

HIGHLAND REDEVELOPMENT COMMISSION
DISCUSSION TOPICS for STUDY SESSION - DRAFT
TUESDAY, MARCH 9, 2021
6:30 P.M.

This meeting will be convened as an electronic meeting pursuant to Governor Holcomb's Executive Order 20-04, 20-09 and 20-25 now extended through 31 March 2021 by his Order 21-05, allowing such meetings, pursuant to IC 5-14-1.5-3.6 for the duration of the COVID-19 emergency.

People may observe the meeting by joining the meeting on the Zoom platform
<https://zoom.us/j/92445414662?pwd=Qmd0V0RzdXlqTWpiMXhZQkZ3WlFaQT09>

Further, persons wishing to join the meeting may access the electronic meeting by using the preceding Zoom link and adding the **Meeting ID: 924 4541 4662** and **Password: 241940**

One tap mobile

+13126266799,,92445414662#,,,,,0#,,241940# US (Chicago)

+16465588656,,92445414662#,,,,,0#,,241940# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington D.C.)

Meeting ID: 924 4541 4662

Password: 241940

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

TUESDAY, MARCH 9, 2021
6:30 P.M

1. 21 PAY 22 Tax Abatement Compliance Review – Discussion
2. 2021 Budget Year Determination for Tax Increment for Highland Allocation Areas
3. Bult Oil Property – Report
4. Kennedy Avenue Properties - Discussion
5. Wayfinding Sign Project – Discussion
6. Redevelopment Commissioners Comments

**TOWN OF HIGHLAND
HIGHLAND REDEVELOPMENT COMMISSION
RESOLUTION NO. 2021-09**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION
CONCERNING THE 2022 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 2022, the Commission has determined the amount of Tax Increment projected for distribution in 2022 as well as the amount of Tax Increment needed in 2021 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, 2021 assessment date (for PAY 2022) 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 23rd day of March, 2021 having passed by a vote of ____ in favor and ____ opposed.

TOWN OF HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

By: _____
Cyril Huerter, President

ATTEST:

By: _____
Robyn Radford, Secretary

Dated

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

Dated

Resolution 2021-09 Adopted 03-23-2021

TOWN OF HIGHLAND, INDIANA
 HIGHLAND REDEVELOPMENT COMMISSION

Commission Determination: Highland Acres Allocation Area (026 Highland 01)

Per I.C. 36-7-14-39(b)(4)(A)

Dated: March 23, 2021

0506-01-026

DLGF TIF CODE: T45451

Highland Acres
 Allocation Area

Determination Criteria

Allocation Area Real Property Net Assessment ¹	\$	5,642,100
Allocation Area Personal Property Net Assessment ¹	-	-
Total Allocation Area Net Assessment ¹	\$	5,642,100
January 1, 2020 Base Assessment	\$	1,230,549
Potential Captured Assessed Value ¹	\$	4,411,551
Pay 2021 Certified Net Tax Rate	\$	2.5092
Estimated 2022 Net Tax Rate (Assumption: 2% increase as rounded to the hundredths)	\$	2.5600
Statutory Circuit Breaker (Applicable to Gross AV of Other Real & Personal Property)		3.00%
Estimated Tax Increment (Pay 2022) (Assumption: 95% collection rate)	\$	107,289
Commission Obligations		
Outstanding Debt Service/Lease Payments		
(a) (Fiscal Year 2022)	\$	-
Anticipated Cost of Allocation Area Projects/Programs		100,000
Total of Commission Obligations	\$	100,000
Estimated Allocation Area Tax Increment (FY 2022)	\$	107,289
Total of Commission Obligations, Projects and/or Programs through 2022		100,000
Tax Increment Balance (Surplus or Deficit)	\$	7,289
Estimated Potential Captured Assessment ¹	\$	4,411,551
Estimated Potential Captured Assessment Required to meet Obligations (Percent)		100%
Estimated Captured Assessment	\$	4,411,551

Estimated Uncaptured Assessment	\$	-
<i>(Excess Assessed Value to Overlapping Taxing Units)</i>		
Is the Estimated Uncaptured Assessment greater than 200%?		NO
PURSUANT TO I.C. 36-7-14-39(b)(4)(C), this Determination must be filed with the Town Council as the Legislative Body:		NO

Notes:

1. Data based upon the most current assessment data available from the Office of the Lake County Auditor for the January 1, 2020 assessment date.

**TOWN OF HIGHLAND
HIGHLAND REDEVELOPMENT COMMISSION
RESOLUTION NO. 2021-10**

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

WHEREAS, the Highland Redevelopment Commission (the “Commission”), has designated the Highland Redevelopment (Downtown) 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 2022, the Commission has determined the amount of Tax Increment projected for distribution in 2022 as well as the amount of Tax Increment needed in 2021 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, 2021 assessment date (for PAY 2022) 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 23rd day of March, 2021 having passed by a vote of ____ in favor and ____ opposed.

TOWN OF HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

By: _____
Cyril Huerter, President

ATTEST:

By: _____
Robyn Radford, Secretary

Dated

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

Dated

Resolution 2021-10 Adopted 03-23-2021

TOWN OF HIGHLAND, INDIANA
 HIGHLAND REDEVELOPMENT COMMISSION

Commission Determination: Redevelopment Area (Downtown) Allocation Area (026 Highland 02)

Per I.C. 36-7-14-39(b)(4)(A)

Dated: March 23, 2021

0506-02-026

DLGF TIF CODE: T45452

Highland Redevelopment Area
 (Downtown) Allocation Area

Determination Criteria

Allocation Area Real Property Net Assessment ¹	\$	50,949,772
Allocation Area Personal Property Net Assessment ¹		-
Total Allocation Area Net Assessment ¹	\$	50,949,772
January 1, 2020 Base Assessment	\$	45,304,840
Potential Captured Assessed Value ¹	\$	5,644,932
Pay 2021 Certified Net Tax Rate	\$	2.5092
Estimated 2022 Net Tax Rate (Assumption: 2% increase as rounded to the hundredths)	\$	2.5600
Statutory Circuit Breaker (Applicable to Gross AV of Other Real & Personal Property)		3.00%
Estimated Tax Increment (Pay 2022) (Assumption: 95% collection rate)	\$	137,285
Commission Obligations		
Outstanding Debt Service/Lease Payments		
(a) (Fiscal Year 2022)	\$	-
Anticipated Cost of Allocation Area Projects/Programs		100,000
Total of Commission Obligations	\$	100,000
Estimated Allocation Area Tax Increment (FY 2022)	\$	137,285
Total of Commission Obligations, Projects and/or Programs through 2022		100,000
Tax Increment Balance (Surplus or Deficit)	\$	37,285
Estimated Potential Captured Assessment ¹	\$	5,644,932
Estimated Potential Captured Assessment Required to meet Obligations (Percent)		100%
Estimated Captured Assessment	\$	5,644,932

Estimated Uncaptured Assessment	\$	-
<i>(Excess Assessed Value to Overlapping Taxing Units)</i>		
Is the Estimated Uncaptured Assessment greater than 200%?		NO
PURSUANT TO I.C. 36-7-14-39(b)(4)(C), this Determination must be filed with the Town Council as the Legislative Body:		NO

Notes:
 1. Data based upon the most current assessment data available from the Office of the Lake County Auditor for the January 1, 2020 assessment date.

**TOWN OF HIGHLAND
HIGHLAND REDEVELOPMENT COMMISSION
RESOLUTION NO. 2021-11**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION
CONCERNING THE 2022 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 2022, the Commission has determined the amount of Tax Increment projected for distribution in 2022 as well as the amount of Tax Increment needed in 2021 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, 2021 assessment date (for PAY 2022) 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 23rd day of March, 2021 having passed by a vote of ____ in favor and ____ opposed.

TOWN OF HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

By: _____
Cyril Huerter, President

ATTEST:

By: _____
Robyn Radford, Secretary

Dated

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

Dated

Resolution 2021-11 Adopted 03-23-2021

TOWN OF HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

Commission Determination: Highland Commercial Corridors Allocation Area (026 Highland 03)

Per I.C. 36-7-14-39(b)(4)(A)

Dated: March 23, 2021

	0506-03-026
	DLGF TIF CODE: T45453
	Highland
	Commercial Corridors Allocation Area
Determination Criteria	
Allocation Area Real Property Net Assessment ¹	\$ 196,669,265
Allocation Area Personal Property Net Assessment ¹	-
Total Allocation Area Net Assessment ¹	\$ 196,669,265
January 1, 2020 Base Assessment	\$ 166,103,960
Potential Captured Assessed Value ¹	\$ 30,565,305
Pay 2021 Certified Net Tax Rate	\$ 2.5092
Estimated 2022 Net Tax Rate (Assumption: 2% increase as rounded to the hundredths)	\$ 2.5600
Statutory Circuit Breaker (Applicable to Gross AV of Other Real & Personal Property)	3.00%
Estimated Tax Increment (Pay 2022) (Assumption: 95% collection rate)	\$ 743,348
Commission Obligations	
Outstanding Debt Service/Lease Payments	
(a) (Fiscal Year 2022)	\$ -
Anticipated Cost of Allocation Area Projects/Programs	500,000
Total of Commission Obligations	\$ 500,000
Estimated Allocation Area Tax Increment (FY 2022)	\$ 743,348
Total of Commission Obligations, Projects and/or Programs through 2022	500,000
Tax Increment Balance (Surplus or Deficit)	\$ 243,348
Estimated Potential Captured Assessment ¹	\$ 30,565,305
Estimated Potential Captured Assessment Required to meet Obligations (Percent)	100%
Estimated Captured Assessment	\$ 30,565,305
Estimated Uncaptured Assessment	
<i>(Excess Assessed Value to Overlapping Taxing Units)</i>	\$ -
Is the Estimated Uncaptured Assessment greater than 200%?	NO
PURSUANT TO I.C. 36-7-14-39(b)(4)(C), this Determination must be filed with the Town Council as the Legislative Body:	NO

Notes:

1. Data based upon the most current assessment data available from the Office of the Lake County Auditor for the January 1, 2020 assessment date.

**TOWN OF HIGHLAND
HIGHLAND REDEVELOPMENT COMMISSION
RESOLUTION NO. 2021-12**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION
CONCERNING THE 2022 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 2022, the Commission has determined the amount of Tax Increment projected for distribution in 2022 as well as the amount of Tax Increment needed in 2021 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, 2021 assessment date (for PAY 2022) 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 23rd day of March, 2021 having passed by a vote of ____ in favor and ____ opposed.

TOWN OF HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

By: _____
Cyril Huerter, President

ATTEST:

By: _____
Robyn Radford, Secretary

Dated

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

Dated

Resolution 2021-12 Adopted 03-23-2021

TOWN OF HIGHLAND, INDIANA
 HIGHLAND REDEVELOPMENT COMMISSION

Commission Determination: Highland Cardinal Campus Allocation Area (026 Highland 04)

Per I.C. 36-7-14-39(b)(4)(A)

Dated: March 23, 2021

0506-04-026

DLGF TIF CODE: T45454

Highland

Cardinal Campus
 Allocation Area

Determination Criteria

Allocation Area Real Property Net Assessment ¹	\$	9,465,100
Allocation Area Personal Property Net Assessment ¹		-
Total Allocation Area Net Assessment¹	\$	9,465,100
January 1, 2020 Base Assessment	\$	-
Potential Captured Assessed Value ¹	\$	9,465,100
Pay 2021 Certified Net Tax Rate	\$	2.5092
Estimated 2022 Net Tax Rate (Assumption: 2% increase as rounded to the hundredths)	\$	2.5600
Statutory Circuit Breaker (Applicable to Gross AV of Other Real & Personal Property)		3.00%
Estimated Tax Increment (Pay 2022) (Assumption: 95% collection rate)	\$	230,191
Commission Obligations		
Outstanding Debt Service/Lease Payments		
(a) Economic Development Revenue Bonds, Series 2018 (Fiscal Year 2022)	\$	341,575
Anticipated Cost of Allocation Area Projects/Programs		-
Total of Commission Obligations	\$	341,575
Estimated Allocation Area Tax Increment (FY 2022)	\$	230,191
Total of Commission Obligations, Projects and/or Programs through 2022		341,575
Tax Increment Balance (Surplus or Deficit)	\$	(111,384)
Estimated Potential Captured Assessment ¹	\$	9,465,100
Estimated Potential Captured Assessment Required to meet Obligations (Percent)		100%
Estimated Captured Assessment	\$	9,465,100

Estimated Uncaptured Assessment

(Excess Assessed Value to Overlapping Taxing Units)

Is the Estimated Uncaptured Assessment greater than 200%?

PURSUANT TO I.C. 36-7-14-39(b)(4)(C), this Determination must be filed with the Town Council as the Legislative Body:

\$ -
 NO
 NO

Notes:

1. Data based upon the most current assessment data available from the Office of the Lake County Auditor for the January 1, 2020 assessment date.

WHEATON

- ↑ Martin Plaza
- ↑ Memorial Park
- Prairie Path
- ↑ Public Library
- ↑ Wheaton Place Garage

ONE WAY ↑

STOP



AVAILABLE
\$70,800,000
Tony Russo



WHEATON

- Prairie Path ←
- Memorial Park →
- Post Office →
- City Hall →
- Wheaton Train Station →



WHEATON
ILLINOIS

CITY OF
WHEATON

Memorial Park →

Mary Lubko Center →

Wheaton Train Station

City Hall

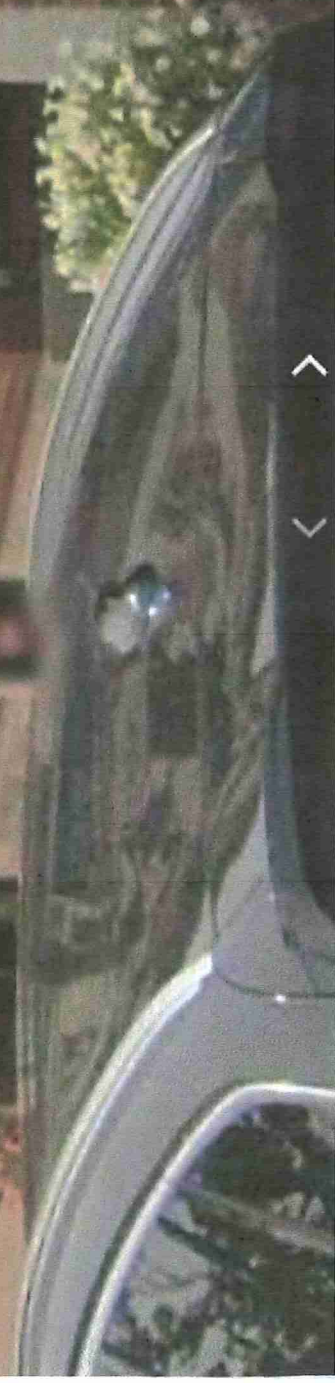
Wheaton Place Garage →

Le Boulanger
Pâtisserie
Chocolaterie



PARKING
LIBRARY

NO
PARKING
HERE TO
CORNER





CHIPOTLE

P

Washington St

FIVE GUYS

PARKING ↔
NORTH CENTRAL COLLEGE ←

PERIZ SPICES STARBUCK COFFEE

Google

LE PA.N QUOTIDIEN
Bakery & Restaurant

PARKING
LIBRARY
BUS STOP

NO
TURN
ON RED.

WHEN
PEDESTRIANS
ARE PRESENT



204

LEXANDER
LUMBER

yvek
moWrap

ek
rap

INFORMATION

COMMUNITY MAPS & VIDEOS



Google