

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
TUESDAY, MARCH 22, 2022**

The Highland Redevelopment Commission ("Commission", "RC") met in person at Town Hall. The study session was called to order at 6:30 p.m. by Commission President Sean Conley.

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

Roll Call: Commissioners present in person included Sean Conley, George Georgeff, Bill Leep, Cyril Huerter and Alex Robertson. A quorum was established.

Additional Officials Present: Pat Krull, School Town of Highland Representative and non-voting member to the Redevelopment Commission; Town Council Liaison, Tom Black; John Reed, Abrahamson, Reed and Bilse; Kathy DeGuilio-Fox, Redevelopment Director and Lance Ryskamp, Redevelopment Assistant 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. **2023 Budget Year Determination for Tax Increment for Highland Allocation Areas:** Director DeGuilio-Fox advised Commissioners as to the reason for the resolutions included on the agenda for their consideration. She reminded them that this is an annual requirement and further commented on those other entities who will receive notification of the Commission's decision. Discussion ensued. Ms. DeGuilio-Fox advised a full presentation will be made by Dan Botich, as he's done in previous years, at the commission's May study session.
3. **Welcome to Highland Sign:** Ms. DeGuilio-Fox invited Mr. Ryskamp to report on the progress he's made on this project. He presented handouts and explained that they were not available to be included in the handouts due to the timing of receiving new quote information from vendors. Discussion ensued. Mr Ryskamp asked if the Commissioners would like him to invite the representative from Legacy Sign to the Commissions next meeting so the representative could respond to the Commissioners questions. Mr. Ryskamp will contact All-Right Signs again to inquire as to their interest in submitting a quote. A final decision is pending at this time.
4. **Sale of 2815 Jewett:** Director DeGuilio-Fox advised the Commissioners of the damage sustained on the north wall of the garage and that it appeared a vehicle had run into both the garage at 2815 Jewett and the north-east corner of the building owned by Hal Slager. She advised that repair quotes are pending. John Jurisa reported that the buyer remains interested in purchasing the building and would like to close as soon as repairs have been completed. Discussion ensued. The Commissioners expressed continued readiness in considering Resolution 2022-10 during their plenary business meeting.
5. **2022 Redevelopment Commission Goals:** Ms. DeGuilio-Fox asked Council Liaison Black if the Council had provided any further suggestions and/or comments in regard to the 2022 Redevelopment Goals. There being none, the Commissioners agreed they would like to proceed with approving the goals at their April plenary business meeting. Ms. DeGuilio-Fox advised that

should they determine at a later date they wish to revise the goals that can be done at any time. Ms. DeGuilio-Fox will prepare the April 26th agenda to include approval of the 2022 Goals.

6. **2022 Commission Appointments Update:** Liaison Black was asked if the Town Council had made a new appointment to the Highland Redevelopment Commission. He responded that the Council had not yet made the final appointment. Ms. DeGuilio-Fox reported that during discussion of this topic at the recent Council meeting there had been a new candidate nominated. She reported that she had advised Councilman Schocke, Mr. Kondrat and Attorney Reed that Mr. Kondrat could not serve in two lucrative positions having already been appointed to the Water Board. Attorney Reed advised he did not believe the nomination was made in earnest. Discussion ensued. The Commission is hopeful that the Council will finalize an appointment at their plenary session on Monday, March 28th.
7. **New Director Search:** Ms. DeGuilio-Fox advised that the Executive Session scheduled for after the plenary session had been advertised and the candidate had been notified to attend for his interview. Ms. DeGuilio-Fox clarified that she should also advertise an Executive Session for April 12, 2022 so the 2nd internal candidate might be interviewed prior to the study session. Council Liaison Black advised that the Council continues to express their interest in the position being advertised more broadly. Commissioner Alex Robertson stated he also thinks the position should be advertised outside the organization. Commissioner George Georgeff stated that the Compensation & Benefits policy recommends to first advertise and interview qualified, interested candidates from within the organization. He invited Council members who did not agree to contact him to discuss it.
8. **Main Street Report:** Redevelopment Assistant Ryskamp presented a report regarding what had been discussed at the March 9th meeting of the Highland Main Street Bureau. Discussion included the following topics: Vender registrations for the Saturday, October 1st Makers' Market; thirteen participants in the February Downtown Small Business Saturday with the March event scheduled for March 26th; community garden plans and by what means the plants are acquired; review of the HMS draft 2022 Work Plan and that the HMS and CCE are discussing ways to cross-promote each organization's events. Brief discussion ensued.
9. **Redevelopment Commission Comments:** STOH liaison, Pat Krull, reported that he'd presented the Redevelopment Commission's idea about adding bike racks to the pocket parking lot on Jewett and turning it into bicycle parking only. He advised that the Parks board members are interested in potentially sharing the cost of purchasing new bike racks and asked if Redevelopment has money in their budget to do so. Ms. DeGuilio-Fox advised she would look into potential funding sources. Discussion ensued. Commission President Conley asked when the next Parks Board meeting is. Ms. DeGuilio-Fox will contact Alex Brown to discuss the idea with him and report back to the commission.

There being no further discussion the Redevelopment Commission study session was adjourned at 7:48 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.

**HIGHLAND REDEVELOPMENT COMMISSION
PLENARY BUSINESS MEETING MINUTES
TUESDAY, MARCH 22, 2022**

The Highland Redevelopment Commission ("Commission", "RC") met in person at Town Hall. The Plenary Business Meeting was called to order by Commission President Sean Conley at 7:49 p.m. Commission President Conley called for a roll call. A quorum was established.

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

Roll Call: Commissioners Sean Conley, George Georgeff, Bill Leep, Cy Huerter and Alex Robertson were present in person at Town Hall.

Additional Officials Present: Pat Krull, School Town of Highland Representative and non-voting member to the Redevelopment Commission; Town Council Liaison, Tom Black; John Reed, Abrahamson, Reed and Bilse; Kathy DeGuilio-Fox, Redevelopment Director; and Lance Ryskamp, Redevelopment Assistant were present in person.

Also Present: John Jurisa, Weichert Realtors.

Minutes of Previous Sessions: Commission President Conley asked if everyone had 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 Cy Huerter seconded the motion. There being no discussion or corrections the minutes of the February 22, 2022 study session and plenary business meeting and March 8, 2022 study session were approved as presented by a voice vote of five affirmatives and zero negatives.

Special Orders: None

Public Comment: None

Communications: The Annual Financial Report Pursuant to IC 5-11-1-4 as Provided by the Clerk-Treasurer for the Town of Highland, also Treasurer of the Highland Redevelopment Commission, and Pursuant to IC 36-7-14-8(b) Requiring the Treasurer to Report Annually to the Highland Redevelopment Department and the Highland Redevelopment Commission.

Unfinished Business and General Orders: None

New Business:

1. **Purchase Agreement from 1st Metropolitan Builders, Inc to Purchase Redevelopment-owned Property Located at 8610 Kennedy Avenue, 8612 Kennedy Avenue, 8616 Kennedy Avenue and 8620 Kennedy Avenue.** Attorney Reed explained that he'd made one minor change to the agreement received by the Commissioners, which was to remove Term & Condition #2. Earnest Money. Mr. Reed argued there is no need to require earnest money be paid when closing is already scheduled and the buyer has adequate resources to pay the amount offered. Discussion ensued. Commission President Conley called for a motion to approve the purchase agreement as edited by Mr. Reed. Commissioner Cy Huerter moved to approve and Commissioner Georgeff seconded the motion to approve. Commission President

Conley called for a roll call vote. Upon a roll call vote the motion passed with five affirmatives and no negatives.

2. **Resolution 2022-06: A Resolution of the Highland Redevelopment Commission Concerning the 2023 Budget Year Determination for Tax Increment for the Highland Acres Allocation Area Pursuant to Indiana Code 36-7-14-39(B)(4).** Director DeGuilio-Fox advised this is one of four annual resolutions to be considered by the Commission to determine if all of the taxes payable for the previous assessment year will need to be captured. Discussion ensued. Ms. DeGuilio-Fox reported that Dan Botich of SEH Indiana will make his annual presentation at their study session in May and questions are always encouraged. Commission President Conley called for a motion to approve Resolution 2022-06. Commissioner Bill Leep moved to approve Resolution 2022-06 and Commissioner Cy Huerter seconded the motion. Upon a roll call vote the motion passed with five affirmatives and no negatives.
3. **Resolution 2022-07: A Resolution of the Highland Redevelopment Commission Concerning the 2023 Budget Year Determination for Tax Increment for the Highland Redevelopment (Downtown) Allocation Area Pursuant to Indiana Code 36-7-14-39(B)(4).** Director DeGuilio-Fox advised this is the second of four annual resolutions to be considered by the Commission to determine if all of the taxes payable for the previous assessment year will need to be captured. Discussion ensued. Commission President Conley called for a motion to approve Resolution 2022-07. Commissioner Bill Leep moved to approve Resolution 2022-07 and Commissioner Cy Huerter seconded the motion. Upon a roll call vote the motion passed with five affirmatives and no negatives.
4. **Resolution 2022-08: A Resolution of the Highland Redevelopment Commission Concerning the 2023 Budget Year Determination for Tax Increment for the Highland Commercial Corridors Allocation Area Pursuant to Indiana Code 36-7-14-39(B)(4).** Director DeGuilio-Fox advised this is the third of four annual resolutions to be considered by the Commission to determine if all of the taxes payable for the previous assessment year will need to be captured. Discussion ensued. Commission President Conley called for a motion to approve Resolution 2022-08. Commissioner George Georgeff moved to approve Resolution 2022-08 and Commissioner Bill Leep seconded the motion. Upon a roll call vote the motion passed with five affirmatives and no negatives.
5. **Resolution 2022-09: A Resolution of the Highland Redevelopment Commission Concerning the 2023 Budget Year Determination for Tax Increment for the Highland Cardinal Campus Allocation Area Pursuant to Indiana Code 36-7-14-39(B)(4).** Director DeGuilio-Fox advised this is the fourth, and final, of four annual resolutions to be considered by the Commission to determine if all of the taxes payable for the previous assessment year will need to be captured. Discussion ensued. Commission President Conley called for a motion to approve Resolution 2022-09. Commissioner Cy Huerter moved to approve Resolution 2022-09 and Commissioner Bill Leep seconded the motion. Upon a roll call vote the motion passed with five affirmatives and no negatives.
6. **Resolution 2022-10: A Resolution of the Highland Redevelopment Commission to Approve the Sale of the Real Property Known as 2815 Jewett Street to Tiffany's Tea Room for Use as a Commercial Property.** Ms. DeGuilio-Fox reported that on Saturday morning, March 12th she received a call from Ms. Bloch who discovered during the building inspection process that a driver had apparently run into the north side of the garage (just off the alley) and caused damage to the building. Numerous cinder blocks had been dislodged which had left a gaping hole in the north wall of the garage. Ms. DeGuilio-Fox reported that Bill Timmer (Highland Fire Chief), Ken Mika (Highland

Building Inspector) and Mark Knesek (Highland Public Works Superintendent) had been called out immediately to inspect and secure the property. Since then repair quotes have been sought from three companies. Once those quotes are received and reviewed one of the firms will be engaged and the damage repaired. Ms. DeGuilio-Fox reported this situation has not caused the potential buyer to back away from the offer and she would still like to close as soon as possible. John Jurisa reported that the potential buyer did request, through her broker, that repairs be made as soon as possible. Discussion ensued. Commission President Conley asked for a motion to approve Resolution 2022-10. Commissioner Cy Huerter moved to approve the sale of 2815 Jewett through adoption of Resolution 2022-10. The motion was seconded by Commissioner Bill Leep. Upon a roll call vote the motion to approve passed with four affirmatives, zero negatives and one abstention. Commissioner George Georgeff abstained because a client he's worked with may enter into an agreement to lease space from the new owner.

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 February 24, 2022 through March 23, 2022 and the payroll dockets for February 25, 2022 and March 11, 2022 in the total amount of \$9,282.32. Commissioner Cy Huerter seconded the motion to approve the Accounts Payable Vouchers. There being no discussion, Commission President Conley called for a roll call vote. Upon a roll call vote the motion passed with five affirmatives and no negatives.

Vendors Accounts Payable Docket:

Redevelopment General Fund, \$10,320.97; 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, \$0.00. Total: \$10,320.97.

Payroll Docket for Payday February 25, 2022 and March 11, 2022: Redevelopment Department: Total Payroll: \$9,282.32

Business from the Commissioners: There was no business nor additional comments from the Commissioners.

Next Meeting: President Conley advised that the next Study Session is scheduled for Tuesday, April 12, 2022 and will convene at 6:30 PM. The next Plenary Business Meeting is scheduled for Tuesday, April 26, 2022 immediately following the study session at 6:30 PM. 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 the Highland Main Street is tentatively scheduled to convene on Wednesday, April 13, 2022 at 6:30 p.m. The Study Session of April 12, 2022 will be convened in person at Town Hall unless otherwise advised. The Study Session and Plenary Business Meeting of April 26, 2022 will be convened in person and via the Zoom platform unless otherwise advised.

Adjournment: There being no further business of the Highland Redevelopment Commission, the Tuesday, March 22, 2022 meeting of the Highland Redevelopment Commission was adjourned at 8:07 PM.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary

**TOWN OF HIGHLAND
HIGHLAND REDEVELOPMENT COMMISSION
RESOLUTION NO. 2022-06**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION
CONCERNING THE 2023 BUDGET YEAR DETERMINATION FOR TAX
INCREMENT FOR THE HIGHLAND ACRES ALLOCATION AREA PURSUANT TO
INDIANA CODE 36-7-14-39(B)(4)**

WHEREAS, the Highland Redevelopment Commission (the "Commission"), has designated the Highland Acres Allocation Area (the "Area") for purposes of capturing incremental assessed valuation to generate tax increment revenue pursuant to Indiana Code 36-7-14-39 (the "Tax Increment");

WHEREAS, pursuant to Indiana Code 36-7-14-39(b)(4)(A) and 50 IAC 8-2-4, the Commission is required to make a determination on the capture of incremental assessed valuation that will generate Tax Increment and to notify overlapping taxing units as well as the Lake County, Indiana Auditor and the Common Council (the "Town Council") of the Town of Highland, Lake County, Indiana, as the fiscal body of the Town, which created the Commission; and

WHEREAS, with respect to the Allocation Area, for the budget year 2023, the Commission has determined the amount of Tax Increment projected for distribution in 2023 as well as the amount of Tax Increment needed in 2022 to meet: (i) the Commission's outstanding debt service or lease payment obligations, to pay for projects that are located in or directly serve or benefit the Allocation Area, and (ii) other purposes permitted by Indiana Code 36-7-14-39(b)(3), as set forth in the COMMISSION DETERMINATION as attached hereto under Exhibit A;

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

SECTION ONE: The Commission has determined that all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the Allocation Area as of the January 1, 2022 assessment date (for PAY 2023) shall be captured assessment (as defined in IAC 8-1-10), and overlapping taxing units as well as the Lake County, Indiana Auditor and the Town Council will be provided written notice of such determination pursuant to Indiana Code 36-7-14-39(b)(4)(B).

SECTION TWO: This Resolution shall take effect, and be in full force and effect, from and after its passage and approval by the Commission.

ADOPTED AND APPROVED at a meeting of the Highland Redevelopment Commission, Lake County, Indiana held on this 22nd day of March, 2022 having passed by a vote of 5 in favor and 0 opposed.

TOWN OF HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

By: Sean Conley
Sean Conley, President

ATTEST:

By: Bill Leep
Bill Leep, Secretary

3-22-2022
Dated

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

March 22, 2022
Dated

Resolution 2022-06 Adopted 03-22-2022

**TOWN OF HIGHLAND
HIGHLAND REDEVELOPMENT COMMISSION
RESOLUTION NO. 2022-07**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION
CONCERNING THE 2022 BUDGET YEAR DETERMINATION FOR TAX
INCREMENT FOR THE HIGHLAND (DOWNTOWN) REDEVELOPMENT AREA I
ALLOCATION AREA PURSUANT TO INDIANA CODE 36-7-14-39(B)(4)**

WHEREAS, the Highland Redevelopment Commission (the “Commission”), has designated the Highland (Downtown) Redevelopment Area I Allocation Area (the “Area”) for purposes of capturing incremental assessed valuation to generate tax increment revenue pursuant to Indiana Code 36-7-14-39 (the “Tax Increment”);

WHEREAS, pursuant to Indiana Code 36-7-14-39(b)(4)(A) and 50 IAC 8-2-4, the Commission is required to make a determination on the capture of incremental assessed valuation that will generate Tax Increment and to notify overlapping taxing units as well as the Lake County, Indiana Auditor and the Common Council (the “Town Council”) of the Town of Highland, Lake County, Indiana, as the fiscal body of the Town, which created the Commission; and

WHEREAS, with respect to the Allocation Area, for the budget year 2023, the Commission has determined the amount of Tax Increment projected for distribution in 2023 as well as the amount of Tax Increment needed in 2022 to meet: (i) the Commission’s outstanding debt service or lease payment obligations, to pay for projects that are located in or directly serve or benefit the Allocation Area, and (ii) other purposes permitted by Indiana Code 36-7-14-39(b)(3), as set forth in the COMMISSION DETERMINATION as attached hereto under Exhibit A;

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

SECTION ONE: The Commission has determined that all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the Allocation Area as of the January 1, 2022 assessment date (for PAY 2023) shall be captured assessment (as defined in IAC 8-1-10), and overlapping taxing units as well as the Lake County, Indiana Auditor and the Town Council will be provided written notice of such determination pursuant to Indiana Code 36-7-14-39(b)(4)(B).

SECTION TWO: This Resolution shall take effect, and be in full force and effect, from and after its passage and approval by the Commission.

ADOPTED AND APPROVED at a meeting of the Highland Redevelopment Commission, Lake County, Indiana held on this 22nd day of March, 2022 having passed by a vote of 5 in favor and 0 opposed.

TOWN OF HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

By: Sean Conley
Sean Conley, President

ATTEST:

By: Bill Leep
Bill Leep, Secretary

3-22-2022
Dated

By: Kathy DeGullio-Fox
Kathy DeGullio-Fox, Redevelopment Director
Town of Highland Department of Redevelopment

March 22, 2022
Dated

Resolution 2022-7 Adopted 03-22-2022

**TOWN OF HIGHLAND
HIGHLAND REDEVELOPMENT COMMISSION
RESOLUTION NO. 2022-08**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION
CONCERNING THE 2023 BUDGET YEAR DETERMINATION FOR TAX
INCREMENT FOR THE HIGHLAND COMMERCIAL CORRIDORS ALLOCATION
AREA PURSUANT TO INDIANA CODE 36-7-14-39(B)(4)**

WHEREAS, the Highland Redevelopment Commission (the “Commission”), has designated the Highland Commercial Corridors Allocation Area (the “Area”) for purposes of capturing incremental assessed valuation to generate tax increment revenue pursuant to Indiana Code 36-7-14-39 (the “Tax Increment”);

WHEREAS, pursuant to Indiana Code 36-7-14-39(b)(4)(A) and 50 IAC 8-2-4, the Commission is required to make a determination on the capture of incremental assessed valuation that will generate Tax Increment and to notify overlapping taxing units as well as the Lake County, Indiana Auditor and the Common Council (the “Town Council”) of the Town of Highland, Lake County, Indiana, as the fiscal body of the Town, which created the Commission; and

WHEREAS, with respect to the Allocation Area, for the budget year 2023, the Commission has determined the amount of Tax Increment projected for distribution in 2023 as well as the amount of Tax Increment needed in 2022 to meet: (i) the Commission’s outstanding debt service or lease payment obligations, to pay for projects that are located in or directly serve or benefit the Allocation Area, and (ii) other purposes permitted by Indiana Code 36-7-14-39(b)(3), as set forth in the COMMISSION DETERMINATION as attached hereto under Exhibit A;

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

SECTION ONE: The Commission has determined that all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the Allocation Area as of the January 1, 2022 assessment date (for PAY 2023) shall be captured assessment (as defined in IAC 8-1-10), and overlapping taxing units as well as the Lake County, Indiana Auditor and the Town Council will be provided written notice of such determination pursuant to Indiana Code 36-7-14-39(b)(4)(B).

SECTION TWO: This Resolution shall take effect, and be in full force and effect, from and after its passage and approval by the Commission.

ADOPTED AND APPROVED at a meeting of the Highland Redevelopment Commission, Lake County, Indiana held on this 22nd day of March, 2022 having passed by a vote of 5 in favor and 0 opposed.

TOWN OF HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

By: Sean Conley
Sean Conley, President

ATTEST:

By: Bill Leep
Bill Leep, Secretary

3-22-2022
Dated

By: Kathy DeGulio-Fox
Kathy DeGulio-Fox, Redevelopment Director
Town of Highland Department of Redevelopment

March 22, 2022
Dated

Resolution 2022-08 Adopted 03-22-2022

**TOWN OF HIGHLAND
HIGHLAND REDEVELOPMENT COMMISSION
RESOLUTION NO. 2022-09**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION
CONCERNING THE 2023 BUDGET YEAR DETERMINATION FOR TAX
INCREMENT FOR THE HIGHLAND CARDINAL CAMPUS ALLOCATION AREA
PURSUANT TO INDIANA CODE 36-7-14-39(B)(4)**

WHEREAS, the Highland Redevelopment Commission (the "Commission"), has designated the Highland Cardinal Campus Allocation Area (the "Area") for purposes of capturing incremental assessed valuation to generate tax increment revenue pursuant to Indiana Code 36-7-14-39 (the "Tax Increment");

WHEREAS, pursuant to Indiana Code 36-7-14-39(b)(4)(A) and 50 IAC 8-2-4, the Commission is required to make a determination on the capture of incremental assessed valuation that will generate Tax Increment and to notify overlapping taxing units as well as the Lake County, Indiana Auditor and the Common Council (the "Town Council") of the Town of Highland, Lake County, Indiana, as the fiscal body of the Town, which created the Commission; and

WHEREAS, with respect to the Allocation Area, for the budget year 2023, the Commission has determined the amount of Tax Increment projected for distribution in 2023 as well as the amount of Tax Increment needed in 2022 to meet: (i) the Commission's outstanding debt service or lease payment obligations, to pay for projects that are located in or directly serve or benefit the Allocation Area, and (ii) other purposes permitted by Indiana Code 36-7-14-39(b)(3), as set forth in the COMMISSION DETERMINATION as attached hereto under Exhibit A;

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

SECTION ONE: The Commission has determined that all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the Allocation Area as of the January 1, 2022 assessment date (for PAY 2023) shall be captured assessment (as defined in IAC 8-1-10), and overlapping taxing units as well as the Lake County, Indiana Auditor and the Town Council will be provided written notice of such determination pursuant to Indiana Code 36-7-14-39(b)(4)(B).

SECTION TWO: This Resolution shall take effect, and be in full force and effect, from and after its passage and approval by the Commission.

ADOPTED AND APPROVED at a meeting of the Highland Redevelopment Commission, Lake County, Indiana held on this 22nd day of March, 2022 having passed by a vote of 5 in favor and 0 opposed.

TOWN OF HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

By: Sean Conley
Sean Conley, President

ATTEST:

By: Bill Leep
Bill Leep, Secretary

3-22-2022
Dated

By: Kathy DeGulio-Fox
Kathy DeGulio-Fox, Redevelopment Director
Town of Highland Department of Redevelopment

March 22, 2022
Dated

Resolution 2022-09 Adopted 03-22-2022

**TOWN OF HIGHLAND
HIGHLAND REDEVELOPMENT COMMISSION
RESOLUTION 2022-10**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT
COMMISSION TO APPROVE THE SALE OF THE REAL
PROPERTY KNOWN AS 2815 JEWETT STREET TO
TIFFANY'S TEA ROOM FOR USE AS A COMMERCIAL PROPERTY**

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, from time-to-time, may find that it is in its best interests to dispose of and sell certain parcels of real property for development purposes; and

WHEREAS, the Commission properly approved Resolution No. 2021-26 authorizing appraisals of the subject property in accordance with I.C. §36-7-14-12.2(a)(13) and I.C. 36-7-14-22(b) in preparation for the advertisement and sale of same; and

WHEREAS, the Commission properly approved Resolution No. 2021-28 authorizing the disposition and advertisement of the subject properties for sale pursuant to I.C. 36-7-14-22(c) and (d); and

WHEREAS, the subject offer was considered by the Commission as the highest and best offer received; and

WHEREAS, through negotiation with a private party, **TIFFANY'S TEA ROOM & SIP**

LLC, ("Purchaser"), a purchase price and other items of consideration have been agreed to between the Commission and the Purchaser for a use intended to create additional business traffic and catalyze investment through improved aesthetics; and

WHEREAS, Purchaser has agreed to pay a purchase price of \$225,000.00 for said real property located at 2815 Jewett Street in Highland, Lake County, Indiana; and

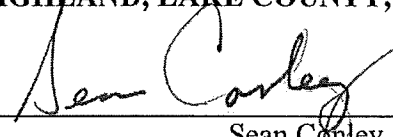
WHEREAS, the Purchaser has described the intended use of said property, which the Highland Redevelopment Commission finds satisfactory and acceptable as a desirable use in the downtown; and

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

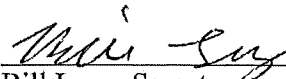
1. That the Commission finds and determines that it will be of public benefit to approve the sale of the real property located at **2815 Jewett Street, Highland, Lake County, Indiana**.
2. The purchase price of the property, Two Hundred Twenty-Five Thousand Dollars and 00/100 Cents (\$225,000.00), is deemed to be fair and reasonable.
3. That this Resolution shall be in full force and effect after its adoption by the Commission.

DULY RESOLVED AND ADOPTED by the Redevelopment Commission of the Town of Highland, Lake County, Indiana this **22nd day of March, 2022** having passed by a vote of 4 in favor and 0 opposed *and 1 absence*

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


Sean Conley, President

ATTEST:


Bill Leep, Secretary

3-22-2022
Date

Kathy DeGuilio-Fox
Kathy DeGuilio-Fox
Redevelopment Director
Highland Redevelopment Department

March 22, 2022
Date

Resolution 2022-10 Adopted 03-22-2022

User: CRK
DB: Highland

EXP CHECK RUN DATES 02/24/2022 - 03/23/2022
BOTH JOURNALIZED AND UNJOURNALIZED

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

GL Number	Invoice Line Desc	Ref #	Vendor	Invoice Description	Amount	Check #
Fund 094 REDEVELOPMENT GENERAL						
094-0000-31001	LEGAL FEES	96890	ABRAHAMSON, REED & BLISE	LEGAL FEES	532.00	
094-0000-35008	UTILITIES-2811 JEWETT	96728	NISOURCE INC.	UTILITIES-2811 JEWETT	323.71	999339
094-0000-35008	FINAL STORM-2605 CONDIT	96891	TOWN OF HIGHLAND UTILITIES	FINAL STORM-2605 CONDIT	15.22	
094-0000-35008	STORM-2917 HIGHWAY	96892	TOWN OF HIGHLAND UTILITIES	STORM-2917 HIGHWAY	15.22	
094-0000-35008	STORM-8610 KENNEDY	96893	TOWN OF HIGHLAND UTILITIES	STORM-8610 KENNEDY	15.22	
094-0000-35008	STORM-8612 KENNEDY	96894	TOWN OF HIGHLAND UTILITIES	STORM-8612 KENNEDY	15.22	
094-0000-35008	STORM-8618 KENNEDY	96895	TOWN OF HIGHLAND UTILITIES	STORM-8618 KENNEDY	61.03	
094-0000-45200	STORM-8620 KENNEDY	96896	TOWN OF HIGHLAND UTILITIES	STORM-8620 KENNEDY	61.03	
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	96713	PAYROLL ACCOUNT	2/25PRL D/S TRANSFER REDEVELOPME	2,712.34	35013
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	96715	PAYROLL ACCOUNT	2/25PRL D/S TRANSFER REDEVELOPME	2,083.68	35032
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	96887	PAYROLL ACCOUNT	3/11 PRL D/S TRANSFER REDEVELOPME	4,486.30	35048
	Total For Dept 0000				10,320.97	
	Total For Fund 094 REDEVELOPMENT GENERAL				10,320.97	

INVOICE GL DISTRIBUTION REPORT FOR TOWN OF HIGHLAND

EXP CHECK RUN DATES 02/24/2022 - 03/23/2022

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

10,320.97

10,320.97