

HIGHLAND REDEVELOPMENT COMMISSION
DISCUSSION TOPICS for STUDY SESSION - DRAFT
TUESDAY, NOVEMBER 24, 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 12 December 2020 by his Order 20-48, 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/95387581484?pwd=Mkt5cG5POWtLaTZWd2dPVFYwRUN6dz09>

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: 953 8758 1484 and Password: 641436

One tap mobile

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Meeting ID: 953 8758 1484

Password: 641436

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

TUESDAY, NOVEMBER 24, 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. Highland Main Street – Restaurant Crawl
6. Redevelopment Commissioners Comments

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 20-48 through 12 December 2020 allowing such meetings, pursuant to IC 5-14-1.5-3.6 for the duration of the emergency.

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MONDAY, NOVEMBER 24, 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 October 27, 2020.
2. Approve Minutes of Study Session of November 10, 2020

Special Orders:

Public Comment:

Communications:

Unfinished Business and General Orders:

New Business:

1. **Consideration of Proposals for Disposition of Property Located at 2605 and 2606 Garfield Avenue and 2605 and 2609 Condit Street in Highland, Indiana:**
 - a. **Attorney Verification of Proof of Publication**
 - b. **Opening of Proposals for Disposition of Property**
 - c. **Review of Proposals for Disposition of Property**
 - d. **Selection of Complying Proposal for Disposition of Property**
 2. **Consideration of Resolution 2020-27: Resolution of the Highland Redevelopment Commission to Adopt and Authorize a Declaration of Environmental Covenants, Conditions and Restrictions.**
 3. **Approval of Highland Redevelopment Commission Downtown Parking Lot Renovation Change Orders Numbers 9.**
 4. **Consideration of Resolution 2020-28: Resolution of the Highland Redevelopment Commission to Accept the Proposal of Chicago LightWorks for the Downtown Luminaire Replacement Project.**
-

Action to Pay Accounts Payable Vouchers:

094	Redevelopment General	\$	11,522.00
095	Highland Economic Development	\$	0.00
096	Redevelopment Capital	\$	18,953.28
098	Downtown Redevelopment District Allocation Area	\$	202,296.15
101	Redevelopment Bond & Interest	\$	0.00
107	Cardinal Campus Allocation	\$	0.00
250	CEDIT Econ. Dev. Income Tax Fund	\$	<u>6,492.67</u>
	TOTAL	\$	239,264.10

Business from the Commissioners:

Next Meeting: The next full Study Session will be December 8, 2020 and convene at 7:00 PM. The next Plenary Meeting will be held on December 15, 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, December 3, 2020 at 6:30 PM. The meetings will be convened electronically.

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES - DRAFT
TUESDAY, OCTOBER 27, 2020**

Members of the Highland Redevelopment Commission ("RC", "Commission") met in an electronically convened meeting using the Zoom platform on Tuesday, October 27, 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 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. 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 & Bilse; Ed Dabrowski, IT Consultant; and Kathy DeGuilio-Fox, Redevelopment Director.

Also Present: There were no additional attendees identified.

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.
2. **Parking Lot Project Highway & Kennedy - Update:**
 - a. **Construction:** A brief overview was given of the construction activities since the last report. Director DeGuilio-Fox reported the completion of the curbing and parking lot paving as well as the installation of the two rain gardens. Ms. DeGuilio-Fox reminded the Commissioners that the north rain garden had been reduced in size due to restrictions imposed by Buckeye Pipeline. Because the overall size of the north rain garden was reduce Ms. DeGuilio-Fox reported having received a reduction of the overall budget specifically for those two portions of landscaping. Director DeGuilio-Fox also reported progress of the construction of the Depot and that a color had been chosen for the stamped asphalt that will run designate pedestrian walkways throughout the parking lot. Ms. DeGuilio-Fox also reported that the east entrance and curb/walkway areas at that location will need additional engineering and a change order. She also briefly described the reason for Change Orders Number 6-8.
 - b. **EV Charging Stations:** A brief overview of current construction activities as related to the EV charging stations was provided by Ms. DeGuilio-Fox.
3. **Downtown Streetlight Retrofit or Replacement – Update:** Director DeGuilio-Fox reported she had been able to complete the Indiana Office of Energy Development grant application with the assistance of the South Shore Clean Cities team. Awards should be announced before the end of November.
4. **Container Market – Discussion:** Ms. DeGuilio-Fox reported she had spoken to Jay Lieser of 1st Metropolitan Builders and was scheduled to meet with him the day following the Commission meeting. She reported he had expressed interest in the potential Highland project however he had

numerous questions that would be discussed during their meeting. Ms. DeGuilio-Fox reminded the Commissioners this developer is the same as is working with Munster on Maple Leaf Crossing.

5. **Commercial Property Improvement Grant – Information for Discussion:** Director DeGuilio-Fox advised that Resolution 2020-25 is on the Plenary Session agenda for their consideration this evening. Ms. DeGuilio-Fox urged the commissioners to adopt the resolution and allow the grantee, Belmonte Family Limited Partnership, to have one additional completion extension. She reminded the commissioners that regardless of whether Mr. Belmonte opens a restaurant at the Jewett Street location or not the purpose of the Commercial Property Improvement Grant program is to improve downtown properties so that the real property is assessed and taxed at a higher rate. Ms. DeGuilio-Fox also reminded the commissioners that most of the previous grants were for businesses other than restaurants. She commented that it is their job to bring business to the downtown and not drive them away.
6. **Redevelopment Commission 2020 Goals – Review:** Director DeGuilio-Fox directed everyone's attention to the 2020 Goals in their packet and asked if there were any questions, concerns or changes the commissioners would like to suggest. Commissioners expressed satisfaction with the goals as previously accepted and had nothing new to add.
7. **Highland Main Street – Restaurant Crawl:** Director DeGuilio-Fox opened discussion regarding the October Downtown Restaurant Crawl that was in progress as they met. She commented that she'd gone immediately after work to get her selections and hoped that others had as well. Discussion ensued. Ms. DeGuilio-Fox reminded the commissioners that Highland Main Street plans to conduct the restaurant crawl through the end of the year and then begin again next year as long as the event continues to gather support. Several commissioners commented that they'd stopped at various restaurants prior to the meeting as well. Only positive comments were made.
8. **Business Development – Report Miscellaneous:**
 - a. Director DeGuilio-Fox reported that she and Ken Mika had met with the Gas n Wash team via conference call on October 20th. They were asked to send additional information and a preliminary site plan for the property. Ms. DeGuilio-Fox reported Ken advised the Plan Commission that this potential project may be on their radar sometime in the near future although by his description several plan commission members thought it was a truck stop and expressed dissatisfaction with that type of development.
 - b. Ms. DeGuilio-Fox also reported that the north half of the Highland Plaza property had been auctioned earlier in the week and she has not received results yet regarding the successful bidder. She did assure the Commissioners that there are 2-3 parties interested in the south half, principally the former Ultra building. Discussion ensued.
9. **December 22nd Plenary Meeting Date:** Director DeGuilio-Fox reminded the commissioners they had wanted to discuss changing the date of the December plenary business meeting. She advised that it would be difficult to have it too much earlier in the month due to the process to prepare the payables docket. Discussion ensued and the Commissioners asked that the December plenary session be rescheduled for Tuesday, December 15th. Ms. DeGuilio-Fox commented that she will advise all those who prepare claims to be paid.
10. **Redevelopment Commissioner Comments:** Commission Huerter inquired in regard to the former Bult Oil property. Ms. DeGuilio-Fox reported that a Site Status Letter had still not been received from IFA and that she was inclined to believe there would not be one. She went on to explain that IFA had requested copies of numerous reports from 1993 and that she was simply not able to get access to them. Ms. DeGuilio-Fox explained her conversations with Chief Timmer who is not aware of where the

copies he received might be as well as running into dead ends when she reached out to the entities that had produced the reports originally. The same response was received from everyone she'd spoke with: it's highly doubtful that reports that old have been kept. Having reached this point, Ms. DeGuilio-Fox encourage the Commissioners to adopt Resolution 2020-26 and allow her to advertise notice of request for proposals. She advised she had completed the public offering and with their consent of the selling price she was able to move forward immediately. Ms. DeGuilio-Fox also asked that attorney Reed prepare an Environmental Restrictive Covenant and record it with the Lake County Recorder's office in Crown Point. She offered to follow up with him and provide the information that she had received from EnviroForensics with specific language for the covenant. Discussion ensued. The Commissioners agreed Ms. DeGuilio-Fox should move forward on this immediately.

There being no further business the October 27, 2020 study session of the Highland Redevelopment Commission was adjourned at 7:48 P.M.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.

**HIGHLAND REDEVELOPMENT COMMISSION
PLENARY MEETING MINUTES - DRAFT
TUESDAY, OCTOBER 27, 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 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. The Plenary Business Meeting was called to order at 7:48 p.m. by Commission President Cyril (Cy) Huerter.

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 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: There were no additional attendees identified.

Minutes of the Previous Sessions: Commission President Cy Huerter called for a motion to approve minutes. Commissioner Jack Havlin moved to approve the minutes of the Study Session and Plenary Business meeting of September 22, 2020 and the minutes of the October 13, 2020 Study Session. Commissioner Tony Washick seconded the motion. There being no discussion, Commission President called for a roll call vote. Upon a roll call vote, the motion passed. The minutes of the Study Session and Plenary Business meeting of September 22, 2020 and the minutes of the October 13, 2020 Study Session were approved by a voice vote of five affirmatives and no negatives.

Special Orders: None

Public Comment: None

Communications: None

Unfinished Business and General Orders: None

New Business:

1. **Approval of Highland Redevelopment Commission Downtown Parking Lot Renovation Change Orders Number 6-8:** Commissioner Huerter asked if any of the commissioners had any questions regarding Change Orders Numbers 6-8. Having discussed the change orders during the study session and there being no further comment, Commissioner Huerter called for a motion to approve the change orders as identified on the agenda. Commissioner Havlin made a motion to approve the Change Orders 6-8 as presented. Commissioner Renee Reinhart seconded the motion. There being no further discussion Commission President Cy Huerter called for a roll call vote. Upon a roll call vote the motion passed by a voice vote of five affirmatives and no negatives.
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 Improvement Grant to Antonio Belmont, The Belmonte Family Limited Partnership for Property Located at 2907 Jewett Street. Prior to a motion, Commissioner Washick asked what the requested completion deadline would be. Ms. DeGuilio-Fox advised that the date would be June 30, 2021 and is stated in the resolution. Commissioner Havlin asked about the original completion date. Discussion ensued. There being no further discussion, Commission President Huerter called for a motion to adopt Resolution 2020-25. Commission Havlin made a motion to adopt and approve the request to extend the deadline for completion of the Commercial Property Improvement grant awarded to Toney Belmonte for property at 2907 Jewett Street. Commissioner Reinhart seconded the motion. There being no further discussion or comments Commission President Huerter called for a roll call vote. Upon a roll call vote the motion passed by a voice vote of five affirmatives and no negatives.

- 3. Resolution 2020-26: Resolution of the Highland Redevelopment Commission Regarding Disposition of Property and Matters Related Hereto.** Commissioner Huerter reminded everyone this is in regard to disposition of the former Bult Oil Property and asked if there were any additional questions or comments in this regard. There being none Commission President Huerter asked for a motion to adopt. Commissioner Havlin made a motion to adopt Resolution 2020-26. Commissioner Washick seconded the motion. There being no further discussion Commission President Huerter called for a roll call vote. Upon a roll call vote the motion passed by a voice vote of five affirmatives and no negatives.

Action to Pay Accounts Payable Vouchers: Commissioner Havlin made a motion to pay accounts payable vouchers as filed on the pending accounts payable docket, covering the period September 24, 2020 through October 28, 2020 and the payroll dockets for October 9, 2020 and October 23, 2020 as presented, in the amount of \$130,191.72. Commissioner Reinhart seconded the motion to approve the Accounts Payable Vouchers. There being no further discussion Commission President Huerter 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, \$14,985.79; Highland Economic Development, \$0.00; Redevelopment Capital Fund, \$0.00; Downtown Redevelopment District Allocation Area, \$107,239.57; Redevelopment Bond & Interest, \$0.00; CEDIT Economic Development Income Tax Fund, \$7,966.36 and Cardinal Campus Allocation Area, \$0. Total: \$130,191.72.

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

Business from the Commissioners: Commission President Huerter asked if there was any business from the commissioners. There was none.

Next Meeting: President Huerter advised that the next Study Session is scheduled for Tuesday, November 10, 2020 and will convene at 7:00 PM. The next Plenary Business Meeting is scheduled for Tuesday, November 24, 2020 immediately following the study session. A Study Session will reconvene following the public meeting, if deemed necessary. The next meeting of the Highland Main Street is scheduled to convene on Thursday, November 5, 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, Commission President Huerter called for a motion to adjourn. Commissioner Havlin made a motion to adjourn. Commissioner Washick seconded the motion. Upon a roll call vote the motion passed by a voice vote of five affirmatives and no negatives. The October 27, 2020 public meeting of the Highland Redevelopment Commission was adjourned at 8:30 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES - DRAFT
TUESDAY, NOVEMBER 10, 2020**

Members of the Highland Redevelopment Commission ("RC", "Commission") met in an electronically convened meeting using the Zoom platform on Tuesday, November 10, 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 01 December 2020 by his Order 20-47, 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 7:04 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, Robyn Radford, Renee Reinhart and Tony Washick. Commissioner Cy Huerter was absent. 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; 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:** A brief overview was given of the construction activities since the last report. Director DeGuilio-Fox reported the completion of most of the stamped asphalt, lot lights have been installed and are waiting for NIPSCO to complete installation of the electrical panel as well as the near completion of the Depot. She also briefly described the changes in the east entrance especially in regards to pedestrian entry and explained this is the primary reason for Change Orders Number 9. Ms. DeGuilio-Fox asked if there were any objections to the Change Order #9 and explained she would like a verbal approval, rather than waiting until November 24th when official approval via voice vote will be made, so that the construction crew may continue moving forward with their work. She advised of her concern that the weather is turning and the need for the crews to continue to move forward so that the project may be completed on time. Discussion ensued followed by full consensus that the commissioners approved of Change Order #9 and moving forward with the work.

2. **Downtown Streetlight Retrofit or Replacement – Update:** Director DeGuilio-Fox reported she had received word from the Indiana Office of Energy Development that the Highland Redevelopment Commission has been awarded a grant in the amount of \$40,000.00 for the downtown light replacement project. Ms. DeGuilio-Fox explained that she is still waiting for completion of all of the paperwork but expects that to arrive soon. In the meantime she asked Commissioners to take a look after dark at the sample lights that had been installed on poles #23 and #53 and provide their feedback. She will ask Mark Knesek to do the same. Ms. DeGuilio-Fox advised of the Commission's probable share of costs and what fund that money could be available spent from. Discussion ensued.

3. **Bult Oil Public Offering – Report:** Ms. DeGuilio-Fox advised that the Public Offering for the disposition of the former Bult Oil property has been advertised and Requests for Proposals made available at the

Town Hall. She also reported there have been no proposals submitted to date. And, as follow up she reached out to those parties who were previously interested in purchasing the property to alert them to the public offering and that RFPs have been advertised. For various reasons neither entity felt they would bid on the property at this time. Discussion ensued.

4. **Container Market – Discussion:** Ms. DeGuilio-Fox reported she had met with Jay and Darryl Lieser of 1st Metropolitan Builders on Wednesday, October 28th and that they had expressed interest in the potential Highland. Once the gentlemen have conducted some due diligence of their own they will be in touch.
5. **Highland Main Street – Restaurant Crawl:** Director DeGuilio-Fox opened discussion of the October Downtown Restaurant Crawl by reporting that participating restaurants had expressed their satisfaction with the increase in business for the evening. Some of the restaurants, however, mentioned that while they did better overall than other Tuesdays, customers tapered off after about 7:30 PM. Because of this a few of the smaller restaurants advised they may close prior to the 9:00 PM ending time set for the event. Discussion ensued. Liaison Sheeman insisted that restaurants should stay open so that there is a uniform timeframe for the event. Ms. DeGuilio-Fox reminded him that for the smaller restaurants it is difficult to remain open and keep staff working if there is no revenue. She did agree that she would speak with Dawn Diamantopoulos of Highland Main Street, who is coordinating the event, about the time issue.
6. **Business Development – Report Miscellaneous:**
 - a. Director DeGuilio-Fox reported that Gas n Wash continues to be interested in the former Coach USA site however Ken Mika has not spoken with them again since their conference call.
 - b. Ms. DeGuilio-Fox also reported that she has not heard from the new owner of the north section of the Highland Plaza. However, once the sale is final and closing has taken place she believes the new owner will call her. She also advised that a small, family-owned business from Illinois is interested in the former Ultra grocery store and the parcels in the south half of the plaza. Contact information for DLC Management has been provided to the interested party. Discussion ensued.
 - c. Ms. DeGuilio-Fox reported that Highland Volkswagen has been sold and is now City Volkswagen of Highland. She advised that the new owners also own two other Volkswagen dealerships in Illinois. And, she reported having spoken with both the owner and the representing attorney in regard to the tax abatement that was awarded to the property several years ago. Both were made aware of the compliance review that is conducted each year and provided paperwork that shows the goals that must be met to meet compliance. Discussion ensued. Commissioners were advised that by Indiana statute a tax abatement follows the property and not the owner and that as long as the business is in compliance each year they should continue to receive their abatement for the term originally defined.
7. **Redevelopment Commissioner Comments:**
 - a. Commissioner Radford asked what the Commission needs to do to propose a different attorney. She explained that the Commission's current attorney is slow to respond and she is concerned this is holding the group up. She explained her thoughts. Commissioner Havlin asked for and was provided clarification on the matter as for incidents, including a recent situation that Commissioner Radford was referring to. Brief discussion ensued. Liaison Sheeman commented that he would contact attorney Reed to discuss with him the Commission's concerns and promised to get back to Director DeGuilio-Fox by the following afternoon.

- b. Liaison Sheeman congratulated Pat Krull on his successful reelection to the School Town of Highland Board. Brief Discussion ensued.

There being no further business the November 10, 2020 study session of the Highland Redevelopment Commission was adjourned at 7:46 P.M.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.

*** Proof of Publication ***

State of Indiana)
) ss:
Lake County)

Personally appeared before me, a notary public in and for said county and state, the undersigned Nicole Muscari who, being duly sworn, says that She/he is Legal Clerk of the Northwest Indiana Times newspaper of general circulation printed and published in the English language in the Town of Munster in state and county afore-said, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time(s), the date(s) of publication being as follows:
November 2nd 2020, November 9th 2020

TOWN OF HIGHLAND, CLERK TREASURER - LEGALS
DENISE BECK, ACCTS PAYABLE
3333 RIDGE ROAD
HIGHLAND IN 46322

ORDER NUMBER 55533

The undersigned further states that the Northwest Indiana Times newspaper maintains an Internet website, which is located at www.nwi.com website and that a copy of the above referenced printed matter was posted on such website on the date(s) of publication set forth above.

Nicole Muscari, Legal Clerk

By: Moad Zagam

Subscribed and sworn to before me this 9th day of November, 2020

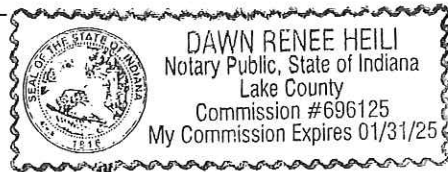
Dawn Renee Heili
Notary Public

My commission expires:

Section: Legals

Category: 198 Legal - Lake County

PUBLISHED ON: 11/02/2020, 11/09/2020



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 28th day of October, 2020.

Town of Highland, Lake County, Indiana

Redevelopment Commission
/s/ Cyril Huerter
Cyril Huerter, President

ATTEST:
/s/ Renee Reinhart
Renee Reinhart, Secretary
11/2, 11/9 -55533 -hspaxlp

TOTAL AD COST: 41.68

FILED ON: 11/9/2020

**TOWN OF HIGHLAND
HIGHLAND REDEVELOPMENT COMMISSION**

RESOLUTION 2020-27

**RESOLUTION OF THE HIGHLAND REDEVELOPMENT
COMMISSION TO ADOPT AND AUTHORIZE A DECLARATION OF
ENVIRONMENTAL COVENANTS, CONDITIONS AND RESTRICTIONS**

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 “Description of Property”) 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 has caused to be published in accordance with law a request for proposals in an effort to dispose of the Property; and

Whereas, the Commission has obtained appraisals for the Property in accordance with Section 22(b) of the Act; and

Whereas, the Commission desires to cause a Declaration of Environmental Covenants, Conditions, and Restrictions to be incorporated in and made a part of the property records in the Office of the Recorder of Lake County, State of Indiana.

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

1. The Commission hereby adopts and authorizes the Declaration of Environmental Covenants, Conditions and Restrictions as presented this day, and approves the execution of same by the President, Secretary, and Redevelopment Director.
2. The Commission hereby directs the Redevelopment Director to cause to be filed the Declaration of Environmental Covenants, Conditions and Restrictions in the Office of the Recorder of Lake County, State of Indiana.
3. 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 24th day of November, 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

EXHIBIT B

OFFERING SHEET

(See Attached)

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

OFFERING SHEET

The Highland Redevelopment Commission (the "Commission" is offering the property in Appendix A hereto (the "Offered Property" for sale to the successful bidder.

The bidder or bidders shall prepare a bid for the purchase of all of the Offered Property. The following terms and conditions apply to the bids:

Minimum Offering Price: Each bid must propose a purchase price of not less than \$137,500.00.

Required Uses: Commitments by bidder to undertake the following:

1. Investment of at least \$1 million in improvements on the real estate by the end of 2021.
2. Creation of at least 10 new full-time jobs by the end of 2021 at an average compensation rate per job of at least \$16.00 per hour.

Conditions of Bid Acceptance:

The Commission will publicly open all written offers, and the bid price will be read aloud and the bidders general plan will then be read on Tuesday, November 24, 2020. The Commission will then review all proposals and make an award or reject all offers. Bid proposals must meet the following conditions:

- a) The successful bidder must propose the development of the Offered Property for a facility acceptable to the Commission.
- b) The successful bidder must propose the development of the Offered property for a facility acceptable to the Commission and contingent on Plan Commission and Board of Zoning appeals approvals.
- c) No proposal will be eligible for consideration that does not meet the minimum offering price.

Conditions to Closing:

The Commission's obligation to convey the Offered Property to the successful bidder is subject to the following conditions:

- a) Payment of the full purchase price for the Offered Property by the successful bidder at closing.
- b) All agreement will be subject to review by attorneys for the Commission and the Town of Highland to assure compliance with all applicable laws and agreement to which the Commission and Town of Highland are subject.

**DECLARATION OF ENVIRONMENTAL
COVENANTS, CONDITIONS, AND RESTRICTIONS**

THIS DECLARATION OF ENVIRONMENTAL COVENANTS, CONDITIONS, AND RESTRICTIONS ("Covenant") is made this 24th day of November, 2020, by The Town of Highland Redevelopment Commission ("Owner").

RECITALS:

WHEREAS: Owner is the fee simple owner of certain real estate in the County of Lake, State of Indiana, Town of Highland, to wit:

Parcel 1

Legal Description: REDIV. OF BL.1 & BL.9 OF ORIG. TOWN OF HIGHLAND
L.1 BL.1 & N1/2 VAC. ALLEY ADJ.

Common Address: 2606 GARFIELD AVE., HIGHLAND, IN 46322

Parcel ID: 45-07-21-327-001.000-026

Parcel 2

Legal Description: REDIV. OF BL.1 & BL.9 OF ORIG. TOWN OF HIGHLAND
L.2 & N1/2 VAC. ALLEY ADJ. & W. 39FT OF LOT 3 BL.1 AND N1/2 VAC. ALLEYADJ.

Common Address: 2605 GARFIELD AVE., HIGHLAND, IN 46322

Parcel ID: 45-07-21-327-002.000-026

Parcel 3

Legal Description: REDIV. OF BL.1 & BL.9 OF ORIG. TOWN OF HIGHLAND
W. 39FT OF LOT 11 & ALL LOTS 12 BL.1 & S1/2 VAC. ALLEY ADJ.

Common Address: 2609 CONDIT AVE., HIGHLAND, IN 46322

Parcel ID: 45-07-21-327-007.000-026

Parcel 4

Legal Description: REDIV. OF BL.1 & BL.9 OF ORIG. TOWN OF HIGHLAND
AND L.13 BL.1 & S1/2 VAC. ALLEY ADJ.

Common Address: 2605 CONDIT AVE., HIGHLAND, IN 46322

Parcel ID: 45-07-21-327-006.000-026

the ("Real Estate"), which is hereby incorporated and made a part hereof. This Real Estate was acquired by Commissioner's Quit-Claim Deed recorded on January 9, 2007, as Deed Record 2007 002003, in the Office of the Recorder of Lake County, State of Indiana. The Real Estate consists of approximately 0.812 acres. The Real Estate, to which the restrictions in this Covenant apply, is depicted on a map attached hereto as Exhibit A, and

WHEREAS: Certain contaminants of concern ("COCs") may remain in the soil and groundwater of the Real Estate following completion of prior corrective action(s), and

WHEREAS: Environmental investigation reports and other related documents are hereby incorporated by reference and may be examined at the offices of the Highland Redevelopment Commission, which is located at 3333 Ridge Road, Highland, Indiana 46322.

NOW THEREFORE, Owner subjects the Real Estate to the following restrictions and provisions, which shall be binding on the current Owner and all future Owners:

I. RESTRICTIONS

1. Restrictions. The Owner:

- (a) Shall not use or allow the use of the Real Estate for residential purposes, including, but not limited to, daily child care facilities or educational facilities for children or the elderly (e.g., daycare centers, K-12 schools, nursing facilities, or elder care facilities).
- (b) Shall not use or allow the use or extraction of groundwater at the Real Estate for any purpose, including, but not limited to: human or animal consumption, gardening, industrial processes, or agriculture, except that groundwater may be extracted in conjunction with environmental investigation and/or remediation activities.
- (c) Shall not use the Real Estate for any agricultural use.
- (d) Shall restore soil disturbed as a result of excavation and construction activities in such a manner that the remaining contaminant concentrations do not present a threat to human health or the environment. This determination shall be made using the IDEM's current risk based guidance. Upon the IDEM's request, the Owner shall provide the IDEM written evidence (including sampling data) showing the excavated and restored area, and any other area affected by the excavation, does not represent such a threat. Contaminated soils that are excavated must be managed in accordance with all applicable federal and state laws; and disposal of such soils must also be done in accordance with all applicable federal and state laws.
- (e) Prior to the change in use of the site or, construction of new structures to be occupied by persons at the Real Estate, the current Owner of the Real Estate shall confirm there is no unacceptable exposure risk due to vapor migration in accordance with then-applicable agency guidance, regulation, or law. This may include conducting groundwater, soil, and/or soil-gas sampling for the volatile organic compounds ("VOCs") or semi-volatile organic compounds ("SVOCs") of concern. The results and analyses of such sampling shall be presented to IDEM in support of the Owner's determination whether an unacceptable vapor exposure risk exists. If the results demonstrate that no such risk currently exists, IDEM will provide its concurrence in writing and grant the Owner a waiver of this restriction for the proposed change in site use and/or new construction. If the results demonstrate that an unacceptable risk to human health exists, then the Owner must submit plans for mitigation for approval by IDEM and must conduct adequate indoor sampling to demonstrate the effectiveness of the approved remedy.

II. GENERAL PROVISIONS

2. Restrictions to Run with the Land. The restrictions and other requirements described in this Covenant shall run with the land and be binding upon, and inure to the benefit of the Owner of the Real Estate and the Owner's successors, assignees, heirs and lessees and their authorized agents, employees, contractors, representatives, agents, lessees, licensees, invitees, guests, or persons acting under their direction or control (hereinafter "Related Parties") and shall continue as a servitude running in perpetuity with the Real Estate. No transfer, mortgage, lease, license, easement, or other conveyance of any interest in or right to occupancy in all or any part of the Real Estate by any person shall affect the restrictions set forth herein. This Covenant is imposed upon the entire Real Estate unless expressly stated as applicable only to a specific portion thereof.
3. Binding upon Future Owners. By taking title to an interest in or occupancy of the Real Estate, any subsequent Owner or Related Party agrees to comply with all of the restrictions set forth in paragraph 1 above and with all other terms of this Covenant.
4. Access for IDEM. The Owner shall grant to the IDEM and its designated representatives the right to enter upon the Real Estate at reasonable times for the purpose of monitoring

compliance with this Covenant and ensuring its protectiveness; this right includes the right to take samples and inspect records.

5. Written Notice of the Presence of Contamination. Owner agrees to include in any instrument conveying any interest in any portion of the Real Estate, including but not limited to deeds, leases and subleases (excluding mortgages, liens, similar financing interests, and other non-possessory encumbrances), the following notice provision (with blanks to be filled in):

NOTICE: THE INTEREST CONVEYED HEREBY IS SUBJECT TO AN ENVIRONMENTAL RESTRICTIVE COVENANT, DATED NOVEMBER ____, 2020, RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY ON NOVEMBER ____, 2020, AS INSTRUMENT NUMBER _____ IN FAVOR OF AND ENFORCEABLE BY THE TOWN OF HIGHLAND REDEVELOPMENT COMMISSION AND OR THE INDIANA IDEM OF ENVIROMENTAL MANAGEMENT.

6. Notice to IDEM of the Conveyance of Property. Owner agrees to provide notice to the IDEM of any conveyance (voluntary or involuntary) of any ownership interest in the Real Estate (excluding mortgages, liens, similar financing interests, and other non-possessory encumbrances). Owner must provide the IDEM with the notice within thirty (30) days of the conveyance and: (a) include a certified copy of the instrument conveying any interest in any portion of the Real Estate, and (b) if it has been recorded, its recording reference, and (c) the name and business address of the transferee.
7. Indiana Law. This Covenant shall be governed by, and shall be construed and enforced according to, the laws of the State of Indiana.

III. ENFORCEMENT

8. Enforcement. Pursuant to IC 13-14-2-6 and other applicable law, the Owner and/or the Indiana IDEM of Environmental Management ("IDEM") may proceed in court by appropriate action to enforce this Covenant. Damages alone are insufficient to compensate Owner and/or IDEM if any Owner, current or future, of the Real Estate or its Related Parties breach this Covenant or otherwise default hereunder. As a result, if any owner of the Real Estate, or any owner's Related Parties, breach this Covenant or otherwise default hereunder, Owner and/or IDEM shall have the right to request specific performance and/or immediate injunctive relief to enforce this Covenant in addition to any other remedies it may have at law or at equity. Owner agrees that the provisions of this Covenant are enforceable and agrees not to challenge the provisions or the appropriate court's jurisdiction.

IV. TERM, MODIFICATION AND TERMINATION

9. Term. The restrictions shall apply until the Owner and/or IDEM determines that the contaminants of concern no longer present an unacceptable risk to the public health, safety, or welfare, or to the environment.
10. Modification and Termination. This Covenant shall not be amended, modified, or terminated without the Owner's and IDEM's prior written approval. Within thirty (30) days of executing an amendment, modification, or termination of the Covenant, Owner shall record such amendment, modification, or termination with the Office of the Recorder of Lake County and, within thirty (30) days after recording, provide a true copy of the recorded amendment, modification, or termination to the Owner and IDEM.

V. MISCELLANEOUS

11. Waiver. No failure on the part of Owner and/or IDEM at any time to require performance by any person of any term of this Covenant shall be taken or held to be a waiver of such term or in any way affect the Owner's and/or IDEM's right to enforce such term, and no waiver on the part of the Owner and/or IDEM of any term hereof shall be taken or held to

be a waiver of any other term hereof or the breach thereof.

12. Conflict of and Compliance with Laws. If any provision of this Covenant is also the subject of any law or regulation established by any federal, state, or local government, the strictest standard or requirement shall apply. Compliance with this Covenant does not relieve the Owner of its obligation to comply with any other applicable laws.
13. Change in Law, Policy or Regulation. In no event shall this Covenant be rendered unenforceable if Indiana's laws, regulations, guidance, or remediation policies (including those concerning environmental restrictive covenants, or institutional or engineering controls) change as to form or content. All statutory references include any successor provisions.
14. Notices. Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other pursuant to this Covenant shall be in writing and shall either be served personally or sent by first class mail, postage prepaid, addressed as follows:

To Owner:

Highland Redevelopment Commission
ATTN: Director
3333 Ridge Road
Highland, Indiana 46322

To IDEM:

IDEM, Office of Land Quality
100 N. Senate Avenue
IGCN 1101
Indianapolis, IN 46204-2251
Attn: Chief Petroleum Remediation Program

An Owner may change its address or the individual to whose attention a notice is to be sent by giving written notice via certified mail.

15. Severability. If any portion of this Covenant or other term set forth herein is determined by a court of competent jurisdiction to be invalid for any reason, the surviving portions or terms of this Covenant shall remain in full force and effect as if such portion found invalid had not been included herein.
16. Authority to Execute and Record. The undersigned person executing this Covenant represents that he or she is the current fee Owner of the Real Estate or is the authorized representative of the Owner, and further represents and certifies that he or she is duly authorized and fully empowered to execute and record, or have recorded, this Covenant.

Owner hereby attests to the accuracy of the statements in this document and all attachments.

IN WITNESS WHEREOF, the said Owner of the Real Estate described above has caused this Covenant to be executed on this 24th day of November, 2020.

Cyril Huerter, President, Town of Highland
Redevelopment Commission

Kathy Deguilio-Fox., Director, Town of
Highland Redevelopment Commission

Renee Reinhart, Secretary, Town of Highland
Redevelopment Commission

Witness Signature

Witness Printed

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

On this ____ day of November, 2020, before me, a Notary Public in and for said county, personally appeared Cyril Huerter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as his own free act and deed.

Notary Public: _____ My commission expires: _____

Signature: _____

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

On this ____ day of November, 2020, before me, a Notary Public in and for said county, personally appeared Kathy Deguilio-Fox, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as his own free act and deed.

Notary Public: _____ My commission expires: _____

Signature: _____

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

On this ____ day of November, 2020, before me, a Notary Public in and for said county, personally appeared Renee Reinhart, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as his own free act and deed.

Notary Public: _____ My commission expires: _____

Signature: _____

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

On this ____ day of November, 2020, before me, a Notary Public in and for said county, personally appeared _____, (Witness) known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as his own free act and deed.

Notary Public: _____ My commission expires: _____

Signature: _____

This instrument prepared by: John P. Reed, Atty. No. 20328-45, Abrahamson, Reed & Bilse, 8230 Hohman Avenue, Munster, Indiana 46321

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

John P. Reed, Esq.

EXHIBIT A

GENERAL MAP OF REAL ESTATE



CHANGE ORDER APPROVAL FORM

PROJECT: Downtown Parking Lot Renovation CHANGE ORDER #: 9
SW Corner of Highway Ave and Kennedy Ave DATE: 11/5/2020
Highland, IN CONTRACTOR: Grimmer Construction Inc.

CHANGE ORDER DESCRIPTION:

Furnishing the labor, supervision, tools and material necessary to perform the following site work:
Remove approximately 15' of sidewalk and a portion of the stamped asphalt pedestrian area along Kennedy Ave., regrade ROW,
install approximately 205 sf of concrete sidewalk and ADA. Install 16 lf of split rail fence.

Original Contract Amount:	\$ <u>751,366.04</u>
Net Change by Previous Change Orders:	\$ <u>54,401.88</u>
Contract Amount Prior to This Change Order:	\$ <u>805,767.92</u>
Amount of This Change Order (Add/Deduct):	\$ <u>6,176.65</u>
New Contract Amount including this Change Order:	\$ <u>811,944.57</u>
Change in Contract Time:	<u>0</u>

Approved By: <u><i>Kathie DeGiacomo-Jox</i></u> Highland Redevelopment Commission	Date: <u>11-9-2020</u>
Approved By: <u><i>John J. Talbot</i></u> Weaver Consultants Group	Date: <u>11/5/2020</u>
Approved By: <u><i>Ben Miles</i></u> Grimmer Construction Inc.	Date: <u>11-10-2020</u>

RESOLUTION 2020-28

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION
ACCEPTING THE PROPOSAL OF HOLOPHANE FOR THE
DOWNTOWN LUMINAIRE REPLACEMENT PROJECT
BEING THE LOWEST RESPONSIVE AND RESPONSIBLE BID IN THE AMOUNT OF
NINETY-NINE THOUSAND SIX HUNDRED DOLLARS
AND 00/100 CENTS (\$99,600.00)**

Whereas, The Redevelopment Commission of the Town of Highland, Indiana (“The Redevelopment Commission”) is authorized to undertake redevelopment activities under IC 36-7-14 (the “Act”) and more specifically Section 39 for which public money may be spent and private property may be acquired; and

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

Whereas, The Redevelopment Commission is authorized to negotiate and enter into contracts pursuant to the Act; and

Whereas, a grant in the amount of \$40,000.00 has been awarded the Highland Redevelopment Commission by the Indiana Office of Energy Development in support of the Downtown Luminaire Replacement Project; and

Whereas, the following proposals were received by the Highland Redevelopment Office:

	<u>Bidder</u>	<u>Base Bid</u>
1.	Holophane	\$ 99,600.00
2.	Chicago LightWorks	\$105,600.00
3.	EMCOR Hyre - Option 1	\$104,580.00
4.	EMCOR Hyre – Option 2	\$110,880.00

Whereas, the Director of Redevelopment has reviewed the bids and determined that the bid of Holophane, in the amount of Ninety-Nine Thousand Six Hundred Dollars and 00/100 Cents (\$99,600.00), to be the lowest responsive and responsible bid; and

Whereas, there are sufficient and available appropriations balances on hand to support the payments under the agreement, pursuant to IC 36-7-14 (the “Act”) and more specifically Section 39; and

Whereas, the Town of Highland, through its Redevelopment Commission, now desires to accept the recommendation of the Redevelopment Director and award a construction contract to Chicago LightWorks for the Downtown Luminaire Replacement Project.

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

1. The prefatory statements set forth above are incorporated herein as if set forth at length.

2. The Redevelopment Commission finds and determines that it will be of public utility and benefit to replace one hundred twenty (120) downtown luminaire fixtures as a redevelopment activity that will increase lighting and create a more walkable downtown.
3. The Redevelopment Commission hereby finds that the bid of Holophane for the Downtown Luminaire Replacement Project in the amount of Ninety-Nine Thousand Six Hundred Dollars and 00/100 Cents (\$99,600.00) is hereby accepted as the lowest responsive and responsible bid.
4. Further, the Redevelopment Director and President of the Highland Redevelopment Commission are hereby authorized to execute the agreement and all documents necessary to implement the project.
5. This resolution shall be in full force and effect after its passage and adoption by the Redevelopment Commission.

DULY PASSED AND RESOLVED by the Redevelopment Commission of the Town of Highland, Lake County, Indiana, this 24th day of November, 2020 having passed by a vote of _____ in favor and _____ opposed.

REDEVELOPMENT COMMISSION of the
TOWN OF HIGHLAND, INDIANA

By: _____
Cyril Huerter, President

ATTEST:

By: _____
Renee Reinhart, Secretary

Dated

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

Dated

Resolution 2020-28_Adopted 11-24-20

GL Number	Invoice Line Desc	Ref #	Vendor	Invoice Description	Amount	Check #
Fund 094 REDEVELOPMENT GENERAL						
Dept 0000						
094-0000-31001	LEGAL FEES- SEPTEMBER	89488	ABRAHAMSON, REED & BILSE	LEGAL FEES- SEPTEMBER	475.00	✓
094-0000-31001	LEGAL FEES- OCTOBER	89489	ABRAHAMSON, REED & BILSE	LEGAL FEES- OCTOBER	266.00	✓
094-0000-31003	GENERAL ENGINEERING SERVICES	89492	NIES ENGINEERING, INC.	GENERAL ENGINEERING SERVICES	342.83	✓
094-0000-35008	UTILITIES- 2811 JEWETT	89493	NORTHERN IN PUBLIC SERVICE	UTILITIES- 2811 JEWETT	161.45	✓
094-0000-35008	UTILITIES- 2821 JEWETT	89494	NORTHERN IN PUBLIC SERVICE	UTILITIES- 2821 JEWETT	113.77	✓
094-0000-35008	STORM- 8620 KENNEDY	89496	TOWN OF HIGHLAND UTILITIES	STORM- 8620 KENNEDY	40.67	✓
094-0000-35008	STORM- 8618 KENNEDY	89497	TOWN OF HIGHLAND UTILITIES	STORM- 8618 KENNEDY	40.67	✓
094-0000-35008	STORM- 8612 KENNEDY	89498	TOWN OF HIGHLAND UTILITIES	STORM- 8612 KENNEDY	10.14	✓
094-0000-35008	STORM- 8610 KENNEDY	89499	TOWN OF HIGHLAND UTILITIES	STORM- 8610 KENNEDY	10.14	✓
094-0000-35008	STORM- 2605 CONDIT	89500	TOWN OF HIGHLAND UTILITIES	STORM- 2605 CONDIT	10.14	✓
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	89154	PAYROLL ACCOUNT	10/23PRL D/S TRANSFER REDEVELOPME	5,169.08	✓ 33082
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	89256	PAYROLL ACCOUNT	11/6PRL D/S TRANSFER REDEVELOPME	4,882.11	✓ 33108
			Total For Dept 0000		11,522.00	
			Total For Fund 094 REDEVELOPMENT GENERAL		11,522.00	
Fund 096 REDEVELOPMENT CAPITAL						
Dept 0000						
096-0000-31007	GRANT WRITING SERVICES	89495	SOUTH SHORE CLEAN CITIES	GRANT WRITING SERVICES	1,500.00	✓
096-0000-31019	DOWNTOWN RAIN GARDEN	89490	DEAN'S LAWN & LANDSCAPING I	DOWNTOWN RAIN GARDEN	17,453.28	✓
			Total For Dept 0000		18,953.28	
			Total For Fund 096 REDEVELOPMENT CAPITAL		18,953.28	
Fund 098 DOWNTOWN REDEV DISTRICT ALLOC						
Dept 0000						
098-0000-44066	DOWNTOWN CONSTRUCTION INVOICE	89491	GRIMMER CONSTRUCTION	DOWNTOWN CONSTRUCTION INVOICE 2	202,296.15	✓
			Total For Dept 0000		202,296.15	
			Total For Fund 098 DOWNTOWN REDEV DISTRICT ALLOC		202,296.15	
Fund 250 CREDIT ECON. DEV. INCOME TAX FUND						
Dept 0000						
250-0000-35010	DT DEPOT SIGN MATERIALS	89502	HOME DEPOT (R)	DT DEPOT SIGN MATERIALS	135.21	✓
250-0000-35010	DT DEPOT SIGN SUPPLIES	89501	MENARDS	DT DEPOT SIGN SUPPLIES	19.76	✓
250-0000-35010	ENGINEERING SERVICES	89503	WEAVER HOLDINGS, LLC	ENGINEERING SERVICES	6,337.70	✓
			Total For Dept 0000		6,492.67	
			Total For Fund 250 CREDIT ECON. DEV. INCOME TAX FUND		6,492.67	

INVOICE GL DISTRIBUTION REPORT FOR TOWN OF HIGHLAND
 EXP CHECK RUN DATES 10/29/2020 - 11/25/2020
 BOTH JOURNALIZED AND UNJOURNALIZED

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

Fund Totals:

Fund 094 REDEVELOPMENT GENERAL	11,522.00	
Fund 096 REDEVELOPMENT CAPITAL	18,953.28	
Fund 098 DOWNTOWN REDEV DISTRICT	202,296.15	
Fund 250 CREDIT ECON. DEV. INCOME	6,492.67	

239,264.10 ✓

