

**HIGHLAND REDEVELOPMENT COMMISSION  
DISCUSSION TOPICS for STUDY SESSION - DRAFT  
TUESDAY, AUGUST 24, 2021  
6:30 P.M**

1. Review of Plenary Session Agenda
2. Disposition of 2815 Jewett - Report
3. Disposition of 2821 Jewett – Report and Discussion
4. Bult Oil Property – Update and Discussion
5. Highland Economic Development Commission - Report
6. Redevelopment Commissioners Comments

# **AGENDA FOR PLENARY MEETING**

HIGHLAND REDEVELOPMENT COMMISSION

Monday, August 24, 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 July 27, 2021.
2. Approve Minutes of Study Session of August 10, 2021.

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**Special Orders: None**

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**Public Comment: TBD**

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**Communications: None**

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**Unfinished Business and General Orders: None**

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**New Business:**

1. **Resolution 2021-23: A Resolution of the highland Redevelopment Commission to Amend Resolution 2019-27, Resolution 2020-18 and Resolution 2020-25 to Approve a Completion Extension for a Commercial Property Façade Improvement Grant to Antonio Belmonte, The Belmonte Family Limited Partnership of Property Located at 2907 Jewett Street.**
2. **Resolution 2021-24: A Resolution of the Highland Redevelopment Commission to Provide Reimbursement to 45<sup>th</sup> Street Partners LLC for a Commercial Property Façade Improvement Grant of Property Located at 2540-2562 45<sup>th</sup> Street.**
3. **Resolution 2021-25: A Resolution of the Highland Redevelopment Commission to Establish Fees Related to the 2021 Highland Main Street Highland Makers' Market.**

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**Action to Pay Accounts Payable Vouchers:**

094	Redevelopment General	\$	15,099.92
095	Highland Economic Development	\$	0.00
096	Redevelopment Capital	\$	1,590.00
098	Downtown Redevelopment District Allocation Area	\$	88,606.00
101	Redevelopment Bond & Interest	\$	112,468.13
107	Cardinal Campus Allocation	\$	40,587.50
250	CEDIT Econ. Dev. Income Tax Fund	\$	0.00
	<b>TOTAL</b>	\$	<b>258,351.54</b>

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**Business from the Commissioners:**

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**Next Meeting:** The next full Study Session will be September 14, 2021 and convene at 6:30 PM. The next Plenary Meeting will be held on September 28, 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, September 15, 2021 at 6:30 PM. The meetings will be convened in person at Town Hall unless advised otherwise.

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AGENDA for 08-24-2021\_Plenary Business Mtg.

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

The Highland Redevelopment Commission ("RC", "Commission") met in person at Town Hall on Tuesday, July 27, 2021. The Study Session was called to order at 6:30 p.m. by Commission President Cy Huerter.

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

**Roll Call:** Commissioners George Georgeff, Robyn Radford, Cyril Huerter, and Bill Leep were present in person at Town Hall. Commissioner Sean Conley was absent with notice. 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; Attorney John Reed, Abrahamson, Reed and Bilse (*for portions of the meeting*); and Kathy DeGuilio-Fox, Redevelopment Director were present in person.

*Also Present:* John Jurisa, Weichert Realtors.

**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. **Disposition of 2811 and 2821 Jewett – Report:** Director DeGuilio-Fox opened discussion by directing the Commissioners attention to Resolutions 2021-18 and 2021-19. She reminded Commissioners that several months prior to the COVID pandemic the sale of the property was made in a public offering. Specifically, 2821 Jewett and 2811 Jewett were included in the public offering. However, no proposals were received in response to the public offering. Because there were no proposals received and more than thirty days has lapsed, the price may be negotiated. Mr. Jurisa reiterated his thoughts that it would be difficult to sell the garage at 2811 Jewett alone due to the need to provide access to the tenants and repair professionals to the basements and certain areas of the garage where mechanicals and storage space is currently allotted. Discussion ensued. Ms. DeGuilio-Fox reminded the commissioners of the existing leases. Commissioner Georgeff and Mr. Jurisa, along with Mr. Reed, agreed that leases "survive" the sale of the property. Ms. DeGuilio-Fox's concern was what would happen after the current leases expire. Discussion ensued regarding the addition of the front commercial properties (2815 Jewett) to the sale. The Commissioners agreed with Mr. Jurisa that it would be more cumbersome to sell the properties (front commercial portions and rear garage) individually. After much discussion the commissioners determined they prefer to sell the front commercial and the rear garage sections as a single unit. The Commissioners agreed that a single individual could buy the entire property and use it as they required. Ms. DeGuilio-Fox advised she thought if the property is sold such that SIP nor Primitive Peddler has access to the garage, neither tenant would renew their lease. Certainly a portion of the rear garage is critical to the SIP operation which is currently used as a pantry as well as staging of their refrigerators and a freezer. Ms. DeGuilio-Fox commented that losing them would impact that portion of Jewett as a destination place for residents and visitors. She commented that SIP and Primitive Peddler are businesses that draw to the downtown. Ms. DeGuilio-Fox also reminded the Commissioners of the age of the building and that it was purchased as an investment property with the intention of developing it along with other proximate parcels and that by selling it the Commission loses control of future development as well as the type of development that it is used for. The Commissioners agreed they nevertheless want to sell and reduce the number of properties owned by the Commission. Ms. DeGuilio-Fox was directed to get appraisals on the front commercial sections of the property so a combined listing could be made. Commissioners agreed that their goal would be to sell the entire property. Commissioner Georgeff and Liaison Sheeman advised that they believe a single owner is the

best solution. Ms. DeGuilio-Fox reminded everyone that the property was purchased as an investment property for future development of that and proximate properties and by selling it the Commission loses all control of future development of the property. The commissioners persisted in wanting to sell the property.

3. **Bult Oil Property – Report:** Ms. DeGuilio-Fox asked Mr. Jurisa for an update of inquiries regarding the sale of the Bult Property. Mr. Jurisa reported there have been no new offers and reminded the commissioners there is currently a \$65,000, submitted by Louis Jamison of Calumet Region Realty. Mr. Jurisa reminded the Commission that Mr. Jamison’s client had declined the Redevelopment Commission’s counteroffer, including additional funds that would provide the means to install desired sewer infrastructure. Discussion ensued. After much discussion Commissioner Leep reminded others that there is an active offer and urged them to make a decision. Ms. DeGuilio-Fox questioned whether selling under the current circumstance is a good decision, knowing that the potential buyer is not aware he will be required to make numerous upgrades to the property to bring it into compliance, potentially including the installation of sewers. She reminded the commissioners that he may not want to make that financial commitment without knowing what would be required. Commissioners argued that the realtor had not included any contingencies in the offer and that the contract did state that renovation or improvement of any kind is subject to Plan Commission approval and that the buyer would learn what is allowed once he owns the property. Ms. DeGuilio-Fox asked if that was the right way for the commission to conduct business. Those present at the table reiterated that it is how business is conducted and it is the responsibility of the buyer to do their due diligence. Discussion ensued including Ms. DeGuilio-Fox advising that George Siemer, Siemer Heating & Cooling, had expressed interest in the property and that he is conducting his own due diligence regarding the property. Ms. DeGuilio-Fox was directed to call Mr. Siemer, advise him that the commission has an active offer and inquire as to whether he intends to submit an offer. After much discussion commissioners agreed to wait until Ms. DeGuilio-Fox has learned of Mr Siemer’s decision before executing the sale agreement. The Commission will wait to move forward and not deliver an executed sale agreement before August 10<sup>th</sup>.
4. **Downtown Parking Lot Project – Report:** Director DeGuilio-Fox reported she’d received a final invoice from Grimmer and that it will be processed for payment in August. One minor issue remains although it should be resolved within the next week. A final project report was provided: The Town Council approved the expenditure of \$972,865.00 from the Highland (Downtown) Redevelopment Area I Allocation Area Fund for the project. The awarded contract to Grimmer was in the amount of \$751,366.04. Project change orders totaled \$31,329.01 bringing the final total project cost to \$782,695.05. The allocation will expire at the end of the year and the remaining funds, \$190,169.95, will revert back to the Highland Downtown Redevelopment Area I Allocation Area fund.
5. **Lvl2 EV Charger Installation – Discussion:** Director DeGuilio-Fox reported that Ozinga Energy advised the equipment will not arrive until early September due to equipment component shortages. Brief discussion ensued.
6. **8610-8620 Kennedy Avenue – Report:** No additional information is available at this time. Updates will be provided as available.
7. **Wayfinding Signs – Discussion:** Ms. DeGuilio-Fox directed everyone’s attention to the VIA Marketing proposals and resolutions included in the agenda for consideration and approval. The sign design, previously discussed, was again reviewed. Director DeGuilio-Fox suggested that if approved the sign be installed near the Depot building rather than at the trailhead. She explained that the trailhead is in the vicinity of the pipelines and installation of a sign would require permissions from NIPSCO and Buckeye. Council Liaison Roger Sheeman objected and said he’d mentioned previously he thought it should be installed in the parking lot on the SE corner of Highway and Kennedy Ave. Ms. DeGuilio-Fox advised that

there may be issues with installing at that location due to setbacks and a potential electrical source. She advised she would reach out to Building Commissioner Ken Mika and Public Works Director Mark Knesek to discuss the location. There was general agreement that the suggested location would be best for visibility and that there should be no objections since the Redevelopment Commission owns the property. Ms. DeGuilio-Fox advised that the Commission, regardless of owning the property or not, must meet town code just as anyone else would. Commissioner Huerter expressed his concerns about the selected vendor. Ms. DeGuilio-Fox referenced their telephone conversation related to the subject and reiterated that VIA Marketing has completed work for the commission previously, with high quality end product resulting every time. Ms. DeGuilio-Fox commented that she has worked with VIA Marketing (specifically, owner Julie Olthoff) for over twenty-five years and she trusts the agencies creativity and their vendors' results. Ms. DeGuilio-Fox reiterated that because the contract is well under \$50,000 it is not subject to a public bidding process. Discussion ensued. Commissioner Huerter questioned the cost of shipping and suggested DeGuilio-Fox inquire as to where the signs are shipped from. There was also a question about installation costs. Councilman Sheeman thought that Public Works could install the signs. Ms. DeGuilio-Fox offered to speak with the Public Works Director and inquire if their schedules would permit them to install the wayfinding signs for the redevelopment commission.

8. **Highland Plaza – Discussion:** Director DeGuilio-Fox asked those who had attended the July 20<sup>th</sup> executive session what they thought of the use proposed for the Highland Plaza property (southern parcels) owned by DLC. All comments were favorable. Discussion ensued. Ms. DeGuilio-Fox will update the Commission as progress is made.
9. **Redevelopment Commission Comments:** Commissioner Huerter commented that he'd observed demolition equipment on the property at Hart & Indianapolis Blvd. The Commissioners were reminded that the Northeast corner of Hart and Indianapolis Boulevard is the site where the new Shell Gas Station will be constructed.

There being no further discussion the Redevelopment Commission study session was adjourned at 7:50 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.

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

The Highland Redevelopment Commission ("Commission", "RC") met in person at Town Hall. The Plenary Business Meeting was called to order by Commission President Cy Huerter at 7:50 p.m. Commission President Huerter called for a roll call.

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

**Roll Call:** Commissioners George Georgeff, Robyn Radford, Bill Leep and Cy Huerter were present at Town Hall. Commissioner Sean Conley was absent with notice. A quorum was established.

**Additional Officials Present:** Patrick Krull, School Town of Highland Liaison and non-voting member; Town Council Liaison Roger Sheeman; Attorney John Reed, Abrahamson, Reed and Bilse; and Kathy DeGuilio-Fox, Redevelopment Director were present in person.

*Also Present:* John Jurisa, Weichert Realtors.

**Minutes of Previous Sessions:** Commission President Huerter asked if everyone had received the minutes. Hearing that everyone had received the minutes prior to the meeting he called for a motion to approve. Commissioner Bill Leep made a motion to approve the minutes as presented. Commissioner George Georgeff seconded the motion. There being no discussion Commission President Huerter asked for a roll call vote. Upon a roll call vote the motion passed. The minutes of the June 22, 2021 meeting were approved as presented by a voice vote of four affirmatives and no negatives.

**Special Orders:** None

**Public Comment:** None

**Communications:** None

**Unfinished Business and General Orders:** None

**New Business:**

1. **Consideration of Resolution 2021-18: A Resolution of the Highland Redevelopment Commission Approving an Agreement with Weichert Realtors for Broker Services for the Disposition of Properties Owned by the Highland Redevelopment Commission and Located at the Common Address 2811 Jewett Street.** Lengthy discussion ensued regarding whether to sell only the garage (common address 2811 Jewett) or whether to list for sale the entire property (common address 2815 Jewett). Director DeGuilio-Fox reminded the Commission that there are two tenants with active leases occupying the commercial spaces of the property. Attorney Reed assured the group that the leases will follow the property if sold until which time they expire and then the new owner may determine whether they want to continue leasing the space or not. Ms. DeGuilio-Fox also reminded the Commission that it was originally purchased as investment property and that the Commission had planned to develop multiple proximate parcels at some point in time. Discussion continued. Director DeGuilio-Fox

also reminded the commissioners that while the rear garage had been offered in a public offering, the commercial spaces had not and that appraisals would be required as an initial step. The Commissioners determined to table the resolution for future consideration. Commission President Huerter called for a motion in this regard. Commissioner George Georgeff moved to table Resolution 2021-18 until a future meeting. Commission Bill Leep seconded the motion. There was no further discussion and President Huerter called for a vote. Upon a roll call vote the motion passed by a vote of four (4) affirmatives and no negatives.

2. **Consideration of Resolution 2021 -19: A Resolution of the Highland Redevelopment Commission Approving an Agreement with Weichert Realtors for Broker Services for the Disposition of Properties Owned by the Highland Redevelopment Commission and Located at the Common Address 2821 Jewett Street.** Lengthy discussion ensued including the reiteration of exactly which property this is and where it is located in relationship to the 2811 Jewett/2815 Jewett property. Determining the location of the property such that everyone understood where it is discussion ensued. The Commissioners determined they would like to move forward with listing this property for sale. Commission President Huerter called for a motion. Commissioner Bill Leep moved to approve Resolution 2021-19. The motion was seconded by Commission Robyn Radford. There was no further discussion and President Huerter called for a vote. Upon a roll call vote the motion passed by a vote of four (4) affirmatives and no negatives. Ms. DeGuilio-Fox advised that during the public offering, just prior to the COVID-19 pandemic, there had been an interested group of investors. However, she explained the pandemic halted all interest. Ms. DeGuilio-Fox asked that Mr. Jurisa send the listing to the group of investors and inquire as to their potential interest. Ms. DeGuilio-Fox will provide contact information.
3. **Consideration of Resolution 2021-20: A Resolution of the Highland Redevelopment Commission to Approve an Agreement with VIA Marketing for a Wayfinding Sign for the Downtown Parking Lot.** The sign design, previously discussed, was again reviewed. Director DeGuilio-Fox suggested that, if approved, the sign be installed near the Depot building. Council Liaison Roger Sheeman objected and said he'd said previously he thought it should be installed in the parking lot on the SE corner of Highway and Kennedy Ave. Ms. DeGuilio-Fox advised that there may be issues with installing at that location due to setbacks and a potential electrical source. She advised she would reach out to Building Commissioner Ken Mika and Public Works Director Mark Knesek to discuss the location. There was general agreement that would be a good location and that there should be no objections since the Redevelopment Commission owns the property. Ms. DeGuilio-Fox advised that the Commission, regardless of owning the property or not, must still meet town code like everyone else. Commissioner Huerter reiterated his concerns about the selected vendor. Ms. DeGuilio-Fox referenced their telephone conversation related to the subject and reiterated that VIA Marketing has completed work for the commission previously, with high quality end product resulting every time. Ms. DeGuilio-Fox commented that she has worked with VIA Marketing (specifically, owner Julie Olthoff) for over twenty-five years and she trusts the agencies creativity and their vendors' results. Ms. DeGuilio-Fox reiterated that because the contract is well under \$50,000 it is not subject to a public bidding process. Discussion ensued. Commissioner Huerter questioned the cost of shipment and suggested DeGuilio-Fox ask where it is being shipped from. The Commissioners determined they would like to move forward with



the sign and approve Resolution 2021-20. Commission President Cy Huerter called for a motion. Commissioner George Georgeff moved to approve the agreement with VIA Marketing to design and work with their sign company to create the wayfinding sign with a map of the downtown business district. Commissioner Robyn Radford seconded the motion. There being no further discussion Commission President Huerter called for the vote. Upon a roll call vote the motion passed by a vote of four (4) affirmatives and no negatives.

4. **Consideration of Resolution 2021-21: A Resolution of the Highland Redevelopment Commission to Approve an Agreement with VIA Marketing for Wayfinding Sign Frames and Business Signs for Installation in Downtown Highland.** The corner wayfinding sign concept was opened for discussion. Commissioners were reminded that these frames – one per block – would have the business names on them for each block. Director DeGuilio-Fox reminded the commissioners she felt this design is sustainable because as downtown businesses change, the name plates are easily changed out as well. The cost of replacement nameplates was questioned by Commissioner Radford. Everyone agreed that, at \$39.75 each nameplate, it is a cost that could be sustained either as part of the Redevelopment budget or charged to a new business if they want their name included. Commissioner Huerter questioned the cost of shipping and asked Ms. DeGuilio-Fox to inquire where the signs are being shipped from. The cost of installation was also questioned. Ms. DeGuilio-Fox mentioned she'd already discussed that with VIA Marketing and the Town could install the wayfinding signs themselves, if preferred. Council Liaison Sheeman advised Public Works could do the installation. Ms. DeGuilio-Fox responded that she will speak with the Public Works director about the possibility but that she is aware their crews have a full schedule already. Further discussion ensued. The Commissioners determined they would like to move forward with approving this agreement. Commission President Huerter called for the motion. Commissioner Robyn Radford moved to approve the agreement with VIA Marketing to design and work with their sign company to create the downtown wayfinding frames with business name plates attached. Commissioner Bill Leep seconded the motion. There being no further discussion Commission President Huerter called for the vote. Upon a roll call vote the motion passed by a vote of four (4) affirmatives and no negatives.
5. **Agenda Amendment:** The Commissioners determined they wanted to amend the agenda and add a motion for consideration of a conditional acceptance of the current offer to purchase the Bult Oil property. Commission President Huerter was advised he must first call for a motion and second to amend the agenda, and then proceed with a roll call vote. A motion was called for and made by Commissioner Bill Leep to amend the agenda. The motion was seconded by Commissioner Robyn Radford. Discussion ensued. Commission President Huerter called for a vote. Upon a roll call vote the motion passed by a vote of four (4) affirmative and no negatives to amend the agenda.
6. **Conditional Acceptance of the Bult Oil Property Offer:** The Commissioners recognized that there is an active offer for the Bult Oil property, submitted by Louis Jamison on behalf of his client. However, Ms. DeGuilio-Fox also advised that another offer, from a local business owner, may be coming within the next few days. Discussion ensued again about the proposed use of the property and whether it is an appropriate use, as well as that the property is not currently in compliance. Director DeGuilio-Fox was

concerned that although the potential buyer determined he does not need sewers, the Highland Plan Commission may very well require that sewers be installed. She advised that the Plan Commission will certainly require that the property be improved according to current town code, including those required in a downtown overlay district. The commissioners agreed they want to sell the property and that it is not up to them to advise the prospect of the code requirements. Ms. DeGuilio-Fox understood that perhaps this is how a private real estate transaction is conducted but asked if it was the right thing for the Town of Highland Redevelopment Commission to do. She questioned a "Buyer Beware" approach and asked what happens when the buyer decides he does not want to comply with the Plan Commission requirements. The Commissioners reiterated that they felt it is up to a prospect to conduct their own due diligence. Discussion ensued and Commissioners agreed they want to move forward by with the conditional acceptance of the purchase offer as previously discussed. Commission President Huerter called for a motion. Commissioner George Georgeff moved to authorize the Highland Redevelopment Commission president, Cyril Huerter, to sign and accept the offer to purchase the property located at 2605 Condit Street, Highland, Indiana, formerly known as Bult Oil, as submitted by Louis Jamison of Calumet Region Realty, on the condition that a second viable offer was not received prior to the acceptance of the purchase agreement currently in play. The motion further required that the acceptance of the purchase agreement would not be delivered until August 10, 2021. Commissioner Bill Leep seconded the motion. Commission Present Huerter called for the vote. Upon a roll call voice vote the motion passed by a vote of four (4) affirmatives and no negatives.

**Action to Pay Accounts Payable Vouchers:** Commissioner Bill Leep made a motion to pay accounts payable vouchers as filed on the pending accounts payable docket, covering the period June 24, 2021 through July 28, 2021 and the payroll dockets for July 2, 2021 and July 16, 2021 in the total amount of \$19,534.49. Commissioner George Georgeff 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 four (4) affirmatives and no negatives.

**Vendors Accounts Payable Docket:**

**Redevelopment General Fund, \$18,284.49; Highland Economic Development, \$0.00; Redevelopment Capital Fund, \$0.00; 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, \$1,250.00. Total: \$19,534.49.**

**Payroll Docket for Payday of June 4, 2021 and June 18, 2021: Redevelopment Department: Total Payroll: \$8,263.76.**

**Business from the Commissioners:** None

**Next Meeting:** President Huerter advised that the next Study Session is scheduled for Tuesday, August 10, 2021 and will convene at 6:30 PM. The next Plenary Business Meeting is scheduled for Tuesday, August 24, 2021 immediately following the study session at 6:30 PM. 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, August 11, 2021 at 6:30 p.m. The meetings will be convened in person at Town Hall unless otherwise advised.

**Adjournment:** There being no further business of the Highland Redevelopment Commission, the Tuesday, July 27, 2021 meeting of the Highland Redevelopment Commission was adjourned at 8:05 PM.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION MINUTES - DRAFT  
TUESDAY, AUGUST 10, 2021**

The Highland Redevelopment Commission ("RC", "Commission") met in person at Town Hall on Tuesday, August 10, 2021. The Study Session was called to order at 6:30 p.m. by Commission President Cy Huerter.

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

**Roll Call:** Commissioners Robyn Radford, Cyril Huerter, Sean Conley and Bill Leep were present in person at Town Hall. Commissioner George Georgeff was absent with notice. A quorum was established.

**Additional Officials Present:** Patrick Krull, School Town of Highland Liaison and non-voting member; and Kathy DeGuilio-Fox, Redevelopment Director were present in person.

*Also Present:* John Jurisa, Weichert Realtors.

**General Substance of the Discussion**

- 1. Disposition of 2811 and 2815 Jewett – Discussion:** Director DeGuilio-Fox advised that a public offering had been made on 2811 Jewett and 2821 Jewett over a year ago. However, when COVID hit the group interested in purchasing the properties was no longer able to. Having offered the properties publicly enables the Commission to list them and negotiate with a potential buyer at this time. However, because that same process has not been followed with the 2815 Jewett property the Commission must begin it by getting two appraisals and then move forward through the public offering process. That process will take until the end of the year to complete. Ms. DeGuilio-Fox advised she has estimates for services from two appraisers and once the Commissioners adopt resolutions at their August 24<sup>th</sup> meeting the process may begin. Commission Leep asked that we get on the appraisers calendars so they may begin their work as soon as possible after August 24<sup>th</sup>. Ms. DeGuilio-Fox reported that she met with Rhonda Bloch and Mary Ellis. Rhonda is interested in buying 2821 Jewett as well as the entire 2815 Jewett properties. She was advised of the public offering process and will be included in the Request for Proposals. Discussion ensued. Everyone agreed it would be ideal if one of the current tenants was able to purchase the properties. The Commissioners were further advised that Rhonda Bloch intends to make an offer on the 2821 Jewett property. Discussion ensued.
- 2. Disposition of 2821 Jewett – Report and Discussion:** Director DeGuilio-Fox asked Mr. Jurisa to report regarding the inquiries and offers he's received on the 2821 Jewett property. Mr. Jurisa reported he's shown the property eleven times and received two offers to date. There are agents who are holding back offers until closer to the 24<sup>th</sup>. Commissioners were advised that they may consider the offers during their study session during their August 24<sup>th</sup> meeting. Ms. DeGuilio-Fox reiterated the need to maintain the integrity of the downtown and continue to build it as a destination place for residents and visitors. Ms. DeGuilio-Fox recommended food service industry or retail destination businesses are those that the Commission should be interested in for this location. She also mentioned that the Highland Main Street organization hopes that the integrity of the mural alcove is maintained. Discussion ensued.
- 3. 2907 Jewett Street – Grant Extension:** Director DeGuilio-Fox introduced the request to extend until early 2022 the Commercial Property Improvement Grant previously awarded to the Belmonte Family for improvements of property located at 2907 Jewett Street. Currently there are several issues that continue to hold up the project: The State of Indiana Building Plan Review Department is requesting specific venting for some of the equipment such that the state required approvals are being held up. And, contractors are unable to get certain materials. Discussion ensued. The Commission agreed that

they want the project to go forward and are willing to extend the completion date. Action will be taken at the Commissions August 24<sup>th</sup> meeting to accomplish this.

4. **2540 45<sup>th</sup> Street Commercial Property Improvement Grant Application – Discussion:** Ms. DeGuilio-Fox directed everyone's attention to the application materials in the packet. Ms. DeGuilio-Fox raised concerns in regard to the proposal that improvements only be applied to the north and west elevations. Ms. DeGuilio-Fox expressed her opinion that this approach is only a partial improvement and commented that the property is in an overlay district. Discussion ensued. Ms. DeGuilio-Fox was asked to contact the applicant and request that three of the four building elevations be included in the power wash, resealing and painting of the brick and to advise that the Commission would be willing to award \$20,000.00 for the project. Ms. DeGuilio-Fox advised that if the applicant agrees to improvement of the three elevations and the reduced award she will prepare a resolution for adoption by the Commission at their August 24<sup>th</sup> meeting.
5. **Bult Oil Property – Update and Discussion:** Mr. Jurisa was asked to provide an update on the former Bult Oil Property. Mr. Jurisa reported to the Commissioners that on Friday, August 6<sup>th</sup> the offer to purchase the property was rescinded with the "buyer" advising he had gone online and read minutes that led him to understand he would have to make greater improvements and spend more money than he intended to. Mr. Jurisa also reported that the individual is "scared" by the environmental issues and what the Plan Commission would require. Lengthy discussion ensued. Ms. DeGuilio-Fox was asked why Mr. Siemer was no longer interested in the Bult Oil Property. She explained that he felt he did not have time to do his due diligence and the environmental issues concerned him. Commissioner Huerter suggested the Highland Body Shop be approached again and asked if they remain interested. Mr. Jurisa was asked to reach out the Highland Body Shop attorney in the hopes of "breaking even" on the property. Commissioner Leep suggested that with the environmental issues, such as they are, he wondered if the property is worth anything at all and if they would consider paying someone to take the property. He wondered if there is any value at all. He suggested the Town owes it to the businesses in that area to install sewers. Discussion ensued regarding the letter of intent from the Highland Body Shop. Commissioner Conley suggested selling the property for a nominal price with the requirement that they fully develop the property, including installing sewers. The question arose as to whether a development agreement could be prepared requiring full development of the property and sewers within a five-year period of time. Ms. DeGuilio-Fox advised she is unable to answer the questions. Ms. DeGuilio-Fox was asked to contact attorney Reed in this regard. Mr. Jurisa was asked to contact the Highland Auto Body Shop attorney.
6. **Wayfinding Signs – Town Code Information and Discussion:** Ms. DeGuilio-Fox explained to the Commissioners that the hinged sign that they've been considering does not meet code and is not allowed for numerous reasons. Director DeGuilio-Fox suggested the Commissioners use a sign similar to the "corner" sign recommended by VIA Marketing. The design concepts would be the same although it would include a map rather than the individual sign plaques. Commissioner Huerter asked what had been learned about the electrical capacity in the parking lot next to Growlers. Ms. DeGuilio-Fox explained she'd spoken with the Public Works Director and the existing electrical box is not adequate. A new electrical panel could be installed if the commissioners wished to invest that type of money. Another issue is that the sign may not be installed in the easement. Ms. DeGuilio-Fox suggested solar lighting be used to illuminate the sign. Ms. DeGuilio-Fox also asked if the commissioners wanted to install a sign in the lot and reduce their opportunity to sell the property to a future developer. Discussion ensued. Commissioner Huerter asked that Ken Mika be contacted in regard to a variance so that the sign could be install in the parking lot on the SE corner of Highway and Kennedy. Discussion ensued. Discussion continued. Commissioner Leep commented that he felt that the wayfinding map was more than what is needed and felt that using a QR code to a maintained website could include the map and everyone could navigate from the signage location to the restaurant or business of interest.

The others agreed. Discussion ensued about management of the website. Ms. DeGuilio-Fox advised she'd spoke with the IT director and that he will create a website. Lance will manage the information on the website. Numerous ideas were discussed. Questions were asked as to where in the municipal parking lot the sign could be installed. Commissioner Huerter suggested that one could go near the depot and one in the area where the future trolley stop is planned. The Commissioners agreed that wayfinding should proceed as discussed. Commissioner Huerter suggested others drive over to the SW corner of Ridge Road and Broad to look at the wayfinding sign Griffith has installed.

**7. Redevelopment Commission Comments:**

- a. Commissioner Huerter asked for an update on the property at the corner of Highway & 5<sup>th</sup>. Ms. DeGuilio-Fox advised that the owner, Chip Whitley, is trying to sell it. She has heard of some interest but nothing that has moved forward. Discussion ensued.
- b. Commissioner Conley asked what is happening with 2933 Highway. Ms. DeGuilio-Fox advised that the party interested in purchasing it has been told that it is not for sale. However, Ms. DeGuilio-Fox had spoken to the Lake County Auditor and there are back taxes due. The property was supposed to go on an August tax sale. Ms. DeGuilio-Fox informed the interested party of this in June and advised they call the Lake County Auditor to register for the sale so they could purchase the property.
- c. Commissioner Huerter asked what is going on with the Speedway property. He commented that numerous of the properties have been sold to EXXON and questioned what is happening with the Kennedy Avenue property.
- d. Commissioner Huerter asked if the car wash proposed for the property at 8955 Indianapolis Blvd was on the Council agenda Monday August 9<sup>th</sup>. Ms. DeGuilio-Fox advised that the Council approved the proposal to advance to the Plan Commission for consideration.
- e. Commissioner Huerter asked what the status is of the former Holsum Bread building on 45<sup>th</sup> Street. Commissioner Huerter was advised that an ambulance service owns it and parks/stores their vehicles there.

There being no further discussion the Redevelopment Commission study session was adjourned at 8:20 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.

**RESOLUTION No. 2021-23**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION TO  
AMEND RESOLUTION 2019-27, RESOLUTION 2020-18 AND  
RESOLUTION 2020-25 TO APPROVE A COMPLETION EXTENSION FOR A  
COMMERCIAL PROPERTY FACADE IMPROVEMENT GRANT TO ANTONIO  
BELMONTE, THE BELMONTE FAMILY LIMITED PARTNERSHIP OF  
PROPERTY LOCATED AT 2907 JEWETT STREET**

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

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

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

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

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

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

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

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

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

WHEREAS, The Belmonte Family Limited Partnership, by and through, Antonio Belmonte, applied for a grant totaling \$135,514.00, of which a not to exceed 30%, or \$40,654.20, to be reimbursed upon completion of the work with approved receipts would exceed the allowed maximum award of \$40,000.00 for improvements of property located at 2907 Jewett Street; and

WHEREAS, the original grant application was given approval on August 19, 2019 by Resolution No. 2019-27 for a maximum award of \$40,000.00, and

WHEREAS, Resolution No. 2020-18 was adopted on May 26, 2020 providing approval of a grant completion extension until December 5, 2020, and

WHEREAS, Resolution No. 2020-25 was adopted on October 27, 2020 providing approval of a grant completion extension until June 30, 2021, and

WHEREAS, the petitioners now request approval to extend the completion deadline due to an inability to complete the approved improvements as allowed by the completion extension adopted on October 27, 2020; and

WHEREAS, the Redevelopment Commission recognizes that not only was the mobilization of construction crews for interior and façade work and access to building materials affected by the COVID-19 Pandemic but also subsequent progress has been delayed by extenuating factors; and

WHEREAS, The Belmonte Family Limited Partnership is seeking consideration to amend their original grant application and have therefore requested an extension until March 30, 2022 in which to complete the project work; and

WHEREAS, granting approval of petitioners request to extend the completion deadline until March 30, 2022 extends the original completion date from August 19, 2019 to March 30, 2022.

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 it will be of public utility and benefit to approve the completion extension requested by The Belmonte Family Limited Partnership for a Façade Improvement Grant for property located at 2907 Jewett Street.
2. The original total project cost applied for was \$135,514.00 as designated by the contractors work estimates submitted as supporting documentation to the application and remains unchanged.



3. That the Commission approved by Resolution 2019-27 to provide an up to and not to exceed reimbursement of **\$40,000.00** of the estimated project costs, based upon the total project cost of \$135,514.00 remains unchanged.
4. That all reimbursements will be made upon delivery of proof of work completed, 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 remains unchanged.
5. That this Resolution shall be in full force and effect after its adoption by the Commission.

**ADOPTED AND APPROVED** by the Highland Redevelopment Commission, Lake County, Indiana this 24<sup>th</sup> day of August, 2021 having passed by a vote of \_\_\_\_ in favor and \_\_\_\_ opposed.

**Highland Redevelopment Commission of the  
Town of Highland, Indiana**

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

**Attest:**

By: \_\_\_\_\_  
**Robyn Radford, Secretary**

\_\_\_\_\_  
**Dated**

By: \_\_\_\_\_  
**Kathy DeGuilio-Fox, Redevelopment Director**

\_\_\_\_\_  
**Dated**

Resolution 2021-23\_Adopted 08-24-2021

**RESOLUTION NO. 2021-24**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION  
TO PROVIDE REIMBURSEMENT TO 45<sup>TH</sup> STREET PARTNERS LLC  
FOR A COMMERCIAL PROPERTY FACADE IMPROVEMENT GRANT  
OF PROPERTY LOCATED AT 2540-2562 45<sup>TH</sup> STREET**

**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 2021 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**, 45<sup>th</sup> Street Partners LLC applied for a grant totaling **\$325,800.00**, of which a not to exceed 30%, or **\$97,740.00**, may be considered for reimbursement 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 **45<sup>th</sup> Street Partners LLC** for a Commercial Property Facade Improvement Grant for property located at **2540-2562 45<sup>th</sup> Street**.
2. The project cost applied for is **\$325,800.00** as designated by the applicant as based on the contractors lowest work estimate submitted as supporting documentation to the application.
3. That the Commission approves and will provide up to and a not to exceed reimbursement of **\$20,000.00**, as allowed by the Highland Redevelopment Commission Commercial Property Improvement Grant Program guidelines.
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 24th day of August, 2021 by a vote of \_\_\_\_ in favor and \_\_\_\_ opposed.

**Highland Redevelopment Commission**

By: \_\_\_\_\_  
**Cy Huerter, President**

**ATTEST:**

By: \_\_\_\_\_  
**Robyn Radford, Secretary**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
**Kathy DeGuilio-Fox, Redevelopment Director**

Date: \_\_\_\_\_

**RESOLUTION No. 2021-25**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION TO  
ESTABLISH FEES RELATED TO THE 2021 HIGHLAND MAIN STREET  
HIGHLAND MAKERS' MARKET**

WHEREAS, the Town Council of the Town of Highland, through Ordinance #1489, created the Highland Main Street Bureau as a subdivision of the redevelopment department of the Town of Highland; and

WHEREAS, under Chapter 14.15.090 (D) (3) of the municipal code, the Highland Main Street Bureau may "...Employ promotion by marketing the commercial district's assets to customers, potential investors, businesses, local citizens and visitors..."; and

WHEREAS, in furtherance of this goal, the Highland Main Street Bureau will be hosting the 2021 Highland Makers' Market on October 2, 2021; and

WHEREAS, as part of the festival, Highland Main Street Bureau wishes to provide booth space for vendors, and collecting a booth fee for that space; and

WHEREAS, the Highland Main Street Bureau is seeking approval from the Highland Redevelopment Commission to establish a booth fee for the 2021 Highland Makers' Market;

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 establish a vendor booth fee for the 2021 Highland Makers' Market.
2. That the Commission hereby establishes a BOOTH FEE for vendors of TWENTY-FIVE Dollars and 00/100 (\$25.00), which includes Indiana Sales Tax, for the 2021 Highland Makers' Market.
3. That the Commission hereby establishes that the BOOTH FEE approved by this resolution shall be non-refundable, unless the event is cancelled by the Highland Main Street Bureau.
4. That this Resolution shall be in full force and effect after its adoption by the Commission.
5. Money procured from fees and charges identified in this subchapter shall be deposited at least weekly, and more frequently when possible, with the Clerk-Treasurer.

6. The Clerk-Treasurer shall deposit the fees and receipt to the credit of the Redevelopment General Fund as described in Section §345.220 of the municipal code.
7. The Clerk-Treasurer shall keep such accounts and perform such other tasks and duties as outlined under IC 5-13-5 and IC 36-5-6.

**DULY PASSED AND RESOLVED** at a Meeting of the Highland Redevelopment Commission this 24<sup>th</sup> day of August, 2021, having passed by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.

**Highland Redevelopment Commission**

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

**Attest:**

By: \_\_\_\_\_  
**Robyn Radford, Secretary**

**Date:** \_\_\_\_\_

INVOICE GL DISTRIBUTION REPORT FOR TOWN OF HIGHLAND  
 EXP CHECK RUN DATES 07/29/2021 - 08/25/2021  
 BOTH JOURNALIZED AND UNJOURNALIZED

User: CRK  
 DB: Highland

GL Number	Invoice Line Desc	Ref #	Vendor	Invoice Description	Amount	Check #
<b>Fund 094 REDEVELOPMENT GENERAL</b>						
Dept 0000	JULY & AUGUST MEETING INVOICE	93662	HIGHLANDGRIFFITH CHAMBER OF	JULY & AUGUST MEETING INVOICE	40.00	✓
094-0000-31004	HEALTH INS	93357	TOWN OF HIGHLAND INS FUND (	AUG2021 HEALTH/LIFE INS PREM REDE	3,238.65	
094-0000-34023	LIFE INS	93357	TOWN OF HIGHLAND INS FUND (	AUG2021 HEALTH/LIFE INS PREM REDE	12.60	
094-0000-35008	UTILITIES- 2821 JEWETT	93348	NISOURCE INC.	UTILITIES- 2821 JEWETT	146.74	999318
094-0000-35008	UTILITIES- 2811 JEWETT	93349	NISOURCE INC.	UTILITIES- 2811 JEWETT	129.61	999318
094-0000-35008	STORM-8620 KENNEDY	93664	TOWN OF HIGHLAND UTILITIES	STORM-8620 KENNEDY	61.03	✓
094-0000-35008	STORM-8618 KENNEDY	93665	TOWN OF HIGHLAND UTILITIES	STORM-8618 KENNEDY	61.03	✓
094-0000-35008	STORM-8612 KENNEDY	93666	TOWN OF HIGHLAND UTILITIES	STORM-8612 KENNEDY	15.22	✓
094-0000-35008	STORM-8610 KENNEDY	93667	TOWN OF HIGHLAND UTILITIES	STORM-8610 KENNEDY	15.22	✓
094-0000-35008	STORM-2605 CONDIR	93668	TOWN OF HIGHLAND UTILITIES	STORM-2605 CONDIR	15.22	✓
094-0000-35008	STORM-2917 HIGHWAY	93669	TOWN OF HIGHLAND UTILITIES	STORM-2917 HIGHWAY	15.22	✓
094-0000-35008	2021-2022 MEMBERSHIP DUES	93663	SOUTH SHORE CLEAN CITIES	2021-2022 MEMBERSHIP DUES	1,000.00	✓
094-0000-39001	REDEVELOP GEN TRANSFER GROSS	93320	PAYROLL ACCOUNT	7/30PRL D/S TRANSFER REDEVELOPMEN	5,317.42	34141
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	93491	PAYROLL ACCOUNT	8/13PRL D/S TRANSFER REDEVELOPMEN	5,031.95	34170
	Total For Dept 0000				15,099.91	
<b>Fund 096 REDEVELOPMENT CAPITAL</b>						
Dept 0000	DOOR REPLACEMENT-2811 JEWETT	93660	CRAWFORD DOOR SALES OF L C,	DOOR REPLACEMENT-2811 JEWETT	1,590.00	✓
096-0000-31007					1,590.00	
	Total For Dept 0000				1,590.00	
<b>Fund 098 DOWNTOWN REDEV DISTRICT ALLOC</b>						
Dept 0000	FINAL DT CONSTRUCTION INVOICE	93661	GRIMMER CONSTRUCTION	FINAL DT CONSTRUCTION INVOICE	88,606.00	✓
098-0000-44066					88,606.00	
	Total For Dept 0000				88,606.00	
<b>Fund 101 REDEVELOPMENT BND &amp; INT NON-EXEMPT</b>						
Dept 0000	PAYMENT OF PRINCIPAL	93325	HUNTINGTON NATIONAL BANK	REDEVELOPMENT DISTRICT BONDS SERRI	105,000.00	999316
101-0000-39011	BD PAYMENT OF INTEREST	93325	HUNTINGTON NATIONAL BANK	REDEVELOPMENT DISTRICT BONDS SERRI	7,468.13	999316
101-0000-39012					112,468.13	
	Total For Dept 0000				112,468.13	
<b>Fund 107 CARDINAL CAMPUS ALLOCATION</b>						
Dept 0000	PAYMENT OF PRINCIPAL	93326	REGIONS BANK	CARDINAL CAMPUS PRINCIPAL PAYMENT	13,712.50	999315
107-0000-39011	BD PAYMENT OF INTEREST	93326	REGIONS BANK	CARDINAL CAMPUS PRINCIPAL PAYMENT	26,875.00	999315
107-0000-39012					40,587.50	
	Total For Dept 0000				40,587.50	
<b>Fund 107 CARDINAL CAMPUS ALLOCATION</b>						
Dept 0000					112,468.13	
107-0000-39011					13,712.50	
107-0000-39012					26,875.00	
	Total For Fund 107 CARDINAL CAMPUS ALLOCATION				40,587.50	

INVOICE GL DISTRIBUTION REPORT FOR TOWN OF HIGHLAND  
 EXP CHECK RUN DATES 07/29/2021 - 08/25/2021  
 BOTH JOURNALIZED AND UNJOURNALIZED  
 BOTH OPEN AND PAID

GL Number	Invoice Line Desc	Ref #	Vendor	Invoice Description	Amount	Check #
Fund Totals:						
				Fund 094 REDEVELOPMENT GENERAL	15,099.91	
				Fund 096 REDEVELOPMENT CAPITAL	1,590.00	
				Fund 098 DOWNTOWN REDEV DISTRICT	88,606.00	
				Fund 101 REDEVELOPMENT BND & INT	112,468.13	
				Fund 107 CARDINAL CAMPUS ALLOCATI	40,587.50	
					<u>258,351.54</u>	