

HIGHLAND REDEVELOPMENT COMMISSION
DISCUSSION TOPICS for STUDY SESSION - DRAFT
TUESDAY, OCTOBER 27, 2020
7:00 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 01 November 2020 by his Order 20-44, 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
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Further, persons wishing to offer comment in the meeting may access the electronic meeting by using the preceding Zoom link and adding the Meeting ID: 950 5128 4313 and Password: 325526

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TUESDAY, OCTOBER 27, 2020
7:00 P.M

1. Review of Plenary Business Meeting Agenda
2. Parking Lot Project Highway & Kennedy – Update
3. Downtown Streetlight Retrofit – Update
4. Container Market – Update & Discussion
5. Commercial Property Improvement Grant – Discussion
6. 2020 Goal Review
7. Highland Main Street – Restaurant Crawl
8. Business Development – Report Misc.
9. December 22nd Plenary Meeting Date Change
10. Redevelopment Commissioners Comments

2619 Main Street
Highland, Indiana 46322



Est. 1983
A Site/Civil General Contractor

PH: 219.924.1623
FX: 219.924.0328

www.grimmerconstruction.com

October 15, 2020

Town of Highland
3333 Ridge Road
Highland, IN 46322

Attn: Accounts Payable

Re: Downtown Parking Lot
Renovation Project
GCI #20012
Est.#2

INVOICE # 7612

ORIGINAL CONTRACT		\$	751,366.04
TOTAL CHANGE ORDERS		\$	37,965.58
REVISED CONTRACT		\$	789,331.62
COMPLETED TO DATE		\$	252,699.08
RETAINAGE	10.00%	\$	25,269.91
TOTAL EARNED LESS RETAINAGE		\$	227,429.17
LESS PREVIOUS REQUESTS		\$	120,189.60
CURRENT AMOUNT DUE		\$	107,239.57

An Equal Opportunity Employer

2020 Goals
HIGHLAND REDEVELOPMENT COMMISSION

- | | |
|--|---------------------|
| 1. Development of Kennedy/Condit corridor of Downtown Highland | |
| A. Determine best and highest use of property | 1 st Qtr |
| B. Determine potential use/projects | Ongoing |
| C. Meet with developer(s) to discuss potential PUD | 2 nd Qtr |
| D. Appraisals/assemble properties for PUD footprint | 2 nd Qtr |
| E. Research zoning and property use | 2 nd Qtr |
| F. Consider Development of Container Market | 3 rd Qtr |
| G. Consider use of Master Developer | 2 nd Qtr |
| H. Identify possible financing for project | 3 rd Qtr |
| I. Begin negotiations for sale and development of properties | Ongoing |
| J. Determine when offering incentives is applicable | Ongoing |
| 2. Downtown Lighting | |
| A. Retrofit or replace with new Highway & Jewett Street Lighting | 4 th Qtr |
| B. Pursue grant for project funding assistance | 4 th Qtr |
| 3. Public Offerings | |
| A. Review recent public offering | 1 st Qtr |
| B. Prepare Public Offering for (former) Bult Oil site | 4 th Qtr |
| C. Prepare Public Offering for Kennedy Avenue properties | 4 th Qtr |
| D. Continue pursuit of sale 2811 and 2821 Jewett Street properties | Ongoing |
| 4. Multigenerational Housing for Kennedy Ave Corridor | |
| A. Commission housing/commercial use study | 1 st Qtr |
| B. Meet with developer(s) to discuss potential PUD | 2 nd Qtr |
| C. Appraisals/assemble properties for PUD footprint | 2 nd Qtr |
| D. Research zoning and property use | 2 nd Qtr |
| E. Consider use of Master Developer | 2 nd Qtr |
| F. Identify possible financing for project | 3 rd Qtr |
| G. Begin negotiations for sale and development of properties | Ongoing |
| H. Understand and Offer incentives, if applicable | Ongoing |
| 5. Continue Commercial Property Improvement Grant Program | |
| A. Consider applications | Ongoing |
| B. Review and approve grant application(s) | Ongoing |
| C. Fund <u>at least</u> two façade grant properties (\$40K max per property) | Ongoing |
| D. Allocate initial dollars for 2021 | 4 th Qtr |
| E. Review program and projects | 4 th Qtr |

- | | |
|---|---------------------|
| 6. Continue to Explore Feasibility of a New Business Park on Kennedy Ave and Main Street | |
| A. Determine highest and best use | 2 nd Qtr |
| B. Planning for potential use(s) and barriers to development | 2 nd Qtr |
| C. Begin discussions with developers to determine highest and best use | 3 rd Qtr |
| D. Begin discussions with property owners, if applicable | 3 rd Qtr |
| E. Decide on whether an Allocation Area should be established | 4 th Qtr |
| F. Establish Allocation Area or other incentives for the area if necessary | 4 th Qtr |
|
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| 7. Explore Options to Develop North Kennedy/Riverfront Property | |
| A. Determine best and highest use of property | 1 st Qtr |
| B. Pursue potential PUD development of property | 1 st Qtr |
| C. Identify possible financing tools | 2 nd Qtr |
| D. Identify potential sites for softball fields | 2 nd Qtr |
| E. Identify significant barriers to development | 2 nd Qtr |
| F. Design concepts for consideration | Ongoing |
| G. Pursue developers and development agreement(s) | Ongoing |
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| 8. Relocation of Public Works Complex | |
| A. Identify at possible location(s) that would accommodate use | 1 st Qtr |
| B. Meet with owners of the locations | 2 nd Qtr |
| C. Order Appraisals with Redevelopment Cmn Approval | 2 nd Qtr |
| D. Identify potential financing for project | 2 nd Qtr |
| E. Begin negotiations/development agreement/purchase | 2 nd Qtr |
| F. Site engineering/Building design | 3 rd Qtr |
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 | |
| 9. Develop Retention/Recruitment Plan | |
| A. Review revitalization and master plans | Ongoing |
| B. Review current Placemaking/efforts to assist recruitment | Ongoing |
| C. Maintain data on occupancy in the downtown | Ongoing |
| D. Advertise properties for sale & lease on the website | Ongoing |
| E. Meet with prospective businesses to locate in Highland | Ongoing |
| F. Communicate with realtors listing DT properties | Ongoing |
| G. Communicate with property owners regarding lease/sale potential | Ongoing |
| H. Work with Highland Main Street | Ongoing |
|
 | |
| 10. Highland Main Street | |
| A. Review HMS 2020 Plan of Work; provide feedback if appropriate | 1 st Qtr |
| B. Appoint commissioner to serve on HMS | 1 st Qtr |
| C. Provide assistance with recruiting new members if required | Ongoing |
| D. Review programs, projects and events and offer input/approval | Ongoing |

11. Review Properties for Future Development

- | | |
|---|---------|
| A. Update Acquisition list if necessary | Ongoing |
| B. Conduct appraisals on properties when appropriate | Ongoing |
| C. Continue with acquisition process when appropriate | Ongoing |

12. Review Current and Expected Allocation Areas and Funds

- | | |
|--|---------------------|
| A. Review a list of current Allocation Areas and Funds generated | 1 st Qtr |
| B. Maintain a listing of Allocation Areas with Semi-Annual Distributions | Ongoing |
| C. Review current and potential projects that may utilize funds | 2 nd Qtr |
| D. Discuss fund use options by reviewing acquisition list and priorities | 3 rd Qtr |
| E. Develop a list of funding priorities and begin funding the projects | 4 th Qtr |

Revision 7_Oct 20 2020

OCTOBER

*restaurant
crawl*

Dan's Pierogies

Growlers

Jose's Family Restaurant

Langel's Pizza

Maria's Buena Cocina

Sip Coffee House 2

Traditions

Sakura Bowl

Tuesday, October 27, 5-9 pm

AGENDA FOR PLENARY MEETING

HIGHLAND REDEVELOPMENT COMMISSION

This meeting will be convened as an electronic meeting pursuant to Governor Holcomb's Executive Order 20-04, 20-09 and 20-25 and now extended by Executive Order 20-44 through 01 November 2020 allowing such meetings, pursuant to IC 5-14-1.5-3.6 for the duration of the emergency.

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MONDAY, OCTOBER 27, 2020

7:00 P.M.

DRAFT

Roll Call:

Commissioner Jack Havlin
Commissioner Cyril Huerter
Commissioner Robyn Radford
Commissioner Renee Reinhart
Commissioner Tony Washick

Minutes of Previous Sessions:

1. Approve Minutes of Study Session and Plenary Business Meeting of September 22, 2020.
2. Approve Minutes of Study Session of October 13, 2020

Special Orders:

Public Comment:

Communications:

Unfinished Business and General Orders:

New Business:

1. **Approval of Highland Redevelopment Commission Downtown Parking Lot Renovation Change Orders Numbers 6-8**
 2. **Resolution 2020-25: A Resolution of the Highland Redevelopment Commission to Amend Resolution 2019-27 and Resolution 2020-18 to Provide 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.**
 3. **Resolution 2020-26: Resolution of the Highland Redevelopment Commission Regarding Disposition of Property and Matters Related Hereto.**
-

Action to Pay Accounts Payable Vouchers:

094	Redevelopment General	\$	14,985.79
095	Highland Economic Development	\$	0.00
096	Redevelopment Capital	\$	0.00
098	Downtown Redevelopment District Allocation Area	\$	107,239.57
101	Redevelopment Bond & Interest	\$	0.00
107	Cardinal Campus Allocation	\$	0.00
250	CEDIT Econ. Dev. Income Tax Fund	\$	<u>7,966.36</u>
	TOTAL	\$	130,191.72

Business from the Commissioners:

Next Meeting: The next full Study Session will be November 10, 2020 and convene at 7:00 PM. The next Plenary Meeting will be held on November 24, 2020 and convene immediately following the Study Session. A study session will precede the plenary meeting at 7:00 PM and reconvene following the plenary business meeting if necessary. The next meeting of Highland Main Street is scheduled for Thursday, November 5, 2020 at 6:30 PM. The meeting will be convened electronically.

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES - DRAFT
TUESDAY, SEPTEMBER 22, 2020**

Members of the Highland Redevelopment Commission ("RC", "Commission") met in an electronically convened meeting using the Zoom platform on Tuesday, September 22, 2020. The meeting was convened as an electronic meeting pursuant to Governor Eric Holcomb's Executive Order 20-04, 20-09 and 20-25 now extended through 2 October 2020 by his Order 20-41, allowing such meetings pursuant to IC 5-14-1.5-3.6 for the duration of the COVID-19 emergency. The Study Session was called to order at 7:05 p.m. by Redevelopment Director Kathy DeGuilio-Fox.

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

Roll Call: Commissioners present included Jack Havlin, Cyril Huerter, Robyn Radford, Renee Reinhart and Tony Washick. 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; John Reed, Redevelopment attorney, Abrahamson, Reed & Bilsse; Ed Dabrowski, IT Consultant; and Kathy DeGuilio-Fox, Redevelopment Director.

Also Present: Bill Leep, Vice President of Pleasant View Dairy, Highland, Indiana and former Redevelopment Commission member.

General Substance of the Discussion

1. **Review of Plenary Session Agenda:** Ms. DeGuilio-Fox reviewed the agenda items that the Commissioners were to address during their plenary business meeting. She explained that due to the new commissions' appointments the group would participate in reorganizing exercises immediately and then proceed with their business.
2. **Parking Lot Project Highway & Kennedy - Update:**
 - a. **Construction:** For the benefit of the new commissioners Director DeGuilio-Fox initially reviewed the ownership structure of the parking lot that Redevelopment is renovating. A brief overview was given of the construction activities since the last report. Director DeGuilio-Fox reported having received a fully executed final approval letter, for the current improvement project, from Buckeye Pipeline. A few minor changes have been required by Buckeye however they will not have an overall impact on the project. The size of one of the rain gardens must be reduced however that will provide a savings to the project costs.
 - b. **EV Charging Stations:** A brief overview of current construction activities as related to the EV charging stations was provided by Ms. DeGuilio-Fox. Commissioners were reminded of the financial responsibilities that Redevelopment accepts as an INDOT grant recipient should the Commission receive a grant award. Ms. DeGuilio-Fox advised that she has been working with South Shore Clean Cities who is submitting the grant application for all of their partners. Discussion ensued.
 - c. **Khatra Petro:** Ms. DeGuilio-Fox reviewed the relevance of this item to the overall project. No other updates were reported.
3. **Downtown Streetlight Retrofit or Replacement – Update:** Director DeGuilio-Fox provided an overview of the current streetlights and the project currently being considered by the Commission. She described the potential retrofit vs new lighting cost issues. The Commissioners were informed that the

retrofit that Chicago Light Works had recommended did not fit when they attempted to install them. They have others that could be recommended however Ms. DeGuilio-Fox advised that she had not had time to enter into those discussions and that we are still waiting for the two units to arrive that Holophane/AEL ordered so they can be tested. Once they arrive at Midwestern Electric they will be installed and tested. A determination will be made thereafter as to what the next steps we will be. Ms. DeGuilio-Fox also brought up a discussion point from previous meetings and asked that the new commissioners think about whether installing new lights is maintenance and whether Redevelopment should be doing that or not. Commissioner Reinhart asked about installing tree lights in the downtown if the Commission does not have the capacity to install new street lamps. Ms. DeGuilio-Fox mentioned that we'd have to research whether there is a proximate power source to use for the tree lights. Commissioner Huerter asked who would maintain the lights should they be installed in downtown trees. Discussion ensued. Everyone agreed that although they may pay for the installation of streetlights or tree lights or build or renovate property that enhances the downtown they should not have to be accountable for the maintenance of those additions. Ms. DeGuilio-Fox shared that this has been an issue in the past with other departments believing that Redevelopment should maintain whatever is done as part of their work.

4. **Container Market – Discussion:** Ms. DeGuilio-Fox provided the history of this potential project and the location. She directed the commissioner's attention to the article she'd provided them regarding the Munster container market project. Ms. DeGuilio-Fox then provided information regarding questions previously asked about the potential container market including ROI, lease rates and leasing responsibilities as well as potential interest. Ms. DeGuilio-Fox also described four businesses who have expressed interest in becoming tenants. Discussion ensued. Commissioner Huerter asked about engaging a developer for the project. Ms. DeGuilio-Fox reminded the Commissioners that developers will always request incentives and expect the Town to be a financial partner with them. And, she reminded them that the corner is small so the developer will want to be certain they can recoup their investment. John Reed mentioned the developer of the Munster container market. Ms. DeGuilio-Fox asked if the Town of Munster bonded for that project. John Reed explained the very specific arrangement that Munster and the developer entered into which included the developer buying his own bonds. Mr. Reed will provide the contact information to Director DeGuilio-Fox.
5. **Wayfinding Signs – Discussion:** Director DeGuilio-Fox introduced the idea of selecting wayfinding signs to install in and near the parking lot and throughout the downtown area to direct visitors and residents to restaurants and other destination spots. She also mentioned the interpretive art and signage on the Depot that will be installed at the end of the project. She mentioned that one of the signs on the Depot will be a map of the mural locations throughout the downtown and that Highland Main Street is planning to create a self-guided tour of the murals using an app accessible on visitor's cell phones. Cy expressed his approval of the wayfinding signs. Discussion ensued.
6. **Commercial Property Improvement Grant – Information for Discussion:** Director DeGuilio-Fox directed everyone's attention to the program guidelines and year to date report of the overall expenditures as well as the pending grants that had been sent to them. She provided information about all of the projects in progress: Les Café, Belmonte Family on Jewett, Fuzzyline Brewery on Condit and DEF on Highway. Ms. DeGuilio-Fox also mentioned that for the past several years Redevelopment has received an annual budget allocation of \$100,000 for the program and hopes to get the same for 2021 in spite of budget reductions. Ms. DeGuilio-Fox also mentioned a business hoping to expand from Valparaiso to Highland that has inquired about potential incentives, including a Commercial Property Improvement Grant, in the event that they purchase a building on Indianapolis Blvd (outside the Downtown Redevelopment Area). She asked if the Commission would consider this retail business for a grant award in light of the fact that the program was established specifically to improve properties in

the Downtown Redevelopment Area. Discussion ensued. Commissioner Huerter felt that if an application was brought to the commission they would certainly consider it.

7. **Highland Main Street – Restaurant Crawl:** Director DeGuilio-Fox announced to the group the details of the Downtown Restaurant Crawl and directed everyone's attention to the flyer included in their packet. She encouraged the Commissioners to participate on Tuesday September 29th from 5-9PM reminding everyone of the difficult year the restaurants and small businesses have had due to the COVID pandemic. Discussion ensued. Commissioner Reinhart suggested posting the flyer in all of the business windows and doors in the downtown. Ms. DeGuilio-Fox agreed that she would share that suggestion with the Highland Main Street group.
8. **SIP Lease Renewal:** Director DeGuilio-Fox advised that the SIP lease is coming due for renewal and that, as in past years, she is recommending a 3% increase be included. She reported that an increase of 3% would add about \$23.00 per month. Discussion ensued. Additional information was provided including in regard to the NIPSCO bills that Redevelopment pays. SIP has several freezers/refrigerators in the garage behind the restaurant and does not pay for the power that is used for the refrigeration nor the pantry lighting. This space was never added to their lease. The end result of discussion was that the Redevelopment Director was instructed to increase the 2021 lease renewal by 3%.
9. **Redevelopment Commissioner Comments:** Commissioner Huerter inquired as to whether the group who had expressed interest in purchasing 2811 and 2821 Jewett continue to be interested. Discussion ensued. There were no additional comments or concerns.

There being no further business, Commissioner Radford moved to adjourn the study session. The motion was seconded by Commissioner Huerter. The motion passed by a voice vote of five affirmatives and no negatives. The September 22, 2020 study session of the Highland Redevelopment Commission was adjourned at 7:30 P.M.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.

**HIGHLAND REDEVELOPMENT COMMISSION
PLENARY MEETING MINUTES - DRAFT
TUESDAY, SEPTEMBER 22, 2020**

The Highland Redevelopment Commission ("Commission", "RC") met in an electronically convened meeting using the Zoom platform. The meeting was convened as an electronic meeting pursuant to Governor Eric Holcomb's Executive Order 20-04, 20-09 and 20-25 now extended through 2 October 2020 by his Order 20-41, allowing such meetings pursuant to IC 5-14-1.5-3.6 for the duration of the COVID-19 emergency. The Plenary Meeting was called to order at 7:30 p.m. by Redevelopment Director Kathy DeGuilio-Fox.

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

The Redevelopment Director caused the selection of commission officers. Commissioner Robyn Radford made a motion to nominate Commissioner Cyril (Cy) Huerter as president. The motion was seconded by Commissioner Jack Havlin. Commissioner Havlin made a motion to nominate Commissioner Robyn Radford as vice president. Commissioner Renee Reinhart seconded the motion. Commissioner Tony Washick made a motion to nominate Commissioner Renee Reinhart as secretary. Commissioner Havlin seconded the motion. Having motions on the floor to nominate members for all three officers' chairs, The Redevelopment Director initiated a roll call vote. The motions to nominate Redevelopment Commission officers passed by a roll call vote of five affirmatives and no negatives. Officers were duly elected.

Redevelopment Director Kathy DeGuilio-Fox turned the meeting over to Commissioner Cy Huerter, President.

Roll Call: Commissioners present included Jack Havlin, Cyril Huerter, Robyn Radford, Renee Reinhart and Tony Washick. A quorum was established.

Additional Officials Present: Patrick Krull, School Town of Highland liaison and no-voting member; Roger Sheeman, Town Council Liaison to the Redevelopment Commission; John Reed, Redevelopment attorney, Abrahamson, Reed & Bilse; Ed Dabrowski, IT Consultant and Kathy DeGuilio-Fox, Redevelopment Director.

Also Present: Bill Leep, Vice President of Pleasant View Dairy, Highland, Indiana and former Redevelopment Commissioner.

Minutes of the Previous Sessions: Commissioner Robyn Radford moved to approve the minutes of the Study Session and Plenary Business meeting of August 25, 2020. Commissioner Jack Havlin seconded the motion. Commissioner Havlin inquired as to whether it was appropriate for the new commissioners to approve minutes although they were not in attendance at the meeting. Redevelopment Director DeGuilio-Fox and Attorney Reed responded that it is wholly appropriate and that commissioners are not required to have been in attendance at a meeting to approve the minutes as long as they do not have concerns about the minutes. The commissioners who were in attendance at the August 25th meeting were asked if there were any necessary changes or corrections to the minutes for them to reflect appropriately the proceedings of that meeting. Hearing none President Huerter called for a motion to accept minutes. Commissioner Radford made a motion to accept the minutes of August 25th. Commissioner Havlin seconded. Upon a roll call, the motion passed. The minutes of the August 25, 2020 study and plenary sessions were approved by a vote of five affirmatives and no negatives.

Special Orders: None

Public Comment: Patrick Krull of the School Town of Highland welcomed the three new members and introduced himself to the new members as the School Town of Highland representative charged with participating and maintaining and understanding of the activities of the Redevelopment Commission as well as how funds are used. Ms. DeGuilio-Fox commented that the Redevelopment Commission is a good community partner with the School Town of Highland and directs \$100,000 from their budget each year to the School Town. Bill Leep also welcomed the new members. He commented that the Commission has numerous goals and projects under consideration and with limited resources and fund expenditures guided by statute there are sometimes very difficult choices to be made. There being no further comments from the public, the public comment portion of the meeting was closed.

Communications: None

Unfinished Business and General Orders: None

New Business:

1. **Approval of Highland Redevelopment Commission Downtown Parking Lot Renovation Change Orders Number 1-5:** Director DeGuilio-Fox was asked to briefly explain each of the change orders. She directed the commissioners' attention to the spreadsheet provided in their packet. As requested each change order was identified and explained as well as the large credit that was afforded the project budget when contractors and the project manager realized a retaining wall would not be required. Ms. DeGuilio-Fox also identified the Grimmer invoice and advised that it is shown as an expenditure of the Payable Voucher because the contract was previously approved. This being an expenditure of that contract it is a part of the monthly voucher the commissioners will be asked to approve. Commissioner Havlin inquired about Change Order #2 and asked if the locks, Wi-Fi and other equipment related to the electricity to the two entry door jambs of the public restroom facility would also be charged to the project. Director DeGuilio-Fox responded that this would not be an additional responsibility of the Commission. She offered that the other related equipment would be the responsibility of the Highland Parks & Recreation Department once the building has been completed and transferred to them. There being no further discussion Commissioner Radford made a motion to approve the five change orders as presented. Commissioner Havlin seconded the motion. Upon a roll call vote the motion passed by a voice vote of five affirmatives and no negatives.
2. **Action to Pay Accounts Payable Vouchers:** Commissioner Renee Reinhart made a motion to pay accounts payable vouchers as filed on the pending accounts payable docket, covering the period August 27, 2020 through September 23, 2020 and the payroll dockets for August 28, 2020 and September 11, 2020 as presented, in the amount of \$140,087.02. Commissioner Radford seconded the motion to approve the Accounts Payable Vouchers. Upon a roll call vote the motion passed with five affirmatives and no negatives.

Vendors Accounts Payable Docket:

Redevelopment General Fund, \$13,896.12; Highland Economic Development, \$0.00; Redevelopment Capital Fund, \$0.00; Downtown Redevelopment District Allocation Area, \$120,189.60; Redevelopment Bond & Interest, \$0.00; CEDIT Economic Development Income Tax Fund, \$6,001.30 and Cardinal Campus Allocation Area, \$0. Total: \$140,087.02.

Payroll Docket for Payday of August 28, 2020 and September 11, 2020: Redevelopment Department: Total Payroll: \$8009.60.

Business from the Commissioners: President Huerter welcomed the new commissioners and asked if they would like to introduce themselves and comment briefly as to what they're interested in accomplishing as a Redevelopment Commissioner. Each Commissioner responded in-kind. Commissioners Huerter and Radford also provided a brief introduction of themselves as did Director DeGuilio-Fox. Discussion ensued. Ms. DeGuilio-Fox was asked to send the 2020 Goals to the new commissioners. Ms. DeGuilio-Fox also commented that she intends to provide the new commissioners with a binder similar to that which was given to others at the beginning of their term. Commissioner Huerter inquired as to whether the members were interested in meeting in person rather than via zoom. Discussion ensued in this regard. There was a mix of responses regarding in person meetings. Director DeGuilio-Fox advised that she prefers to continue meeting via zoom for the time being and not knowing what impact the fall and winter flu seasons will bring. Ms. DeGuilio-Fox also talked about the protocols that have been set up for the Town Hall and advised that she is not ready to begin "in person" meetings again just yet with the risk of COVID-19 still very much a concern. The subject will be discussed again at a later date. No further business from the Commissioners was discussed.

Next Meeting: President Huerter advised that the next Study Session is scheduled for Tuesday, October 13, 2020. The next Plenary Meeting will convene on Tuesday, October 27, 2020 immediately following the study session. A Study Session will precede the public meeting and reconvene following the public meeting, if deemed necessary. The next meeting of the Highland Main Street is scheduled to convene on Thursday, October 1, 2020 at 6:30 p.m. Due to the Executive Orders issued by Governor Holcomb in response to the COVID-19 pandemic, a decision will be made as to whether meetings will be convened electronically or if the opening of the Town Hall will allow for a public meeting to be held in Council Chambers.

Adjournment: There being no further business of the Highland Redevelopment Commission, President Huerter asked for a motion to adjourn. Commissioner Radford made a motion to adjourn the meeting. Commissioner Tony Washick seconded the motion. Upon a roll call vote, the motion passed with five affirmatives and no negatives. The September 22, 2020 public meeting of the Highland Redevelopment Commission was adjourned at 9:28 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES - DRAFT
TUESDAY, OCTOBER 13, 2020**

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

Roll Call: Commissioners present included Cy Huerter, Robyn Radford, Renee Reinhart and Tony Washick. Commissioner Jack Havlin was excused due to illness. A quorum was established.

Additional Officials Present: Pat Krull, School Town of Highland liaison and non-voting member; Roger Sheeman, Town Council Liaison; Ed Dabrowski, IT Consultant; and Kathy DeGuilio-Fox, Redevelopment Director.

Also Present: There were no additional attendees identified.

General Substance of the Discussion

1. Parking Lot Project Highway & Kennedy – Update:

- a. Construction: Director DeGuilio-Fox provided a brief update including reporting to the Commissioners that construction is moving forward. Masonry materials for the Depot have arrived and construction will begin immediately. Grading and fill has been completed on the rain gardens and Dean’s Landscaping will begin planting on Monday, October 19th. Change orders have been approved for the new curbing, sidewalk and ADA compliant components of the east entrance to the parking lot. Three additional change orders have been approved by the project manager and will be presented for approval to the Redevelopment Commissioners at their October 27th meeting. Ms. DeGuilio-Fox also reported that while the project budget is now slightly over the Grimmer contract amount it remains far below what was approved by the Commission and the Council for the project.
- b. EV Charging Stations: Ms. DeGuilio-Fox advised the Commissioners that the design for new 500 amp service is expected on or about October 21st. Rodney Golson, from NIPSCO, is preparing the design. Ms. DeGuilio-Fox also advised that the grant application has been submitted and awards should be announced by the end of November.
- c. Khatra Petro: Ms. DeGuilio-Fox advised there were no new updates to report.

2. **Downtown Streetlight Retrofit – Update:** Ms. DeGuilio-Fox advised that she has spoken to South Shore Clean Cities (SSCC) staff and there is a grant available thorough IDEM for funding that is earmarked for projects such as downtown lighting. Ms. DeGuilio-Fox will work with the

SSCC staff who will prepare the grant application, due October 14th, and submit it on behalf of the Highland Redevelopment Commission. The maximum award is \$40,000. The fee for SSCC services is \$1,500. Commissioners expressed interest in pursuing the grant in spite of the very small window of opportunity.

3. **Container Market:** Ms. DeGuilio-Fox reported she had spoken to Mr. Jay Lieser, developer of the Munster Maple Leaf Crossing container market. He expressed interest, promised to take a look at the Highland downtown properties and will get back in touch. Ms. DeGuilio-Fox also shared traffic count numbers with the commissioners that were received from DVG in Crown Point. She explained this is the group that provides traffic counts and other information to Highland Public Works and the PD's Traffic Safety Committee. Brief discussion ensued.
4. **Bult Oil Property – Update:** Ms. DeGuilio-Fox advised that she had very little new to report except that EnviroForensics had reached out to Chief Timmer for reports that had been provided back in the early 1990's. He had not responded to EnviroForensics. Ms. Murday advised that IFA is concerned that this historical investigation information is necessary in order for them to provide a Site Status Letter otherwise, they may only provide a Comment Letter. Ms. DeGuilio-Fox advised she will follow up with Chief Timmer.
5. **Highland Main Street Restaurant Crawl:** Ms. DeGuilio-Fox advised that by all accounts, including her own participation, the inaugural Restaurant Crawl was a huge success. She reported comments and feedback that had been received from the restaurants that participated in the event. Feedback ranged from comments such as increasing their Tuesday evening revenues by 30% to those restaurants who would bring in additional staff for the October Crawl because they were so busy. Everyone agreed that the food was outstanding. The only negative was that the wait time at some restaurants was a little long. The restaurants admitted they'd had no idea how the turnout would be and promised to be better prepared in the future. Commissioners, as well as Councilman Sheeman, provided their thoughts and agreed that the event was a success. Brief discussion ensued.
6. **Commercial Property Improvement Grant Application Extension Request:** Ms. DeGuilio-Fox advised that Tony Belmonte had requested a second completion extension primarily due to materials delivery. Director DeGuilio-Fox also advised that Mr. Belmonte is unsure as to whether he will move forward with the restaurant concept of renovate the building so that he could lease it as business office space. He had explained that as a restaurateur he is acutely aware of all the restaurants that are closing their doors due to the COVID-19 pandemic. While he has not decided yet he is very concerned about the economic environment for restaurants. Discussion ensued. Councilman Sheeman expressed his dissatisfaction with this and said they'd approved the grant to renovate in preparation for a new restaurant. Others disagreed that the project was still viable since it is renovating a much needed building in the downtown. Ms. DeGuilio-Fox reminded the commissioners that in the past a higher number of Commercial Property Improvement grants had been awarded to retail and service industry businesses than restaurants and food service businesses so there was no specific program requirement in that respect. Discussion ensued and Ms. DeGuilio-Fox was instructed to contact Mr. Belmonte in regard to his decision.
7. **Business Development – Miscellaneous:** Ms. DeGuilio-Fox advised the commissioners that:

- a. Lots on the north end of the Highland Plaza were set to be auctioned and that she'd received numerous calls from interested parties. Ms. DeGuilio-Fox reported there are 3-4 businesses that she felt could be serious contenders during the auction. Discussion ensued. Several of the commissioners asked if Director DeGuilio-Fox could provide a site rendering or GIS photo of the Highland Plaza property so they could better understand which parcels will be auctioned.
- b. The property located at 8100 Indianapolis Blvd, the former site of the Coach USA bus service, is for sale. Ms. DeGuilio-Fox advised she has had numerous calls regarding that property as well however, numerous of those interested were not appropriate for the location or difficulties with the property could get in the way. She advised that the best candidate at this time is Gas N Wash, a service station chain out of Illinois who hopes to expand their market with the first expansion in Highland. Discussion ensued. The Commissioners are in favor of pursuing the Gas N Wash development for the 8100 Indianapolis Blvd site.
- c. The Shell station proposed for the corner of Hart Road and Indianapolis Blvd continues to move forward through the Plan Commission. Ms. DeGuilio-Fox advised that this location is in the Commercial Corridor Redevelopment Area and the commissioners may be interested in attending a Plan Commission meeting. Ms. DeGuilio-Fox will forward meeting notices and agendas as she receives them.

8. **Redevelopment Commissioner Comments:** As a side note Ms. DeGuilio-Fox advised that she had researched the debt report for the bond held on the Jewett Street properties as asked to do during the previous meeting. The final bond payment will be February 2024. Commissioner Huerter asked that the 2020 goals be included on the October 27th study session agenda. He'd like to review those and have an additional discussion in that regard prior to the end of the year.

There being no further business the October 13, 2020 study session of the Highland Redevelopment Commission was adjourned at 8:15 PM.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.

CHANGE ORDER APPROVAL FORM

PROJECT: Downtown Parking Lot Renovation CHANGE ORDER #: 6
SW Corner of Highway Ave and Kennedy Ave DATE: 10/7/2020
Highland, IN CONTRACTOR: Grimmer Construction Inc.

CHANGE ORDER DESCRIPTION:

Replacement of the East Entrance to the Highland Downtown Parking Lot including:
Excavation, Traffic Control, Aggregate Placement and Grading
Concrete Entrance Placement

Original Contract Amount:	\$	<u>751,366.04</u>
Net Change by Previous Change Orders:	\$	<u>37,965.58</u>
Contract Amount Prior to This Change Order:	\$	<u>789,331.62</u>
Amount of This Change Order (Add/Deduct):	\$	<u>4,317.30</u>
New Contract Amount Including this Change Order:	\$	<u>793,648.92</u>
Change in Contract Time:		<u>.0</u>

Approved By: *Kathleen DeBaulio - Fox*
Highland Redevelopment Commission

Date: 10-15-2020

Approved By: *John J. Talbot*
Weaver Consultants Group

Date: 10/14/2020

Approved By: *Ben Miles*
Grimmer Construction Inc.

Date: 10-15-2020

CHANGE ORDER APPROVAL FORM

PROJECT: Downtown Parking Lot Renovation CHANGE ORDER #: 7
SW Corner of Highway Ave and Kennedy Ave DATE: 10/7/2020
Highland, IN CONTRACTOR: Grimmer Construction Inc.

CHANGE ORDER DESCRIPTION:

Adding ADA compliant curb ramps near the East Entrance of the above mentioned project

Original Contract Amount:	\$	<u>751,366.04</u>
Net Change by Previous Change Orders:	\$	<u>42,282.88</u>
Contract Amount Prior to This Change Order:	\$	<u>793,648.92</u>
Amount of This Change Order (Add/Deduct):	\$	<u>2,367.00</u>
New Contract Amount Including this Change Order:	\$	<u>796,015.92</u>
Change in Contract Time:		<u>0</u>

Approved By: Kathey DeKorbo - Fox
Highland Redevelopment Commission

Date: 10-15-2020

Approved By: John J. Tallot
Weaver Consultants Group

Date: 10/14/2020

Approved By: Ben Mills
Grimmer Construction Inc.

Date: 10-15-2020

CHANGE ORDER APPROVAL FORM

PROJECT: Downtown Parking Lot Renovation CHANGE ORDER #: 8
SW Corner of Highway Ave and Kennedy Ave DATE: 9/30/2020
Highland, IN CONTRACTOR: Grimmer Construction Inc.

CHANGE ORDER DESCRIPTION:

Furnishing the labor, supervision, tools and material necessary to perform the following electrical work:

Install 500A Single Phase, 240 Distribution Panel
Lighting Control Enclosure with 4p Contactor and Photocell
Secondary Wiring (Aluminum 350mcm) from Nipsco Pole Mounted Transformer in (2) 2 1/2" Conduits
Demo of Existing Service
1PH 3W 600A CT Cabinet

Original Contract Amount: \$ 751,366.04
Net Change by Previous Change Orders: \$ 44,649.88
Contract Amount Prior to This Change Order: \$ 796,015.92
Amount of This Change Order (Add/Deduct): \$ 9,752.00
New Contract Amount Including this Change Order: \$ 805,767.92
Change in Contract Time: 0

Approved By: Kathy DeGaulis-Jox
Highland Redevelopment Commission

Date: 10-15-2020

Approved By: John J. Talbot
Weaver Consultants Group

Date: 10/14/2020

Approved By: Ben Miles
Grimmer Construction Inc.

Date: 10-15-2020

Resolution No. 2020-25

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

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, the petitioners now request approval to extend the completion deadline due to an inability to complete the approved improvements as allowed by the completion extension adopted on May 26, 2020; and

WHEREAS, the Redevelopment Commission recognizes that not only was the mobilization of construction crews for interior and façade work affected by Executive Order 20-02, and subsequent Executive Orders, as issued by Indiana Governor Eric Holcomb addressing the public health emergency created by the COVID-19 Pandemic but also access to certain building materials; and

WHEREAS, The Belmonte Family Limited Partnership is seeking consideration to amend their original grant application and have therefore requested an extension until June 30, 2021 in which to complete the project work; and

WHEREAS, granting approval of petitioners request to extend the completion deadline until June 30, 2021 extends the original completion date from August 19, 2019 to June 30, 2021.

All property taxes must be paid and up to date and there shall be no liens against the property;

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

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

3. That the Commission approved by Resolution 2019-27 to provide an up to and not to exceed reimbursement of \$40,000.00 of the estimated project costs, based upon the total project cost of \$135,514.00 remains unchanged.
4. That all reimbursements will be made upon delivery of proof of work completed, and receipt by the Highland Redevelopment Commission, of approved receipts for work performed, and proof that all property taxes are paid and up-to-date and no liens have been filed on the property remains unchanged.
5. That this Resolution shall be in full force and effect after its adoption by the Commission.

ADOPTED AND APPROVED by the **Highland Redevelopment Commission, Lake County, Indiana** this 27th day of October, 2020 having passed by a vote of ____ in favor and ____ opposed.

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

By: _____
Cyril Huerter, President

Attest:

By: _____
**Renee Reinhart, Secretary
Town of Highland, Indiana Redevelopment Commission**

Dated

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

Dated

Resolution 2020-25_Adopted 10-27-2020

**TOWN OF HIGHLAND
HIGHLAND REDEVELOPMENT COMMISSION**

RESOLUTION 2020-26

**RESOLUTION OF THE HIGHLAND REDEVELOPMENT
COMMISSION REGARDING DISPOSITION OF
PROPERTY AND MATTERS RELATED HERETO**

Whereas, the Highland Redevelopment Commission (the "Commission"), as the governing body for the Highland Redevelopment Department (the "Department"), pursuant to Indiana Code 36-7-14, as amended (the "Act"), has established the Highland Downtown Redevelopment Area (the "Economic Revitalization Area"), as an economic development area pursuant to Section 41 of the Act; and

Whereas, the Commission desires to dispose of certain Property as described in Exhibit A hereto (the "Property"), or a portion thereof, pursuant to the terms of an Offering Sheet substantially in the form set forth in Exhibit B hereto; and

Whereas, pursuant to Section 22 of the Act, the Commission is required to cause to be published in accordance with law a notice of disposition of the Property; and

Whereas, the Commission has obtained appraisals for the Property in accordance with law;

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

1. The Commission hereby authorizes and directs the Redevelopment Director to cause to be published a notice of disposition of the Property pursuant to Section 22 of the Act.
2. The appraisals for the property, obtained by the Commission as required in Section 22 of the Act, are hereby accepted and approved.
3. The Offering Sheet substantially in the form set forth in Exhibit B hereto is hereby approved.
4. This Resolution shall take effect immediately upon its adoption by the Commission.

DULY RESOLVED AND ADOPTED by the Redevelopment Commission of the Town of Highland, Lake County, Indiana this 27th day of October, 2020 having passed by a vote of ____ affirmatives and ____ negatives

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

Cyril Huerter, President

ATTEST:

Renee Reinhart, Secretary

Kathy DeGuilio-Fox
Director of Redevelopment

Date

**NOTICE OF REQUEST FOR PROPOSALS
HIGHLAND REDEVELOPMENT COMMISSION
TOWN OF HIGHLAND, LAKE COUNTY, INDIANA**

Notice is hereby given that the Highland Redevelopment Commission (the "Commission") will accept sealed proposals at the office of the Redevelopment Commission, located in the Highland Town Hall at 3333 Ridge Road, Highland, Indiana, up to the hour of 4:00 PM (CST) on the 24th day of November 2020. Notice is further given that a public meeting of the Commission will be held on the 24th day of November, 2020 at 7:00 PM (CST) at 3333 Ridge Road, Highland Indiana, at which time and place the Commission shall open and consider each proposal pursuant to Indiana Code 36-7-14-22, for the purchase of certain real property, being made available for development purposes in the Highland Downtown Redevelopment Area I, said property including 0.8 acres, more or less.

The Offering Sheet containing a detailed description of and the offering price for the property described above and terms upon which the sale shall be awarded, as well as certain limitations on the use to be made of the property described above, is available for review at the office of the Town of Highland Redevelopment Commission, located at 3333 Ridge Road, Highland, Indiana.

Each proposal shall be executed in the manner provided for in the Offering Sheet. Pursuant to Indiana Code 36-7-14-22, any proposal submitted by a trust (as defined in Indiana Code 30-4-1-1(a)) must identify each (i) beneficiary of the trust and (ii) settlor empowered to revoke or modify the trust

Dated this ____ day of _____, 2020.

Town of Highland, Lake County, Indiana
Redevelopment Commission

Cyril Huerter, President

ATTEST:

Renee Reinhart, Secretary

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					
Dept 0000						
094-0000-20003	OFFICE SUPPLIES	89079	OFFICE DEPOT, INC	OFFICE SUPPLIES	370.41	
094-0000-20003	D/S SHARE OF BULK PAPER ORDER	88651	THE PAPER CORPORATION	D/S SHARE OF BULK PAPER ORDER	182.27	
094-0000-31003	GENERAL ENGINEERING SERVICES	89083	NIES ENGINEERING, INC.	GENERAL ENGINEERING SERVICES	339.98	
094-0000-31003	FINANCIAL PROFESSIONAL SERVICES	89082	SEH OF INDIANA, LLC	FINANCIAL PROFESSIONAL SERVICES	689.75	
094-0000-34023	HEALTH INS	88867	TOWN OF HIGHLAND INS FUND (V OCTOBER 2020 HEALTH/LIFE INS PREM :	TOWN OF HIGHLAND INS FUND (V OCTOBER 2020 HEALTH/LIFE INS PREM :	2,940.20	33014
094-0000-34043	LIFE INS	88867	TOWN OF HIGHLAND INS FUND (V OCTOBER 2020 HEALTH/LIFE INS PREM :	TOWN OF HIGHLAND INS FUND (V OCTOBER 2020 HEALTH/LIFE INS PREM :	15.88	33014
094-0000-35008	UTILITIES-2811 JEWETT	89077	NORTHERN IN PUBLIC SERVICE UTILITIES-2811 JEWETT	NORTHERN IN PUBLIC SERVICE UTILITIES-2811 JEWETT	191.23	
094-0000-35008	UTILITIES- 2821 JEWETT/912-28689078	89072	NORTHERN IN PUBLIC SERVICE UTILITIES- 2821 JEWETT	NORTHERN IN PUBLIC SERVICE UTILITIES- 2821 JEWETT	112.00	
094-0000-35008	STORM-8620 KENNEDY	89072	TOWN OF HIGHLAND UTILITIES STORM-8620 KENNEDY	TOWN OF HIGHLAND UTILITIES STORM-8620 KENNEDY	40.67	
094-0000-35008	STORM-8618 KENNEDY	89073	TOWN OF HIGHLAND UTILITIES STORM-8618 KENNEDY	TOWN OF HIGHLAND UTILITIES STORM- 8618 KENNEDY	40.67	
094-0000-35008	STORM- 8612 KENNEDY	89074	TOWN OF HIGHLAND UTILITIES STORM-8612 KENNEDY	TOWN OF HIGHLAND UTILITIES STORM-8612 KENNEDY	10.14	
094-0000-35008	STORM- 8610 KENNEDY	89075	TOWN OF HIGHLAND UTILITIES STORM- 8610 KENNEDY	TOWN OF HIGHLAND UTILITIES STORM- 8610 KENNEDY	10.14	
094-0000-35008	STORM- 2605 CONDIT	89076	TOWN OF HIGHLAND UTILITIES STORM- 2605 CONDIT	TOWN OF HIGHLAND UTILITIES STORM- 2605 CONDIT	10.14	
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	88730	PAYROLL ACCOUNT	9/25PRL D/S TRANSFER REDEVELOPMENT	5,150.20	32999
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	88879	PAYROLL ACCOUNT	10/9PRL D/S TRANSFER REDEVELOPMENT	4,882.11	33017
			Total For Dept 0000		14,985.79	
			Total For Fund 094 REDEVELOPMENT GENERAL		14,985.79	
Fund 098	DOWNTOWN REDEV DISTRICT ALLOC					
Dept 0000						
098-0000-44066	DT CONSTRUCTION INV 7612	89071	GRIMMER CONSTRUCTION	DT CONSTRUCTION INV 7612	107,239.57	
			Total For Dept 0000		107,239.57	
			Total For Fund 098 DOWNTOWN REDEV DISTRICT ALLOC		107,239.57	
Fund 250	CREDIT ECON. DEV. INCOME TAX FUND					
Dept 0000						
250-0000-35010	GRANT PLANNING SERVICES	89080	KARNERBLUE ERA, LLC	GRANT PLANNING SERVICES	150.00	
250-0000-35010	ENGINEERING SERVICES	89081	WEAVER HOLDINGS, LLC	ENGINEERING SERVICES	7,816.36	
			Total For Dept 0000		7,966.36	
			Total For Fund 250 CREDIT ECON. DEV. INCOME TAX FUND		7,966.36	

10/19/2020 05:21 PM
User: DMJ
DB: Highland

INVOICE GL DISTRIBUTION REPORT FOR TOWN OF HIGHLAND
EXP CHECK RUN DATES 09/24/2020 - 10/28/2020
BOTH JOURNALIZED AND UNJOURNALIZED

Page: 2/2

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

Fund Totals:

Fund 094 REDEVELOPMENT GENERAL 14,985.79
Fund 098 DOWNTOWN REDEV DISTRICT A: 107,239.57
Fund 250 CREDIT ECON. DEV. INCOME T: 7,966.36
130,191.72