properties (willing seller – willing buyer) as may be determined for public improvements for implementation of the redevelopment project plan for the Commercial Corridors area.



# Allocation Areas Outlook

## Planned and Anticipated Project & Programs for Redevelopment and Economic Development

### Highland Acres Allocation Area:

- Identify potential or address economic development opportunities as presented to the Town, the Redevelopment Department and/or the Redevelopment Commission as may require public intervention for improvements to be planned, approved and constructed for implementation of the redevelopment project plan for the Highland Acres area

### Cardinal Campus Allocation Area:

- Identify potential or address economic development opportunities as presented to the Town, the Redevelopment Department and/or the Redevelopment Commission as may require public intervention for improvements to be planned, approved and constructed for implementation of the redevelopment project plan for the Cardinal Campus area



Town of Highland, Indiana  
Highland Redevelopment Commission

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# Overview of Allocation Areas to Overlapping Taxing Units

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**Tax (Rate and Levy) Impacts of Allocation Areas**  
Estimated as a Result of Total Captured Assessment for the  
January 1, 2020 Assessment Date for Taxes Payable in 2021



# Tax Impact – Totals for Tax Unit 026 (Highland)

Total of Captured Assessment (January 1, 2020 Pay 2021) –All Allocation Areas:

**\$50,086,888**

Assessment Year (January 1, ___):	2020
Collection Year:	Pay 2021
<b>Total Rate</b>	<b>\$ 2.5092</b>
LOIT PTRC Percentage:	16.3121%
Effective Net Tax Rate:	\$ 2.0999

If Assessment NOT Captured		
Tax Rate Impact	Estimated Pay 2021 Rate	Cumulative Fund Impact
<b>\$ (0.063917)</b>	<b>\$ 2.4453</b>	<b>\$ 45,980</b>

(6.39) ¢



**NOTE:**

- (1) Funds controlled by a State statute maximum tax rate or are cumulative funds.
- (1a) Cumulative fund not controlled, which is sensitive to the tax rate. A taxing unit may only have one controlled fund.

Total of Tax Increment Distributed FY 2020 (All Allocation Areas):

**\$1,280,862**



# Tax Impact – Lake County

Assessment Year (January 1, ___): Collection Year:	2020 Pay 2021	Percentage of Gross Rate	Certified Assessment	Certified Levy	Captured Assessed Value	Adjusted Net Assessed Valuation	Adjusted Tax Rate	Percent Impact to NAV	If Assessment NOT Captured			
									Tax Rate Impact	Estimated Pay 2021 Rate	Cumulative Fund Impact	
<b>Lake County</b>												
General	\$ 0.4823	19.22%	\$ 25,387,556,470	\$ 122,444,185	\$ 50,086,888	\$ 25,437,643,358	0.4814	0.1973%	\$ (0.000950)	\$ 0.4814	\$ -	
2015 Reassessment	0.0101	0.40%	25,387,556,470	2,564,143	50,086,888	25,437,643,358	0.0101	0.1973%	(0.000020)	0.0101	-	
Debt Service	0.0411	1.64%	25,387,556,470	10,434,286	50,086,888	25,437,643,358	0.0410	0.1973%	(0.000081)	0.0410	-	
(1) Cumulative Bridge	0.0098	0.39%	25,387,556,470	2,487,981	50,086,888	25,437,643,358	0.0098	0.1973%	-	0.0098	4,909	
Health	0.0056	0.22%	21,374,129,248	1,196,951	50,086,888	21,424,216,136	0.0056	0.2343%	(0.000013)	0.0056	-	
Drain Improvement	0.0073	0.29%	25,387,556,470	1,853,292	50,086,888	25,437,643,358	0.0073	0.1973%	(0.000014)	0.0073	-	
PSAP-Operating	0.0403	1.61%	22,517,314,261	9,074,478	50,086,888	22,567,401,149	0.0402	0.2224%	(0.000089)	0.0402	-	
County School Distribution / Supplemental	0.0154	0.61%	25,387,556,470	3,909,684	50,086,888	25,437,643,358	0.0154	0.1973%	(0.000030)	0.0154	-	
Park and Recreation	0.0196	0.78%	25,387,556,470	4,975,961	50,086,888	25,437,643,358	0.0196	0.1973%	(0.000039)	0.0196	-	
Park Bond	0.0040	0.16%	25,387,556,470	1,015,502	50,086,888	25,437,643,358	0.0040	0.1973%	(0.000008)	0.0040	-	
Park Bond #2	0.0065	0.26%	25,387,556,470	1,650,191	50,086,888	25,437,643,358	0.0065	0.1973%	(0.000013)	0.0065	-	
(1) Cumulative Capital Development	0.0299	1.19%	25,387,556,470	7,590,879	50,086,888	25,437,643,358	0.0299	0.1973%	-	0.0299	14,976	
<b>Total County Rate</b>	<b>\$ 0.6719</b>	<b>26.78%</b>		<b>\$ 169,197,533</b>					<b>\$ (0.001257)</b>	<b>\$ 0.6706</b>		



# Tax Impact – North Township

Assessment Year (January 1, ___): Collection Year:	2020 Pay 2021	Percentage of Gross Rate	Certified Assessment	Certified Levy	Captured Assessed Value	Adjusted Net Assessed Valuation	Adjusted Tax Rate	Percent Impact to NAV	If Assessment NOT Captured			
									Tax Rate Impact	Estimated Pay 2021 Rate	Cumulative Fund Impact	
<b>North Township</b>												
General	\$ 0.0100	0.40%	\$ 8,068,891,777	\$ 806,889	\$ 50,086,888	\$ 8,118,978,665	\$ 0.0099	0.6207%	\$ (0.000062)	\$ 0.0099	\$ -	
Township Assistance (Poor Relief)	0.0527	2.10%	8,068,891,777	4,252,306	50,086,888	8,118,978,665	0.0524	0.6207%	(0.000325)	0.0524	-	
Recreation	0.0105	0.42%	8,068,891,777	847,234	50,086,888	8,118,978,665	0.0104	0.6207%	(0.000065)	0.0104	-	
(1) Cumulative Park and Recreation	0.0057	0.23%	8,068,891,777	459,927	50,086,888	8,118,978,665	0.0057	0.6207%	-	0.0057	2,855	
<b>Total Township Rate</b>	<b>\$ 0.0789</b>	<b>3.14%</b>		<b>\$ 6,366,356</b>					<b>\$ (0.000452)</b>	<b>\$ 0.0784</b>		



# Tax Impact – Town of Highland

Assessment Year (January 1, ___): Collection Year:	2020 Pay 2021	Percentage of Gross Rate	Certified Assessment	Certified Levy	Captured Assessed Value	Adjusted Net Assessed Valuation	Adjusted Tax Rate	Percent Impact to NAV	If Assessment NOT Captured			
									Tax Rate Impact	Estimated Pay 2021 Rate	Cumulative Fund Impact	
<b>Town of Highland</b>												
General	\$ 0.4846	19.31%	\$ 1,245,776,292	\$ 6,037,032	\$ 50,086,888	\$ 1,295,863,180	\$ 0.4659	4.0205%	\$ (0.018730)	\$ 0.4659	\$ -	
Debt Service	0.0587	2.34%	1,245,776,292	731,271	50,086,888	1,295,863,180	0.0564	4.0205%	(0.002269)	0.0564	-	
Police Pension	0.0001	0.00%	1,245,776,292	1,246	50,086,888	1,295,863,180	0.0001	4.0205%	(0.000004)	0.0001	-	
Park and Recreation	0.0913	3.64%	1,245,776,292	1,137,394	50,086,888	1,295,863,180	0.0878	4.0205%	(0.003529)	0.0878	-	
Park Bond	0.0427	1.70%	1,245,776,292	531,946	50,086,888	1,295,863,180	0.0410	4.0205%	(0.001650)	0.0410	-	
(1) Cumulative Capital Development	0.0464	1.85%	1,245,776,292	578,040	50,086,888	1,295,863,180	0.0464	4.0205%	-	0.0464	23,240	
Redevelopment General	0.0201	0.80%	1,245,776,292	250,401	50,086,888	1,295,863,180	0.0193	4.0205%	(0.000777)	0.0193	-	
Redevelopment Revenue Bond	0.0152	0.61%	1,245,776,292	189,358	50,086,888	1,295,863,180	0.0146	4.0205%	(0.000588)	0.0146	-	
<b>Total Corporation Rate</b>	<b>\$ 0.7591</b>	<b>30.25%</b>		<b>\$ 9,456,688</b>					<b>\$ (0.027547)</b>	<b>\$ 0.7316</b>		



# Tax Impact – School Town of Highland

Assessment Year (January 1, ___): Collection Year:	2020 Pay 2021	Percentage of Gross Rate	Certified Assessment	Certified Levy	Captured Assessed Value	Adjusted Net Assessed Valuation	Adjusted Tax Rate	Percent Impact to NAV	If Assessment NOT Captured			
									Tax Rate Impact	Estimated Pay 2021 Rate	Cumulative Fund Impact	
<u>Highland Town School Corporation</u>												
Debt Service	\$ 0.4101	16.34%	\$ 1,245,776,292	\$ 5,108,929	\$ 50,086,888	\$ 1,295,863,180	\$ 0.3942	4.0205%	\$ (0.015851)	\$ 0.3942	\$ -	
Operations	0.3134	12.49%	1,245,776,292	3,904,263	50,086,888	1,295,863,180	0.3013	4.0205%	(0.012113)	0.3013	-	
<b>Total School Rate</b>	<b>\$ 0.7235</b>	<b>28.83%</b>		<b>\$ 9,013,192</b>					<b>\$ (0.027964)</b>	<b>\$ 0.6955</b>		





# Tax Impact – Lake County Library

Assessment Year (January 1, ___): Collection Year:	2020 Pay 2021	Percentage of Gross Rate	Certified Assessment	Certified Levy	Captured Assessed Value	Adjusted Net Assessed Valuation	Adjusted Tax Rate	Percent Impact to NAV	If Assessment NOT Captured			
									Tax Rate Impact	Estimated Pay 2021 Rate	Cumulative Fund Impact	
<u>Lake County Public Library</u>												
General	\$ 0.0877	3.50%	\$ 14,071,029,224	\$ 12,340,293	\$ 50,086,888	\$ 14,121,116,112	\$ 0.0874	0.3560%	\$ (0.000311)	\$ 0.0874	\$ -	
Debt Service	-	0.00%	14,071,029,224	-	50,086,888	14,121,116,112	-	0.3560%	-	-	-	
<b>Total Library Rate</b>	<b>\$ 0.0877</b>	<b>3.50%</b>		<b>\$ 12,340,293</b>					<b>\$ (0.000311)</b>	<b>\$ 0.0874</b>		



# Tax Impact – Special Districts

Assessment Year (January 1, ___): Collection Year:	2020 Pay 2021	Percentage of Gross Rate	Certified Assessment	Certified Levy	Captured Assessed Value	Adjusted Net Assessed Valuation	Adjusted Tax Rate	Percent Impact to NAV	If Assessment NOT Captured			
									Tax Rate Impact	Estimated Pay 2021 Rate	Cumulative Fund Impact	
<b>Special Units</b>												
Highland Sanitary General	\$ 0.0184	0.73%	\$ 1,245,776,292	\$ 229,223	\$ 50,086,888	\$ 1,295,863,180	\$ 0.0177	4.0205%	\$ (0.000711)	\$ 0.0177	\$ -	
Highland Sanitary Debt Service	0.1360	5.42%	1,245,776,292	1,694,256	50,086,888	1,295,863,180	0.1307	4.0205%	(0.005257)	0.1307	-	
Highland Water District Debt Service	0.0096	0.38%	1,245,776,292	119,595	50,086,888	1,295,863,180	0.0092	4.0205%	(0.000371)	0.0092	-	
Lake County Solid Waste Management	0.0241	0.96%	25,387,556,470	6,118,401	50,086,888	25,437,643,358	0.0241	0.1973%	(0.000047)	0.0241	-	
<b>Total Special Units Rate</b>	<b>\$ 0.1881</b>	<b>7.50%</b>		<b>\$ 8,161,475</b>					<b>\$ (0.006386)</b>	<b>\$ 0.1817</b>		



Town of Highland, Indiana  
Highland Redevelopment Commission

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# Overview of Allocation Areas to Overlapping Taxing Units

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Open for Question to the  
Commission,  
Staff,  
Overlapping Taxing Units, or  
General Public



Town of Highland, Indiana  
Highland Redevelopment Commission

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# Overview of Allocation Areas to Overlapping Taxing Units

*Pursuant to I.C. 36-7-25-8, Subsection (a)*

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May 25, 2021

**PRESENTER:**

Dan Botich  
Associate & Sr. Economic Development Professional  
SEH of Indiana, LLC  
9200 Calumet Avenue, Suite N300  
Munster, IN 46321-2885  
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LISA M. KMETZ, PARALEGAL  
paralegal@vislaw.com

May 3, 2021

VIA FACSIMILE TO (219) 972-5097 EMAIL TO KDEGUILLIO-FOX@HIGHLAND.IN.GOV

Highland Business Economic Redevelopment Commission  
Attn: Kathy DeGuillio Fox

RE: Highland Body Shop

Dear Kathy:

I trust this finds you well. Please be advised I represent the Highland Body Shop, located near downtown Highland, Indiana. It is my understanding, that the Town is assessing running sewers down First Street, which is near my client's property purchased last fall. At the present time my clients are interested in hooking into this sewer line, they have engaged my services, to dialogue with you as to this upgrade.

Please advise as to when you have opportunity to speak on this matter.

Respectfully,

Nathan D. Vis

NDV/lmk

**RESOLUTION 2021-14**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION  
ACCEPTING THE OZINGA ENERGY QUOTE FOR THE PURCHASE AND INSTALLATION OF  
COMMERCIAL CHARGING STATIONS IN THE AMOUNT OF TWENTY-SIX THOUSAND SEVEN  
HUNDRED TWENTY-SIX DOLLARS AND 00/100 CENTS (\$26,726.00)**

**Whereas**, The Redevelopment Commission of the Town of Highland, Indiana (“The Redevelopment Commission”) is authorized to undertake redevelopment activities under IC 36-7-14 (the “Act”) and more specifically Section 39 for which public money may be spent and private property may be acquired; and

**Whereas**, Redevelopment activities include performing all acts incident to the statutory powers and duties of a Redevelopment Commission; and

**Whereas**, The Redevelopment Commission is authorized to negotiate and enter into contracts pursuant to the Act; and

**Whereas**, The Redevelopment Commission has accepted a quote submitted by Ozinga Energy for the purchase and installation of commercial charging stations; and

**Whereas**, Ozinga Energy has submitted a quote in the amount of Twenty-Six Thousand Seven Hundred and Twenty-Six Dollars and 00/100 Cents (\$26,726.00) for the purchase and installation services related to the Downtown Highland Parking Lot Renovation Project; and

**Whereas**, the Ozinga Energy’s quote is more than \$15,000.00, the amount which may be approved by the Redevelopment Director without prior authorization from the Highland Redevelopment Commission; and

**Whereas**, there are sufficient and available appropriations balances on hand to support the payments under the agreement, pursuant to IC 36-7-14 (the “Act”) and more specifically Section 39; and

**Whereas**, the Town of Highland, through its Redevelopment Commission, now desires to accept the recommendation of the Redevelopment Director and accept the quote for the Purchase and Installation of Commercial Charging Stations as a component of the Downtown Highland Parking Lot Renovation Project.

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

1. That it is in the best interest of the Town to accept the quote from Ozinga Energy in the amount of \$26,726.00.
2. Further, the Redevelopment Director is hereby authorized to execute the agreement and all documents necessary to implement the project.

3. This resolution shall be in full force and effect after its passage and adoption by the Redevelopment Commission.

**DULY PASSED AND RESOLVED** by the Redevelopment Commission of the Town of Highland, Lake County, Indiana, this 25<sup>th</sup> day of May, 2021 having passed by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.

REDEVELOPMENT COMMISSION of the  
TOWN OF HIGHLAND, INDIANA

By: \_\_\_\_\_  
Cyril Huerter, President

ATTEST:

By: \_\_\_\_\_  
Robyn Radford, Secretary  
Town of Highland, Indiana Redevelopment Commission

\_\_\_\_\_  
Dated

By: \_\_\_\_\_  
Kathy DeGuilio-Fox, Redevelopment Director  
Town of Highland Department of Redevelopment

\_\_\_\_\_  
Dated

Resolution 2021-14\_ Adopted 05-25-2021

**TOWN OF HIGHLAND  
HIGHLAND REDEVELOPMENT COMMISSION**

**RESOLUTION 2021-15**

**RESOLUTION OF THE HIGHLAND REDEVELOPMENT  
COMMISSION REGARDING DISPOSITION OF  
PROPERTY AND MATTERS RELATED HERETO**

Whereas, the Highland Redevelopment Commission (the “Commission”), as the governing body for the Highland Redevelopment Department (the “Department”), pursuant to Indiana Code 36-7-14, as amended (the “Act”), has established the Highland Downtown Redevelopment Area (the “Economic Revitalization Area”), as an economic development area pursuant to Section 41 of the Act; and

Whereas, the Commission desires to dispose of certain Property as described in Exhibit A hereto (the “Property”), or a portion thereof, pursuant to the terms of an Offering Sheet substantially in the form set forth in Exhibit B hereto; and

Whereas, pursuant to Section 22 of the Act, the Commission is required to cause to be published in accordance with law a notice of disposition of the Property; and

Whereas, the Commission has obtained appraisals for the Property in accordance with law;

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

1. The Commission hereby authorizes and directs the Redevelopment Director to cause to be published a notice of disposition of the Property pursuant to Section 22 of the Act.
2. The appraisals for the property, obtained by the Commission as required in Section 22 of the Act, are hereby accepted and approved.
3. The Offering Sheet substantially in the form set forth as attached hereto is hereby approved.
4. This Resolution shall take effect immediately upon its adoption by the Commission.

**DULY RESOLVED AND ADOPTED** by the Redevelopment Commission of the Town of Highland, Lake County, Indiana this 25th day of May, 2021 having passed by a vote of \_\_\_\_\_ affirmatives and \_\_\_\_\_ negatives.



**REDEVELOPMENT COMMISSION of the  
TOWN OF HIGHLAND, LAKE COUNTY, INDIANA**

By: \_\_\_\_\_  
Cyril Huerter, President

**ATTEST:**

By: \_\_\_\_\_  
Robyn Radford, Secretary  
Town of Highland, Indiana Redevelopment Commission

\_\_\_\_\_  
Dated

By: \_\_\_\_\_  
Kathy DeGuilio-Fox, Redevelopment Director  
Town of Highland, Indiana Department of Redevelopment

\_\_\_\_\_  
Dated

Resolution 2021-15\_Adopted 05-25-2021

**NOTICE OF REQUEST FOR PROPOSALS  
HIGHLAND REDEVELOPMENT COMMISSION  
TOWN OF HIGHLAND, LAKE COUNTY, INDIANA**

Notice is hereby given that the Highland Redevelopment Commission (the "Commission") will accept sealed proposals at the office of the Redevelopment Commission, located in the Highland Town Hall at 3333 Ridge Road, Highland, Indiana, up to the hour of 4:00 PM (CST) on the 18<sup>th</sup> day of June, 2021. Notice is further given that a public meeting of the Commission will be held on the 22<sup>nd</sup> day of June, 2021 at 6:30 PM (CST) at 3333 Ridge Road, Highland, Indiana, at which time and place the Commission shall open and consider each proposal, pursuant to Indiana Code 36-7-14-22, for the purchase of certain real property located at 8610-8620 Kennedy Avenue and being made available for development purposes in the Highland Downtown Redevelopment Area I. Said property is zoned B-2, Central Business District and includes 0.43 acres, more or less.

The Offering Sheet containing a detailed description of, and the offering price for, the property described above is available for review at the office of the Town of Highland Redevelopment Commission, located at 3333 Ridge Road, Highland, Indiana. The Offering Sheet includes the terms upon which the sale shall be awarded, as well as certain limitations on the use to be made of the property described above.

Each proposal shall be executed in the manner provided for in the Offering Sheet. Pursuant to Indiana Code 36-7-14-22, any proposal submitted by a trust (as defined in Indiana Code 30-4-1-1(a)) must identify each (i) beneficiary of the trust and (ii) settlor empowered to revoke or modify the trust

Dated this \_\_\_\_ day of \_\_\_\_\_, 2021.

**Town of Highland, Lake County, Indiana  
Redevelopment Commission**

\_\_\_\_\_  
Cyril Huerter, President

**ATTEST:**

\_\_\_\_\_  
Robyn Radford, Secretary

\_\_\_\_\_  
Date

\_\_\_\_\_  
Kathy DeGuilio-Fox, Redevelopment Director

\_\_\_\_\_  
Date

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

**OFFERING SHEET**

The Highland Redevelopment Commission (the "Commission" is offering the property I Appendix A hereto (the "Offered Property" for sale to the successful bidder.

The bidder or bidders shall prepare a bid for the purchase of all of the Offered Property. The following terms and conditions apply to the bids:

**Minimum Offering Price:** Each bid must propose a purchase price of not less than \$117,500.

**Required Uses:** Commitments by bidder to undertake the following:

1. Investment of at least \$1,000,000 in improvements of the real estate no later the end of 2022.
2. Creation of at least 10 new full-time jobs by the end of 2022 at an average compensation rate per job of at least \$16.00 per hour.

**Conditions of Bid** The Commission will publicly open all written offers, and the bid amount will be read aloud and the bidders general plan will then be read on Tuesday, June 22, 2021. The Highland Redevelopment Commission will then review all proposals and make an award or reject all offers. Bid proposals must meet the following conditions:

- a) The successful bidder must propose the development of the Offered Property for a facility acceptable to the Highland Redevelopment Commission.
- b) The successful bidder must propose the development of the Offered Property for a facility acceptable to the Highland Redevelopment Commission and contingent on Plan Commission and Board of Zoning Appeals approval.
- c) No proposal will be eligible for consideration that does not meet the minimum offering price.

**Conditions to Closing** The Highland Redevelopment Commission's obligation to convey the Offered Property to the successful bidder is subject to the following conditions:

- a) Payment of the full purchase price for the Offered Property must be received from the successful bidder at closing.
- b) All agreements will be subject to review by attorneys for the Highland Redevelopment Commission and the Town of Highland to assure compliance with all applicable laws and agreements to which the Highland Redevelopment Commission and Town of Highland are subject.

GL Number	Invoice Line Desc	Ref #	Vendor	Invoice Description	Amount	Check #
<b>Fund 094 REDEVELOPMENT GENERAL</b>						
Dept 0000						
094-0000-34023	HEALTH INS	91915	TOWN OF HIGHLAND INS FUND (V MAY 2021	HEALTH/LIFE INS PREM REDE	3,238.65	33795
094-0000-34043	LIFE INS	91915	TOWN OF HIGHLAND INS FUND (V MAY 2021	HEALTH/LIFE INS PREM REDE	15.88	33795
094-0000-35008	UTILITIES-2821 JEWETT	92115	NISOURCE INC.	UTILITIES-2821 JEWETT	111.21	
094-0000-35008	UTILITIES-2811 JEWETT	92116	NISOURCE INC.	UTILITIES- 2811 JEWETT	170.16	
094-0000-35008	STORM-8620 KENNEDY	92117	TOWN OF HIGHLAND UTILITIES	STORM-8620 KENNEDY	61.03	
094-0000-35008	STORM-0000-35008	92118	TOWN OF HIGHLAND UTILITIES	STORM-8618 KENNEDY	61.03	
094-0000-35008	STORM-8612 KENNEDY	92119	TOWN OF HIGHLAND UTILITIES	STORM-8612 KENNEDY	15.22	
094-0000-35008	STORM-2605 CONDIT	92120	TOWN OF HIGHLAND UTILITIES	STORM-2605 CONDIT	15.22	
094-0000-35008	STORM-2917 HIGHWAY	92121	TOWN OF HIGHLAND UTILITIES	STORM- 2917 HIGHWAY	5.71	
094-0000-35008	STORM-8610 KENNEDY	92122	TOWN OF HIGHLAND UTILITIES	STORM-8610 KENNEDY	15.22	
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	91984	PAYROLL ACCOUNT	5/7PRL D/S TRANSFER REDEVELOPMENT	5,031.95	33798
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	92213	PAYROLL ACCOUNT	5/21PRL D/S TRANSFER REDEVELOPMENT	5,317.42	33817
			Total For Dept 0000		14,058.70	
			Total For Fund 094 REDEVELOPMENT GENERAL		14,058.70	
<b>Fund 096 REDEVELOPMENT CAPITAL</b>						
Dept 0000						
096-0000-31005	STRUCTURAL INSPECTION	92111	GLOBAL DESIGN MIDWEST, LTD	STRUCTURAL INSPECTION	960.00	
096-0000-31019	LANDSCAPE SERVICES-8200 IND.	E92110	DEAN'S LAWN & LANDSCAPING INLANDSCAPE SERVICES-8200 IND.	BLVD	8,978.10	
096-0000-39037	DOWNTOWN LIGHTS INSTALLATION	92114	MIDWESTERN ELECTRIC INC	DOWNTOWN LIGHTS INSTALLATION	16,200.00	
			Total For Dept 0000		26,138.10	
			Total For Fund 096 REDEVELOPMENT CAPITAL		26,138.10	
<b>Fund 098 DOWNTOWN REDEV DISTRICT ALLOC</b>						
Dept 0000						
098-0000-44066	D-T CONSTRUCTION INV 7728	92112	GRIMMER CONSTRUCTION	D-T CONSTRUCTION INV 7728	72,488.39	
098-0000-44066	D-T CONSTRUCTION INV 7729	92113	GRIMMER CONSTRUCTION	D-T CONSTRUCTION INV 7729 RES 2021	13,909.93	
			Total For Dept 0000		86,398.32	
			Total For Fund 098 DOWNTOWN REDEV DISTRICT ALLOC		86,398.32	
<b>Fund 101 REDEVELOPMENT BND &amp; INT NON-EXEMPT</b>						
Dept 0000						
101-0000-39013	PAYING AGENT FEE 5/1/2021 - 0492108		HUNTINGTON NATIONAL BANK	2014 RED DIST. BONDS PAYING AGENT	350.00	33811
			Total For Dept 0000		350.00	
			Total For Fund 101 REDEVELOPMENT BND & INT NON-EXEMPT		350.00	

GL Number Invoice Line Desc Ref # Vendor Invoice Description Amount Check #

Fund Totals:

Fund 094 REDEVELOPMENT GENERAL 14,058.70  
Fund 096 REDEVELOPMENT CAPITAL 26,138.10  
Fund 098 DOWNTOWN REDEV DISTRICT A 86,398.32  
Fund 101 REDEVELOPMENT BND & INT N 350.00

126,945.12