

HIGHLAND REDEVELOPMENT COMMISSION
PLENARY BUSINESS MEETING MINUTES
Monday February 23rd, 2026

The Highland Redevelopment Commission ("Commission", "RC") met in person at Town Hall on Monday February 23rd, 2026.

The Plenary Business meeting was called to order at 7:33 P.M. by President Alex Robertson

Roll Call: Commissioner Tom Black, Commissioner Alex Robertson, Commissioner Georgeff Commissioner Doug Turich were present. Commissioners Phil Scheeringa was excused and Pat Krull Non - voting member came in late.

Additional Officials Present: Maria Becerra, Redevelopment Director, Attorney Reed were present and members of the public

Public Comment pertaining to the agenda : None

Minutes Approved : 1/12/26, 1/26/26 and stand as posted .

Communications: None

Unfinished Business: None

Resolution 2026-02 Purchase Contract for 2655 Garfield Motion by Commissioner Georgeff and 2nd by Commissioner Black . All in Favor 4-0

Dan Botich Spoke about Resolutions 2026-07,2026-08 & 2026-09

Resolution 2026-07, along with 08 and 09, is a resolution that presents the annual determination for capture of assessment for each allocation area. The exhibit A's to each resolution, and I will include all three of the resolutions as an overview.

It includes that determination that's required under Section 39 of Redevelopment Law, subsection 5, Subsection A. It's due to the Lake County Auditor by June 1st annually. Typically, Highland is the first community to submit their annual capture notice and resolution to the auditor, so it is very early. You do have time but we normally get it in to the auditor early.

Each one of the resolutions includes an exhibit stating the amount of assessed gross value, gross assessed value, the amount of the net assessed value, which is after deductions, exemptions, and credits the estimated base assessment for January 1st, 2025, as well as the potential for captured assessed value. We also apply the tax rate in order to determine what the estimated tax increment is

for each allocation area. In the case of the consolidated Highland allocation area, we estimate next year about \$1.5 million of tax increment.

That's a plus or minus, depending on what the tax rate does next year. But just as a reference, this year for pay 2025, you will distribute about \$1.35 million So it's within the wheelhouse. That doesn't include any additional improvements that were made and in that determination, it also identifies anticipated costs of projects within the allocation area, as well as the final determination that the commission intends to capture all the potential assessed value that is available to be captured. That's an overview of the resolution.

It's pretty standard for all allocation areas to request 100% and make a determination of 100% of the potential captured assessed value to be captured by the auditor for January 1st. It's the assessment date for that next payable year of tax increment revenue.

Resolution 2026-07 - Highland Consolidated Allocation Area motion made by Commissioner Turich and 2nd by Commissioner Black . All in Favor 4-0

Resolution 2026-08 - Highland Acres Allocation Area motion was made by Commissioner Black and 2nd by Commissioner Georgeff . All in Favor 4-0

Resolution 2026-09 -Highland Cardinal Campus Allocation Area . A motion was made by Commissioner Turich and 2nd by Commissioner Black . All in Favor 4-0

Commissioner Robertson asked Maria to give a quick overview on Resolution 2026-10 the Deans Landscaping Maintenance service

Maria stated Basically, Dean's did perform the landscaping for the last two years. We did have a one-year contract last year. They proposed a multi-year contract with a slight increase maintaining their price from last year, \$51,490. That would stay the same for this year and the next year just a slight increase to \$54,065.

Commissioner Black asked if it was just a 5% increase We really don't know if that's going to track the inflation. Do we want to hold off on that second year of the contract?

Maria answered that he had maintained the price from last year. The price wouldn't go much higher than 5% over 2 years and it's actually less than 5% more like 2.5%

Commissioner Robertson stated there was a risk if we tried to put it out for bid and no one bids and then he can raise the prices

Maria stated that Mr. Knesek put it out for bid last year and only received one bid.

Commissioner Turich stated It's not like many people came knocking on your door .

Resolution 2026-10 - Deans Downtown Highland Landscape Maintenance Services
A motion was made by Commissioner Georgeff and 2nd by Commissioner Turich .
All in Favor 4-0,

Commissioner Robertson stated We have 8600 Kennedy Avenue. Attorney Jasaitis to follow up with owner with proposed amount of average of two appraisals.

Commissioner Turich asked so are we giving him approval to move forward with those two proposals, or what exactly are we asking for you .

Maria answered we are directing Attorney Jasaitis to start negotiations with the owner with the average of the two appraisals.

Commissioner Georgeff asked Is there a reason we're going with the average of the two and not starting with the low? Is there been any discussion with Attorney Jasaitis about that?

Commissioner Robertson stated we could ask before we've gone with the average or two, right?

Maria answered Historically, we've gone with the average.

Attorney Reed added It's kind of an SOP. It doesn't have to be that way but it's generally been accepted that, you know, you take two appraisers and get in the middle and probably the truth is in the middle of there somewhere. It's always been the theory, and then the body itself can go to the highest number. To go above the highest number, you have to come back to the top and get that. It's always kind of fair as well. We hit it in the middle somewhere

Commissioner Georgeff asked So he's not going to them proposing the average .He's just going to them asking, here's the two appraisals, how much do you want? You think he's going to go after the average?

Attorney Reed answered You can do that, too. Like, as long as you don't go above top.

Commissioner Georgeff stated I prefer giving him, showing him the two appraisals, and asking how much do you want and then negotiating it there. I don't want to start at halfway and then end up saying full price because we came in there.

Commissioner Robertson answered well if you want to start somewhere else it can be reflected in the motion

Commissioner Krull asked what the difference between the 2 proposals where was it like \$100 . I'm not asking for the number . I'm asking for the difference of the 2 numbers

Maria answered It would just be whatever directive in general without giving numbers.

Commissioner Robertson stated he was not certain.

Maria stated we had those updated.

Commissioner Georgeff asked did we get to see what the appraisals were ?

Maria stated I'll just show you.

Maria also stated the one thing that we want to record is that John recused himself.

Attorney Reed stated I didn't speak so it's ok .

Maria added you don't have to actually speak .

Attorney Reed stated I don't have to technically talk about it . I'm surprised to know they are interested .

MOTION for proposal of 8600 KENNEDY AVE - Attorney Jasaitis to follow -up with owner with proposed amount of the average of the 2 proposals. Motion by Commissioner Georgeff and 2nd by Commissioner Black . All in Favor 4-0

Public Comment : None

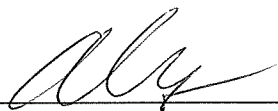
Business from the Commissioners :

Commissioner Krull stated it came out in the park board meeting one of the commissioners asked about the islands and do we put electric in those he didn't know if it was a redevelopment thing or park boards

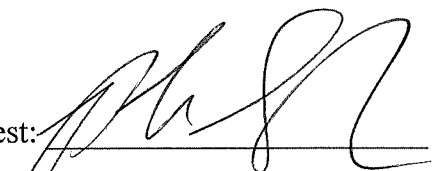
Motion to Pay Claims: in the amount of \$103,879.78 made by Commissioner Black and 2nd by Commissioner Georgeff. All in Favor 4-0

Adjournment: Meeting was adjourned by President Robertson at 7:49 PM.

Duly Passed and Resolved by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 23rd day of March 2026, having passed by a vote Highland Redevelopment Commission in favor 4 and 0 opposed



President

Attest: 

Secretary