

**HIGHLAND REDEVELOPMENT COMMISSION
DISCUSSION TOPICS for STUDY SESSION - DRAFT
TUESDAY, SEPTEMBER 28, 2021
6:30 P.M**

1. Review of Plenary Session Agenda
2. Disposition of 2815 Jewett - Report
3. Disposition of 2821 Jewett – Report
4. Bult Oil Property – Update
5. Downtown Highland Marketing Brochure - Report
6. Cardinal Campus Development - Update
7. Redevelopment Commissioners Comments

AGENDA FOR PLENARY MEETING

HIGHLAND REDEVELOPMENT COMMISSION

Monday, September 28, 2021

6:30 P.M.

DRAFT

Roll Call:

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

Minutes of Previous Sessions:

1. Approve Minutes of Study Session and Plenary Business Meeting of August 24, 2021.
2. Approve Minutes of Study Session of September 14, 2021.

Special Orders: None

Public Comment: TBD

Communications: None

Unfinished Business and General Orders: None

New Business:

1. **Resolution 2021-26: A Resolution of the Highland Redevelopment Commission Authorizing Appraisals of A Redevelopment-Owned Property, Pursuant to IC 36-7-14-12.2, and Commissioning Vale Appraisal Group and Bochnowski Appraisal Company to Perform Said Appraisals.**
2. **Resolution 2021-27: A Resolution of the Highland Redevelopment Commission Approving and Accepting an Offer to Purchase Redevelopment Owned Property Located at 2821 Jewett Avenue as Submitted by Richard J. Kroll.**

Action to Pay Accounts Payable Vouchers:

094	Redevelopment General	\$	25,764.10
095	Highland Economic Development	\$	0.00
096	Redevelopment Capital	\$	0.00
098	Downtown Redevelopment District Allocation Area	\$	0.00
101	Redevelopment Bond & Interest	\$	0.00
107	Cardinal Campus Allocation	\$	0.00
250	CEDIT Econ. Dev. Income Tax Fund	\$	<u>145.00</u>
	TOTAL	\$	25,909.10

Business from the Commissioners:

Next Meeting: The next full Study Session will be October 12, 2021 and convene at 6:30 PM. The next Plenary Meeting will be held on October 26, 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, October 13, 2021 at 6:30 PM. The meetings will be convened in person at Town Hall unless advised otherwise.

AGENDA for 09-28-2021_Plenary Business Mtg.

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES - DRAFT
TUESDAY, AUGUST 24, 2021**

The Highland Redevelopment Commission ("RC", "Commission") met in person at Town Hall on Tuesday, August 24, 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, Bill Leep, Sean Conley and Cyril Huerter were present in person at Town Hall. Commissioner Robyn Radford 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; and Kathy DeGuilio-Fox, Redevelopment Director were present in person. Attorney John Reed, Abrahamson, Reed and Bilse and Ed Dabrowski, IT Consultant were present electronically.

Also Present: John Jurisa, Weichert Realtors; Dan and Jim Eriks.

General Substance of the Discussion

1. **Bult Oil Property – Update and Discussion:** Having spoken with them regarding their interest in the Bult Oil property Commissioner Bill Leep invited Jim and Dan Eriks, Highland Body Shop, to attend the Highland Redevelopment Commission study session. Commission President Huerter agreed to allow the Eriks to speak and share their thoughts regarding the property with the commissioners prior to addressing the agenda as prepared. The Eriks expressed their interest in owning the property and wanted to understand where the town stood with respect to the environmental status of the property. They were also interested to understand the status of installation of sanitary sewers. Discussion ensued. Commissioner Georgeff advised that the town is not willing to lose money on a transaction however if the buyer makes a realistic offer the town is willing to also contribute. Dan Eriks expressed his opinion that no business would make a considerable offer knowing of the environmental issues and what it would cost to clear the property and prepare it for construction. Commissioner Huerter advised that if a good plan is submitted the redevelopment commission will support it with a positive recommendation to the plan commission. Dan Eriks asked if there were funds that could be shared with them to get the infrastructure constructed. Discussion continued. Real Estate broker John Jurisa suggested using TIF funds to assist with a potential Eriks' project. Several commissioners commented that they would be willing to commit "TIF" funds if possible. Dan Eriks asked whether clearing the lot and completing the project 3-5 years from now would be an issue. Discussion continued. Jim Eriks asked who has authority after the commission approves a project. Director DeGuilio-Fox advised that any project the commission approves must next receive approval from the Town Council. She explained that per Indiana statute, and since the property was deeded to the Town of Highland by the Lake County Commissioners many years ago, the Redevelopment Commission is required to seek permission from the Highland Town Council to sell the property for development. Ms. DeGuilio-Fox further commented that additional permissions would be necessary from the Highland Plan Commission and Highland Board of Zoning Appeals, and that IDEM and the EPA would weigh in also. The Eriks were advised that if there was continued interest they should submit another letter of intent, an offer and a development plan for the Redevelopment Commission to review and consider. Everyone agreed there remains numerous concerns regarding the environmental issues. Dan and Jim Eriks were advised that he EPA reports and testing results are available should they want to review the documents. Discussion ensued anew which led to comments as to whether the existing covenants could be changed or not. John Reed advised that the covenants are current and were approved by the Commission and filed with the Lake County Recorder at the end of 2020, as well as with IDEM. John Reed agreed that he would contact

IDEM and have them take a look at the covenants. Dan Eriks also mentioned his interpretation of portions of the Site Status Letter application as written by EnviroForensics. The Eriks' would specifically like to have clarification on what can and can't be done, what is and isn't needed and what amount of risk they'd be taking on if they acquire the property. John Reed will include a copy of this information when contacting IDEM. The Eriks' were asked to submit a development proposal with an offer. Ms. DeGuilio-Fox will also invite EnviroForensics to a future meeting. Everyone agreed that clarification of the current environmental issues is necessary to understand how to move forward.

2. **Review of Plenary Business Meeting Agenda:** Ms. DeGuilio-Fox reviewed the plenary business meeting agenda with the Commissioners. Brief discussion ensued.
3. **Disposition of 2815 Jewett – Report:** Director DeGuilio-Fox advised she had received proposals from two appraisers – Bochnowski and Vale – and asked that Highland Redevelopment be added to their schedule. Both advised it will be approximately 45-60 days from date of inspection to completion of appraisal reports. Ms. DeGuilio-Fox also advised the commissioners that Ms. Rhonda Bloch is interested in submitting a bid on the 2815 property when the public offering is made.
4. **Disposition of 2821 Jewett – Report:** Director DeGuilio-Fox opened discussion by directing the Commissioners attention to the packet and spreadsheet she had prepared displaying the purchase offers on the property, as received by the broker. She suggested that the commissioners review and then discuss them. Mr. Jurisa summarized the monetary offers and proposed uses. Discussion ensued. Ms. DeGuilio-Fox reiterated from previous discussions that the redevelopment commission may accept a lower offer if the use is consistent with the redevelopment plans for the revitalization area and the use serves the unit (Town) and residents well, as described by Indiana statute. Discussion ensued. The commissioners decided they would like to reject certain of the offers and invite the remaining four to interview with them at their next meeting to learn more about the uses. Upon completion of the interviews the commission will prepare to accept an offer.
5. **Bult Oil Property – Report:** Ms. DeGuilio-Fox was granted leave to make a comment in regard to the Eriks' interest in acquiring the Bult property before moving on to the next discussion topic. She commented that after speaking with Mr. Reed she would suggest requesting a development plan with dates certain as to the development of the property. And, if possible there could be discussion in regard to a development agreement prior to accepting an offer so there were specific criteria met for the development of the property. That allows everyone to understand exactly what would be required by both parties. Ms. DeGuilio-Fox was urged to speak with Public Works Director Mark Knesek in regard to a special sanitary taxing district. The question regarding the use of TIF was discussed briefly and rejected.
6. **Redevelopment Commission Comments:** None

There being no further discussion the Redevelopment Commission study session was adjourned at 7:57 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.

**HIGHLAND REDEVELOPMENT COMMISSION
PLENARY BUSINESS MEETING MINUTES - DRAFT
TUESDAY, AUGUST 24, 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 7:58 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, Bill Leep, Sean Conley and Cy Huerter were present at Town Hall. Commissioner Robyn Radford 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; and Kathy DeGuilio-Fox, Redevelopment Director were present in person. Attorney John Reed, Abrahamson, Reed and Bilse and Ed Dabrowski, IT Consultant were present electronically.

Also Present: John Jurisa, Weichert Realtors.

Minutes of Previous Sessions: Commission President Huerter asked if everyone had received and reviewed the minutes. Hearing that everyone had reviewed the minutes 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 corrections or discussion Commission President Huerter approved the minutes of the July 27th study session and plenary meeting, as well as the study session minutes of the August 10, 2021 meeting, as submitted.

Special Orders: None

Public Comment: None

Communications: None

Unfinished Business and General Orders: None

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.** Director DeGuilio-Fox presented a short explanation as to why Mr. Belmonte had requested an extension. Having spoken to Mr. Belmonte a few days earlier, Commissioner Georgeff also commented and advised that Mr. Belmonte's reasons were valid. Commission President Huerter called for a motion to approve Resolution 2021-23. Commission George Georgeff moved to approve. Commissioner Bill Leep seconded the motion. There being no discussion a roll call vote was taken. The motion passed with a vote of four affirmatives and no negatives.

2. Resolution 2021-24: A Resolution of the Highland Redevelopment Commission to Provide Reimbursement to 45th Street Partners LLC for a Commercial Property Façade Improvement Grant of Property Located at 2540-2562 45th Street.

Commission President Huerter reminded others that this grant award would be limited to \$20,000 as discussed previously. Commissioner Sean Conley asked if the applicant had agreed to renovate three elevations of the building. Director DeGuilio-Fox confirmed she had spoken with the applicant and owner of the property and they had, in fact, agreed that would be the case. She added that all property taxes are up to date and there are no liens on the property. Council Liaison Sheeman asked if the Commissioners were granting funding for a project outside the downtown redevelopment area and if the commissioners realized that they would be setting a precedent for the program by doing so. He also questioned whether the program guidelines allowed for this type of discretionary award from the Commission. Commission President Huerter replied that the Commission had discussed this at the previous study session and determined that because 45th Street is a well travel thoroughfare and the site is proximate to Indianapolis Boulevard they felt it is appropriate to make the award. Ms. DeGuilio-Fox responded that the guidelines of the program do allow the Commissioners discretion in awarding a grant outside the downtown redevelopment area although this would be the first time for this type of action since the program was established. Commission President Huerter called for motion to approve. Commissioner George Georgeff moved to approve the Commercial Property Improvement Grant as applied for by 45th Street Partners LLC. Commissioner Sean Conley seconded the motion. During brief discussion Commissioner Bill Leep commented that he thought all the arguments that had been presented made sense in favor of granting the request. He went on to comment that the application that was declined last year was not only because it was outside of the downtown but also because the commission felt that the plan presented by the applicant was not a good one. Commissioner Huerter also expressed his thoughts that this was appropriate action because not only did the commission decide to limit the award to \$20,000 but also because the commissioners' request to improve three, instead of two, of the building elevations is being met by the applicant. There being no further discussion the roll was called for a vote. The motion passed by a voice vote of four affirmatives and no negatives.

3. Resolution 2021-25: A Resolution of the Highland Redevelopment Commission to Establish Fees Related to the 2021 Highland Main Street Highland Makers' Market.

Director DeGuilio-Fox briefly introduced the event and reason for the resolution. Commissioner Bill Leep moved to accept Resolution 2021-25 to establish vendor fees for the 2021 Main Street Makers' Market event. Commissioner George Georgeff seconded the motion. Discussion ensued. Council Liaison Sheeman questioned whether the \$25 booth fee is enough to cover expenses. Commissioner Sean Conley asked if there had always been a booth fee. Ms. DeGuilio-Fox responded that there had been and to her recollection the fee had always been \$25. She commented that when the event was the Festival of the Trail a small profit was realized. She continued that this is the first of the Makers' Markets and the Main Street group didn't want to charge more until they knew whether there would be vendor interest. She commented that there were very few expenses related to the event and that Main Street has a small budget to cover them if booth fees does not. The Commissioners were informed that the Main Street board approved this fee at their August meeting. Discussion continued. Commissioner Huerter expressed his belief that the group

should be supported in their endeavors. There being no further discussion a roll call vote was taken. The motion passed by a voice vote of four affirmatives and no negatives.

4. **Consideration and Approval of Letter of Engagement with Taft Stettinius & Hollister LLP.** Ms. DeGuilio-Fox provided background in regard to the Letter of Engagement. Brief Discussion ensued. Commission President Huerter called for a motion. Commissioner Bill Leep moved to approve the Taft Stettinius & Hollister letter of engagement. Commissioner George Georgeff seconded the motion. There being no further discussion a roll call vote was taken. The motion passed by a voice vote of four affirmatives and no negatives.
5. **Agenda Amendment:** The Commissioners determined they wanted to amend the agenda and add a motion for consideration immediately. Commission President Huerter called for a motion to amend the agenda. Commissioner George Georgeff made a motion to amend the agenda to consider an additional motion in regard to the offers on the 2821 Jewett Street property. The motion was seconded by Commissioner Sean Conley. Brief discussion ensued. Commission President Huerter called for a roll call vote. Upon a roll call vote the motion passed by a vote of four affirmatives and no negatives to amend the agenda.
6. **Consideration of a Motion to Reject Offers to Purchase the 2821 Jewett Street Property.** Having reviewed and discussed all of the submitted offers to purchase 2821 Jewett Street the Commissioners decided they would like to reject certain of those offers immediately because they did not meet the highest need criteria for the development of the property. Discussion ensued. The Commissioners determined which of the offers they wished to reject and ask Mr. Jurisa, property broker, to contact the realtor submitting the offers as soon as possible to advise them, and their clients, of the Commissioner's action. Commission President Huerter called for a motion. Commissioner George Georgeff made a motion to reject the offers of the following potential buyers: Philip Borstrom, Russell & Christine Milton, Cosmin & John Bargo and Nephillim Studios and ask that this decision be conveyed to them by broker John Jurisa promptly. The motion was seconded by Commissioner Sean Conley. Commission President Huerter called for a roll call vote on the motion. Upon a roll call vote the motion passed by a vote of four affirmatives and no negatives.

Action to Pay Accounts Payable Vouchers: Commissioner George Georgeff made a motion to pay accounts payable vouchers as filed on the pending accounts payable docket, covering the period July 29, 2021 through August 25, 2021 and the payroll dockets for July 30, 2021 and August 13, 2021 in the total amount of \$258,351.54. 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 four (4) affirmatives and no negatives.

Vendors Accounts Payable Docket:

Redevelopment General Fund, \$15,099.92; Highland Economic Development, \$0.00; Redevelopment Capital Fund, \$1,590.00; Downtown Redevelopment District Allocation Area, \$88,606.00; Redevelopment Bond & Interest, \$112,468.13; CEDIT Economic Development Income Tax Fund, \$0.00 and Cardinal Campus Allocation Area, \$40,587.50.00. Total: \$258,251.54.

Payroll Docket for Payday of July 30, 2021 and August 12, 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, September 14, 2021 and will convene at 6:30 PM. The next Plenary Business Meeting is scheduled for Tuesday, September 28, 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, September 8, 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, August 24, 2021 meeting of the Highland Redevelopment Commission was adjourned at 8:20 PM.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES - DRAFT
TUESDAY, SEPTEMBER 14, 2021**

The Highland Redevelopment Commission ("RC", "Commission") met in person at Town Hall on Tuesday, September 14, 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, Bill Leep, Sean Conley and Cyril Huerter 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; Roger Sheeman, Council Liaison to the Redevelopment Commission; and Kathy DeGuilio-Fox, Redevelopment Director were present in person.

Also Present: Morgan Saltsgiver, EnviroForensics.

General Substance of the Discussion

1. Bult Oil Property –

- a. **Update and Discussion:** Director DeGuilio-Fox advised that the only update in regard to the property was that she and Commissioner Huerter had received an offer to purchase, through John Jurisa, from Nathan Vis, attorney for Dan and Jim Eriks, Highland Body Shop. She advised that the offer had been immediately forwarded to John Reed and, upon speaking with him, he advised he would take a deep dive into the offer and respond before weeks end with his legal opinion in the form of a memo. Once received, Ms. DeGuilio-Fox advised she would distribute that to the Commissioners.
- b. **Q & A with EnviroForensics:** Director DeGuilio-Fox introduced Morgan Saltsgiver, LPG, Director of Brownfields and AgriBusiness for EnviroForensics. Ms. DeGuilio-Fox reminded the commissioners that EnviroForensics has provided environmental and administrative services over the past two years in regard to the Bult Oil property. The commissioners were advised that Ms. Saltsgiver is a highly experienced environmentalist and a certified licensed professional geologist in Indiana as well as very knowledgeable in regard to the former Bult Oil property. Ms. DeGuilio-Fox kicked off the question & answer session by asking questions the commissioners had asked in the past. Discussion and questioning ensued. A great deal of information was received and exchanged between Ms. Saltsgiver and the Redevelopment Commissioners that provided the commissioners a much greater understanding of the environmental condition of the Bult Oil property. Ms. Saltsgiver provided her contact information to the commissioners just prior to departing and invited them to contact her any time.

2. **Disposition of 2815 Jewett – Report:** Director DeGuilio-Fox advised she'd met with Appraiser Bochnowski on Monday, September 13th and is scheduled to meet with Appraiser Vale on Thursday, September 16th at the 2815 Jewett Avenue property. Upon completing their

inspections of the property both appraisers will begin to prepare their appraisal reports. Commissioners advised the reports will take approximately four weeks to complete. Ms. DeGuilio-Fox also shared that, not only has Rhonda Bloch expressed interest in purchasing the property but, Mary Ellis has taken on new partners in her business and they are interested in purchasing the property also. Director DeGuilio-Fox reminded the commissioners that once the appraisals are received a public offering process will be conducted.

3. Redevelopment Commission Comments: None

There being no further discussion the Redevelopment Commission study session was adjourned at 7:00 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.

**TOWN OF HIGHLAND
HIGHLAND REDEVELOPMENT COMMISSION
RESOLUTION 2021-26**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION
AUTHORIZING APPRAISALS OF A REDEVELOPMENT-OWNED PROPERTY,
PURSUANT TO IC 36-7-14-12.2, AND COMMISSIONING
VALE APPRAISAL GROUP AND BOCHNOWSKI APPRAISAL COMPANY
TO PERFORM SAID APPRAISALS**

WHEREAS, the Highland Redevelopment Commission (the “Commission”), governing body of the Town of Highland Department of Redevelopment (the “Department”), and the Highland Redevelopment Area (Downtown) Allocation Area (the “Redevelopment Area”), 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 will engage the appraisal services of Vale Appraisal Group and Bochnowski Appraisal Company, under IC 36-7-14-12.2(a)(12), to appraise the fair market value of the property located at 2815 Jewett Avenue (*Parcel #45-07-21-451-012.000-026*), and

WHEREAS, the Commission now desires to approve and authorize the commissioning of appraisals for the property indicated.

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

Section 1. That the Highland Redevelopment Commission hereby approves and authorizes appraisals for real property located at 2815 Jewett Street;

Section 2. That the Highland Redevelopment Commission approves and authorizes the engagement of Vale Appraisal Group and Bochnowski Appraisal Company to perform said appraisals for an amount quoted, \$1,200.00 and \$1,800.00, respectively;

ADOPTED AND APPROVED at a meeting of the Highland Redevelopment Commission, Lake County, Indiana held on this 28th day of September, 2021 having passed by a vote of _____ in favor and _____ opposed.

**TOWN OF HIGHLAND
HIGHLAND REDEVELOPMENT COMMISSION**

By: _____
Cyril Huerter, President

ATTEST:

By: _____
Robyn Radford, Secretary

Dated

Kathy DeGuilio-Fox, Redevelopment Director
Town of Highland Department of Redevelopment

Dated

Resolution 2021-26 Adopted 09-28-2021

**RESOLUTION 2021-27
REDEVELOPMENT COMMISSION**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION
APPROVING AND ACCEPTING AN OFFER TO PURCHASE
REDEVELOPMENT DEPARTMENT OWNED PROPERTY LOCATED AT 2821
JEWETT AVENUE AS SUBMITTED BY RICHARD J. KROLL IN THE
AMOUNT OF EIGHTY-EIGHT THOUSAND DOLLARS AND 00/100 CENTS
(\$88,000.00)**

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;

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

Whereas, The Redevelopment Commission wishes to dispose of property located at 2821 Jewett Avenue;

Whereas, The Redevelopment Commission did advertise and, through a public offering pursuant to Indiana Code 36-7-14-22, offered for sale on November 18, 2019 the property located at 2821 Jewett Avenue;

Whereas, The Redevelopment Commission did not receive, nor accept, an proposals and/or offers;

Whereas, The Redevelopment Commission determined to list the property through a real estate broker and during their meeting of August 24, 2021 did consider all offers that were subsequently submitted;

Whereas, The Redevelopment Commission, during their regularly scheduled plenary business meeting of August 24, 2021 did consider a motion to reject four offers to purchase property located at 2821 Jewett Avenue and invite the remaining four offerors to present their plan for the property in an Executive Session convened on September 14, 2021;

Whereas, The Redevelopment Commission did interview representatives of all four offers and determined that the highest and best use of the property was presented by representatives of the Zorn Brewing Company; and

Whereas, The Town of Highland, through its Redevelopment Commission, now desires to accept the offer as presented by Rick Kroll and the Zorn Brewing Group in the amount of \$88,000.00,

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

1. The prefatory statements set forth above are incorporated herein as if set forth at length.
2. That it is in the best interest of the Town and necessary in furtherance of the Redevelopment Plan to accept an offer in the amount of \$88,000.00 to purchase property located at 2821 Jewett Avenue as submitted by Rick Kroll and the Zorn Brewing Group.
3. Further all parties involved understand that the final sale of the property located at 2821 Jewett Avenue will be contingent on approvals from the Town of Highland Plan Commission and Board of Zoning Appeals.
4. Further still, the Redevelopment Director is hereby authorized to execute the agreement and all documents necessary to implement the project, except where IC 36-7-14-22(i) requires otherwise.
5. 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 28th day of September, 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

Kathy DeGuilio-Fox, Redevelopment Director
Town of Highland Department of Redevelopment

Dated

Resolution 2021-27_Adopted 09-28-2021

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

Fund 094 REDEVELOPMENT GENERAL

Dept 0000							
094-0000-31003	FINANCIAL PROFESSIONAL SERVIC	94106	SEH OF INDIANA, LLC	FINANCIAL PROFESSIONAL SERVICES	938.25		
094-0000-31003	FINANCIAL PROF SERVICES SUPPL	94107	SEH OF INDIANA, LLC	FINANCIAL PROF SERVICES SUPPLEMEN	4,213.75		
094-0000-31003	FINANCIAL PROFESSIONAL SERVICE	94108	SEH OF INDIANA, LLC	FINANCIAL PROFESSIONAL SERVICES	1,145.75		
094-0000-34023	HEALTH AND DENTAL INSURANCE	93848	TOWN OF HIGHLAND INS FUND (SEP 2021 HEALTH/LIFE INS PREM RED	3,238.65		
094-0000-34043	LIFE INSURANCE	93848	TOWN OF HIGHLAND INS FUND (SEP 2021 HEALTH/LIFE INS PREM RED	14.24		
094-0000-35008	UTILITIES- 2821 JEWETT	93943	NISOURCE INC.	UTILITIES- 2821 JEWETT	98.29		999320
094-0000-35008	UTILITIES- 2811 JEWETT	93944	NISOURCE INC.	UTILITIES- 2811 JEWETT	140.44		999320
094-0000-35008	STORM-8620 KENNEDY	94109	TOWN OF HIGHLAND UTILITIES	STORM-8620 KENNEDY	61.03		
094-0000-35008	STORM-8618 KENNEDY	94110	TOWN OF HIGHLAND UTILITIES	STORM-8618 KENNEDY	61.03		
094-0000-35008	STORM-8612 KENNEDY	94111	TOWN OF HIGHLAND UTILITIES	STORM-8612 KENNEDY	15.22		
094-0000-35008	STORM-8610 KENNEDY	94112	TOWN OF HIGHLAND UTILITIES	STORM-8610 KENNEDY	15.22		
094-0000-35008	STORM-2605 CONDIT	94113	TOWN OF HIGHLAND UTILITIES	STORM- 2605 CONDIT	15.22		
094-0000-35008	STORM-2917 HIGHWAY	94114	TOWN OF HIGHLAND UTILITIES	STORM-2917 HIGHWAY	15.22		
094-0000-35008	INSURANCE RIDER- MM	94105	CROWEL AGENCY INC.	INSURANCE RIDER- MM	125.00		
094-0000-39030	REDEVELOP GEN TRANSFER GROSS	93800	PAYROLL ACCOUNT	8/27PRL D/S TRANSFER REDEVELOPMEN	5,317.41		34272
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	93957	PAYROLL ACCOUNT	9/10PRL D/S TRANSFER REDEVELOPMEN	5,031.95		34288
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	94243	PAYROLL ACCOUNT	9/24PRL D/S TRANSFER REDEVELOPMEN	5,317.43		34373
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	94243	PAYROLL ACCOUNT	9/24PRL D/S TRANSFER REDEVELOPMEN	5,317.43		34373
			Total For Dept 0000		25,764.10		

Total For Dept 0000

Total For Dept 0000

Fund 250 CREDIT ECON. DEV. INCOME TAX FUND

Dept 0000							
250-0000-31000	SPECIAL COUNSEL TO REDEVELOPM	94104	BARNES & THORNBURG, LLP	SPECIAL COUNSEL TO REDEVELOPMENT	145.00		
			Total For Dept 0000		145.00		
			Total For Fund 250 CREDIT ECON. DEV. INCOME TAX FUND		145.00		

Total For Dept 0000

Total For Dept 0000

Total For Dept 0000

Total For Dept 0000

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

Fund 094 REDEVELOPMENT GENERAL	25,764.10
Fund 250 CREDIT ECON. DEV. INCOME	145.00
	<u>25,909.10</u>