

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
TUESDAY, MARCH 23, 2021**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met in an electronically convened meeting using the Zoom platform on Tuesday, March 9, 2021. 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 30 April 2021 by his Order 21-08, 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 6:35 p.m. by Commission President Pro Tem Robyn Radford.

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

Roll Call: Commissioners present included Sean Conley, Bill Leep and Robyn Radford. Commissioners George Georgeff and Cyril Huerter were absent with prior notice. 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; Attorneys John Reed and Scott Bilse, Abrahamson, Reed and Bilse; and Kathy DeGuilio-Fox, Redevelopment Director.

Also Present: John Jurisa, Weichert Realtors and one unidentified participant.

General Substance of the Discussion

1. **Review of Highland Redevelopment Commission Plenary Business Meeting Agenda:** Ms. DeGuilio-Fox reviewed the plenary business meeting agenda with the Commissioners. Brief discussion ensued related to several of the topics.
2. **2022 Budget Year Determination for Tax Increment for Highland Allocation Areas:** Director DeGuilio-Fox reminded the Commissioners that the resolutions related to the 2022 budget year determinations had been reviewed and discussed at the Commission’s previous meeting. She asked if there were any questions in this regard. Brief discussion ensued.
3. **Bult Oil Property – Report:** Mr. Jurisa provided an update report as to his activities over the past two weeks in regard to marketing the former Bult Oil property. He explained that he had revised a Client Detail Report to include information related to potential use of the property as a cell tower site as was discussed at the previous Redevelopment Commission meeting. Mr. Jurisa also advised that he’d contacted the three tower companies whose contact information he’d been given. Discussion ensued. Director DeGuilio-Fox reported her conversation with Al Opitz, the contact provided by Pat Krull. Ms. DeGuilio-Fox agreed that Mr. Opitz is very knowledgeable about cell towers and acknowledged the very helpful information he provided during their conversation. The Commissioners expressed interest in continuing to pursue the property as a cell tower site.
4. **Kennedy Avenue Properties – Discussion:** Ms. DeGuilio-Fox reported her discussions with the four appraisers she had contacted in regard to appraisals of the property located at 8610 – 8620 Kennedy Avenue. She reviewed the two quotes she’d received and advised that it would take approximately 3-4 weeks for the appraisals to be completed. Discussion ensued.
5. **Downtown Lighting Project:** Director DeGuilio-Fox reported that the street light luminaires had been received and were currently being stored at the Public Works garage. She further reported that Midwestern Electric would begin installation on Monday, March 29th and that it would take several

days to complete the installation of the luminaires. Ms. DeGuilio-Fox further commented that Midwestern Electric is familiar with the downtown streetlights having replaced luminaires in the past. Brief discussion ensued.

6. **Downtown Parking Lot Project – Report:** Director DeGuilio-Fox reported updates to the progress being made on the downtown parking lot project advising that she is still waiting for an estimate on a few minor additional items including the depot gutters and a French drain to be installed on the west side of the depot. Ms. DeGuilio-Fox also provided a budget overview advising that to date the project is about 1.4% over budget. She explained that although numerous items had been added on at later stages of the project a credit of approximately \$50,000.00 had allowed them to include the add-ons with only minimal, about \$10,000.00 additional cost to the budget. As she explained why the items had been added on to the project she warned that the few remaining items would add slightly to the overage. That would be determined once the estimates have been received. Ms. DeGuilio-Fox then advised that Grimmer Construction had requested an additional \$20,000.00 due to their claim that their asphalt expenses were higher than they had originally estimated. Discussion ensued. The Commissioners requested documentation as to the need for the additional \$20,000.00 so that they could discuss the issue again at a future meeting, noting they wanted to be fair to Grimmer Construction in making their decision as to whether the overage is warranted.
7. **2811 Jewett – Discussion re Electrical Use:** Ms. DeGuilio-Fox advised that over the past couple of weeks a new heater, also requiring a new gas line, was installed in the garage at 2811 Jewett Street. And, she further advised that recently the tenant at 2815 Jewett had received a new cooler and installed it in the garage along with the two existing refrigerators. Ms. DeGuilio-Fox advised she continues to be concerned about the utility costs for the garage although she acknowledged they have been lower the past year than the first two years of her tenure. She further advised she'd requested the Redevelopment Commission assistant continue to track the utility costs so the commissioners could determine if future steps to ask the tenant to share the costs would be warranted. During the discussion Ms. DeGuilio-Fox asked Attorney Reed to verify that if space in the garage was to be added to the current lease of the 2815 Jewett tenant the Commission would first be required to make a public offering of the property to the public. Attorney Reed agreed that this is correct. Discussion ensued. The Commissioners agreed to watch the utility costs over the next six months and then determine what next steps were necessary, if any.
8. **8955 Indianapolis Blvd – Discussion:** Director DeGuilio-Fox advised the Commissioners that Building Commissioner Ken Mika had asked for their opinion in regard to a proposed redevelopment of the property located at 8955 Indianapolis Boulevard, previously a restaurant/bar establishment and vacant for 10+ years. She explained that a developer has proposed a car wash for the site. However, she advised the Commissioners that the site is in a Redevelopment District overlay district and that car washes are not an allowed use. Discussion ensued with Mr. Reed providing comments about the owner, attorneys involved in the project and reasons why it would be a good use of the site. Discussion ensued. After some discussion the Redevelopment Commissioners agreed that the owner should go through the governmental process and that through the process the use would be determined.
9. **Redevelopment Commission Comments:** The Commissioners had no additional comments.

There being no further discussion Commission President Pro Tem Robyn Radford asked for a motion to adjourn the study session. Commissioner Bill Leep moved to adjourn and the motion was seconded by Commissioner Sean Conley. By a voice vote of three affirmatives and zero negatives the March 23, 2021 study session of the Highland Redevelopment Commission was adjourned at 7:18 P.M.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.

**HIGHLAND REDEVELOPMENT COMMISSION
PLENARY BUSINESS MEETING MINUTES
TUESDAY, MARCH 23, 2021**

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 30 April 2021 by his Order 21-08, 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 7:18 p.m. by Commission President Pro Tem Robyn Radford.

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

Roll Call: Commissioners present included Sean Conley, Bill Leep and Robyn Radford. Cyril Herter and George Georgeff were absent with prior notice. A quorum was established.

Additional Officials Present: Patrick Krull, School Town of Highland Liaison and non-voting member; Ed Dabrowski, IT Consultant; Attorneys John Reed and Scott Bilse, Abrahamson, Reed and Bilse; and Kathy DeGuilio-Fox, Redevelopment Director.

Also Present: John Jurisa, Weichert Realtors; one unidentified attendees.

Minutes of the Previous Sessions: Commission President Pro Tem Robyn Radford called for a motion to approve minutes. Commissioner Bill Leep moved to approve the minutes of the Study Session and Plenary Business meeting of February 23, 2021 and the March 9, 2021 Study Session. Commissioner Sean Conley seconded the motion. There being no discussion, Commission President Pro Tem Radford called for a roll call vote. Upon a roll call vote, the motion passed. The minutes were approved by a voice vote of three affirmatives and no negatives.

Special Orders: None

Public Comment: None

Communications: *The Annual Financial Report Pursuant to IC 5-11-1-4 as Provided by the Clerk-Treasurer for the Town of Highland, also the Treasurer of the Highland Redevelopment Commission, and Pursuant to IC 36-7-14-8(b) Requiring the Treasurer to Report Annually to Highland Redevelopment Department and the Highland Redevelopment Commission:* Director DeGuilio-Fox directed the Commissioners attention to their meeting documents and advised that they had been provided a copy of the Annual Financial Report (AFR). She advised that the AFR is for the period ending 31 December 2020 and that information specific to the Redevelopment Commission was found on pages 3, 11-13, 27-29, 40 and 46.

Unfinished Business and General Orders: None

New Business:

1. **Consideration of Resolution 2021-09: A Resolution of the Highland Redevelopment Commission Concerning the 2022 Budget Year Determination for Tax Increment for the Highland Acres Allocation Area Pursuant to Indiana Code 36-7-14-39(B)(4).** Having duly considered Resolution 2021-09 and there being no further discussion, Commission President Pro Tem Radford called for a motion to approve. Commissioner Bill Leep made a motion to adopt Resolution 2021-09. Commissioner Sean Conley seconded the motion. There was no further discussion. Commission

President Pro Tem Radford called for a roll call vote. Upon a roll call vote the motion passed by a voice vote of three affirmatives and no negatives.

2. **Consideration of Resolution 2021-10: A Resolution of the Highland Redevelopment Commission Concerning the 2022 Budget Year Determination for Tax Increment for the Highland Redevelopment (Downtown) Allocation Area Pursuant to Indiana Code 36-7-14-39(B)(4).** Having duly considered Resolution 2021-10 and there being no further discussion, Commission President Pro Tem Radford called for a motion to approve. Commissioner Bill Leep made a motion to adopt Resolution 2021-10. Commissioner Sean Conley seconded the motion. There was no further discussion. Commission President Pro Tem Radford called for a roll call vote. Upon a roll call vote the motion passed by a voice vote of three affirmatives and no negatives.
3. **Consideration of Resolution 2021-11: A Resolution of the Highland Redevelopment Commission Concerning the 2022 Budget Year Determination for Tax Increment for the Highland Commercial Corridors Allocation Area Pursuant to Indiana Code 36-7-14-39(B)(4).** Having duly considered Resolution 2021-11 and there being no further discussion, Commission President Pro Tem Radford called for a motion to approve. Commissioner Bill Leep made a motion to adopt Resolution 2021-11. Commissioner Sean Conley seconded the motion. There was no further discussion. Commission President Pro Tem Radford called for a roll call vote. Upon a roll call vote the motion passed by a voice vote of three affirmatives and no negatives.
4. **Consideration of Resolution 2021-12: A Resolution of the Highland Redevelopment Commission Concerning the 2022 Budget Year Determination for Tax Increment for the Highland Cardinal Campus Allocation Area Pursuant to Indiana Code 36-7-14-39(B)(4).** Having duly considered Resolution 2021-12 and there being no further discussion, Commission President Pro Tem Radford called for a motion to approve. Commissioner Bill Leep made a motion to adopt Resolution 2021-12. Commissioner Sean Conley seconded the motion. There was no further discussion. Commission President Pro Tem Radford called for a roll call vote. Upon a roll call vote the motion passed by a voice vote of three affirmatives and no negatives.
5. **Consideration of Resolution 2021-13: A Resolution of the Highland Redevelopment Commission Authorizing Appraisals of the Redevelopment-Owned Properties Pursuant to IC 36-7-14-12.2, and Commission Vale Appraisal Group and Calumet Commercial Appraisals, Inc. to Perform Said Appraisals.** Having duly considered Resolution 2021-13 and there being no further discussion, Commission President Pro Tem Radford called for a motion to approve. Commissioner Bill Leep made a motion to approve Resolution 2021-13. Commissioner Sean Conley seconded the motion. There was no further discussion. Commission President Pro Tem Radford called for a roll call vote. Upon a roll call vote the motion passed by a voice vote of three affirmatives and no negatives.

Action to Pay Accounts Payable Vouchers: Commissioner Leep made a motion to pay accounts payable vouchers as filed on the pending accounts payable docket, covering the period February 25, 2021 through March 24, 2021 and the payroll dockets for February 26, 2021 and March 12, 2021, in the amount of \$17,396.12. Commissioner Conley seconded the motion to approve the Accounts Payable Vouchers. There being no further discussion Commission President Pro Tem Radford called for a roll call vote. Upon a roll call vote the motion passed with three affirmatives and no negatives.

Vendors Accounts Payable Docket:

**Redevelopment General Fund, \$17,096.12; Highland Economic Development, \$0.00;
Redevelopment Capital Fund, \$0.00; Downtown Redevelopment District Allocation Area,**

\$0.00; **Redevelopment Bond & Interest**, \$0.00; **CEDIT Economic Development Income Tax Fund**, \$300.00 and **Cardinal Campus Allocation Area**, \$0.00. **Total: \$17,396.12.**

Payroll Docket for Payday of February 26, 2021 and March 12, 2021: Redevelopment Department: Total Payroll: \$8,263.76.

Business from the Commissioners: There was no further business or comments from the Commissioners.

Next Meeting: President Pro Tem Radford advised that the next Study Session is scheduled for Tuesday, April 13, 2021 and will convene at 6:30 PM. The next Plenary Business Meeting is scheduled for Tuesday, April 27, 2021 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 tentatively scheduled to convene on Thursday, April 8, 2021 at 6:30 p.m. Due to the Executive Orders issued by Governor Holcomb in response to the COVID-19 pandemic, the meetings may be convened electronically.

Adjournment: There being no further business, Commission President Pro Tem Radford called for a motion to adjourn. Commissioner Leep made a motion to adjourn. Commissioner Conley seconded the motion. Upon a roll call vote the motion passed by a voice vote of three affirmatives and no negatives. The March 23, 2021 public meeting of the Highland Redevelopment Commission was adjourned at 7:35 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary

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

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

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

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

WHEREAS, with respect to the Allocation Area, for the budget year 2022, the Commission has determined the amount of Tax Increment projected for distribution in 2022 as well as the amount of Tax Increment needed in 2021 to meet: (i) the Commission's outstanding debt service or lease payment obligations, to pay for projects that are located in or directly serve or benefit the Allocation Area, and (ii) other purposes permitted by Indiana Code 36-7-14-39(b)(3), as set forth in the COMMISSION DETERMINATION as attached hereto under Exhibit A;


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

SECTION ONE: The Commission has determined that all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the Allocation Area as of the January 1, 2021 assessment date (for PAY 2022) shall be captured assessment (as defined in IAC 8-1-10), and overlapping taxing units as well as the Lake County, Indiana Auditor and the Town Council will be provided written notice of such determination pursuant to Indiana Code 36-7-14-39(b)(4)(B).

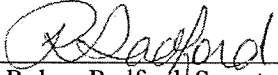
SECTION TWO: This Resolution shall take effect, and be in full force and effect, from and after its passage and approval by the Commission.

ADOPTED AND APPROVED at a meeting of the Highland Redevelopment Commission, Lake County, Indiana held on this 23rd day of March, 2021 having passed by a vote of 3 in favor and 0 opposed.


TOWN OF HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

By: 
Cyril Huerter, President

ATTEST:

By: 
Robyn Radford, Secretary

3-25-2021
Dated

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

March 23, 2021
Dated

Resolution 2021-09 Adopted 03-23-2021

TOWN OF HIGHLAND, INDIANA
 HIGHLAND REDEVELOPMENT COMMISSION

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

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

Dated: March 23, 2021

0506-01-026

DLGF TIF CODE: T45451

Highland Acres
 Allocation Area

Determination Criteria

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

Estimated Uncaptured Assessment

(Excess Assessed Value to Overlapping Taxing Units)

\$ -

Is the Estimated Uncaptured Assessment greater than 200%?

NO

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

NO

Notes:

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

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

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

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

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

WHEREAS, with respect to the Allocation Area, for the budget year 2022, the Commission has determined the amount of Tax Increment projected for distribution in 2022 as well as the amount of Tax Increment needed in 2021 to meet: (i) the Commission's outstanding debt service or lease payment obligations, to pay for projects that are located in or directly serve or benefit the Allocation Area, and (ii) other purposes permitted by Indiana Code 36-7-14-39(b)(3), as set forth in the COMMISSION DETERMINATION as attached hereto under Exhibit A;


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

SECTION ONE: The Commission has determined that all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the Allocation Area as of the January 1, 2021 assessment date (for PAY 2022) shall be captured assessment (as defined in IAC 8-1-10), and overlapping taxing units as well as the Lake County, Indiana Auditor and the Town Council will be provided written notice of such determination pursuant to Indiana Code 36-7-14-39(b)(4)(B).


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

ADOPTED AND APPROVED at a meeting of the Highland Redevelopment Commission, Lake County, Indiana held on this 23rd day of March, 2021 having passed by a vote of 3 in favor and 0 opposed.

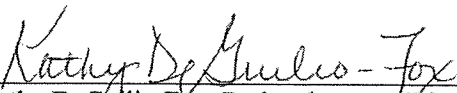
TOWN OF HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

By: 
Cyril Huerter, President

ATTEST:

By: 
Robyn Radford, Secretary

3-23-2021
Dated

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

March 23, 2021
Dated

Resolution 2021-10 Adopted 03-23-2021

EXHIBIT A

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

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

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

Dated: March 23, 2021

0506-02-026

DLGF TIF CODE: T45452

**Highland Redevelopment Area
(Downtown) Allocation Area**

Determination Criteria

Allocation Area Real Property Net Assessment ¹	\$	50,949,772
Allocation Area Personal Property Net Assessment ¹		-
Total Allocation Area Net Assessment¹	\$	50,949,772
January 1, 2020 Base Assessment	\$	45,304,840
Potential Captured Assessed Value ¹	\$	5,644,932
Pay 2021 Certified Net Tax Rate	\$	2.5092
Estimated 2022 Net Tax Rate (Assumption: 2% increase as rounded to the hundredths)	\$	2.5600
Statutory Circuit Breaker (Applicable to Gross AV of Other Real & Personal Property)		3.00%
Estimated Tax Increment (Pay 2022) (Assumption: 95% collection rate)	\$	137,285
Commission Obligations		
Outstanding Debt Service/Lease Payments (a) (Fiscal Year 2022)	\$	-
Anticipated Cost of Allocation Area Projects/Programs		100,000
Total of Commission Obligations	\$	100,000
Estimated Allocation Area Tax Increment (FY 2022)	\$	137,285
Total of Commission Obligations, Projects and/or Programs through 2022		100,000
Tax Increment Balance (Surplus or Deficit)	\$	37,285
Estimated Potential Captured Assessment ¹	\$	5,644,932
Estimated Potential Captured Assessment Required to meet Obligations (Percent)		100%
Estimated Captured Assessment	\$	5,644,932

Estimated Uncaptured Assessment

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

Notes:

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

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

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

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

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

WHEREAS, with respect to the Allocation Area, for the budget year 2022, the Commission has determined the amount of Tax Increment projected for distribution in 2022 as well as the amount of Tax Increment needed in 2021 to meet: (i) the Commission's outstanding debt service or lease payment obligations, to pay for projects that are located in or directly serve or benefit the Allocation Area, and (ii) other purposes permitted by Indiana Code 36-7-14-39(b)(3), as set forth in the COMMISSION DETERMINATION as attached hereto under Exhibit A;

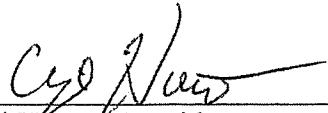
NOW, THEREFORE, BE IT RESOLVED by the Highland Redevelopment Commission as follows:

SECTION ONE: The Commission has determined that all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the Allocation Area as of the January 1, 2021 assessment date (for PAY 2022) shall be captured assessment (as defined in IAC 8-1-10), and overlapping taxing units as well as the Lake County, Indiana Auditor and the Town Council will be provided written notice of such determination pursuant to Indiana Code 36-7-14-39(b)(4)(B).


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

ADOPTED AND APPROVED at a meeting of the Highland Redevelopment Commission, Lake County, Indiana held on this 23rd day of March, 2021 having passed by a vote of 3 in favor and 0 opposed.


TOWN OF HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

By: 
Cyril Huertel, President

ATTEST:

By: 
Robyn Radford, Secretary

3-25-2021
Dated

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

March 23, 2021
Dated

Resolution 2021-11 Adopted 03-23-2021

TOWN OF HIGHLAND, INDIANA
 HIGHLAND REDEVELOPMENT COMMISSION

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

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

Dated: March 23, 2021

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

Notes:

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

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

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

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

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

WHEREAS, with respect to the Allocation Area, for the budget year 2022, the Commission has determined the amount of Tax Increment projected for distribution in 2022 as well as the amount of Tax Increment needed in 2021 to meet: (i) the Commission's outstanding debt service or lease payment obligations, to pay for projects that are located in or directly serve or benefit the Allocation Area, and (ii) other purposes permitted by Indiana Code 36-7-14-39(b)(3), as set forth in the COMMISSION DETERMINATION as attached hereto under Exhibit A;

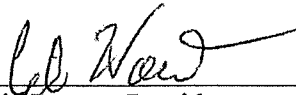
NOW, THEREFORE, BE IT RESOLVED by the Highland Redevelopment Commission as follows:

SECTION ONE: The Commission has determined that all potential captured assessment (as defined in 50 IAC 8-1-16) with respect to the Allocation Area as of the January 1, 2021 assessment date (for PAY 2022) shall be captured assessment (as defined in IAC 8-1-10), and overlapping taxing units as well as the Lake County, Indiana Auditor and the Town Council will be provided written notice of such determination pursuant to Indiana Code 36-7-14-39(b)(4)(B).


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

ADOPTED AND APPROVED at a meeting of the Highland Redevelopment Commission, Lake County, Indiana held on this 23rd day of March, 2021 having passed by a vote of 3 in favor and 0 opposed.

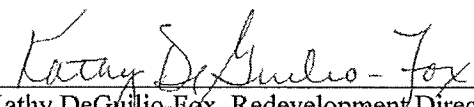
TOWN OF HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

By: 
Cyril Huerter, President

ATTEST:

By: 
Robyn Radford, Secretary

3-25-2021
Dated

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

March 23, 2021
Dated

Resolution 2021-12 Adopted 03-23-2021

TOWN OF HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

Commission Determination: Highland Cardinal Campus Allocation Area (026 Highland 04)
Per I.C. 36-7-14-39(b)(4)(A)
Dated: March 23, 2021

	0506-04-026
	DLGF TIF CODE: T45454
	Highland
	Cardinal Campus Allocation Area
<u>Determination Criteria</u>	
Allocation Area Real Property Net Assessment ¹	\$ 9,465,100
Allocation Area Personal Property Net Assessment ¹	-
Total Allocation Area Net Assessment ¹	\$ 9,465,100
January 1, 2020 Base Assessment	\$ -
Potential Captured Assessed Value ¹	\$ 9,465,100
Pay 2021 Certified Net Tax Rate	\$ 2.5092
Estimated 2022 Net Tax Rate (Assumption: 2% increase as rounded to the hundredths)	\$ 2.5600
Statutory Circuit Breaker (Applicable to Gross AV of Other Real & Personal Property)	3.00%
Estimated Tax Increment (Pay 2022) (Assumption: 95% collection rate)	\$ 230,191
<u>Commission Obligations</u>	
Outstanding Debt Service/Lease Payments	
(a) Economic Development Revenue Bonds, Series 2018 (Fiscal Year 2022)	\$ 341,575
Anticipated Cost of Allocation Area Projects/Programs	-
Total of Commission Obligations	\$ 341,575
Estimated Allocation Area Tax Increment (FY 2022)	\$ 230,191
Total of Commission Obligations, Projects and/or Programs through 2022	341,575
Tax Increment Balance (Surplus or Deficit)	\$ (111,384)
Estimated Potential Captured Assessment ¹	\$ 9,465,100
Estimated Potential Captured Assessment Required to meet Obligations (Percent)	100%
Estimated Captured Assessment	\$ 9,465,100
Estimated Uncaptured Assessment (Excess Assessed Value to Overlapping Taxing Units)	\$ -
Is the Estimated Uncaptured Assessment greater than 200%?	NO
PURSUANT TO I.C. 36-7-14-39(b)(4)(C), this Determination must be filed with the Town Council as the Legislative Body:	NO

Notes:

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

**TOWN OF HIGHLAND
HIGHLAND REDEVELOPMENT COMMISSION
RESOLUTION 2021-13**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION
AUTHORIZING APPRAISALS OF REDEVELOPMENT-OWNED PROPERTIES,
PURSUANT TO IC 36-7-14-12.2, AND COMMISSIONING
VALE APPRAISAL GROUP AND CALUMET COMMERCIAL APPRAISALS, INC
TO PERFORM SAID APPRAISALS**

WHEREAS, the Highland Redevelopment Commission (the "Commission"), governing body of the Town of Highland Department of Redevelopment (the "Department"), and the Highland Redevelopment Area (Downtown) Allocation Area (the "Redevelopment Area"), 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 will engage the appraisal services of Vale Appraisal Group and Calumet Commercial Appraisals, Inc, under IC 36-7-14-12.2(a)(12), to appraise the fair market value of the property located at 8610 Kennedy Avenue (*Parcel #45-07-21-327-018.000-026*), 8612 Kennedy Avenue (*Parcel #45-07-21-327-019.000-026*), 8616 Kennedy Avenue (*Parcel #45-07-21-327-020.000-026*) and 8620 Kennedy Avenue (*Parcel #45-07-21-327-021.000-026*); and

WHEREAS, the Commission now desires to approve and authorize the commissioning of appraisals for the property indicated.

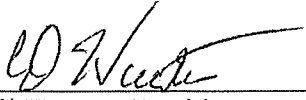
NOW THEREFORE BE IT RESOLVED by the Highland Redevelopment Commission of the Town of Highland, Lake County, Indiana:

Section 1. That the Highland Redevelopment Commission hereby approves and authorizes appraisals for real property located at 8610 Kennedy Avenue, 8612 Kennedy Avenue, 8616 Kennedy Avenue and 8620 Kennedy Avenue;

Section 2. That the Highland Redevelopment Commission approves and authorizes the engagement of Vale Appraisal Group and Calumet Commercial Appraisals, Inc to perform said appraisals for an amount quoted, \$1,200.00 and \$1,100.00, respectively;

ADOPTED AND APPROVED at a meeting of the Highland Redevelopment Commission, Lake County, Indiana held on this 23rd day of March, 2021 having passed by a vote of 3 in favor and 0 opposed.

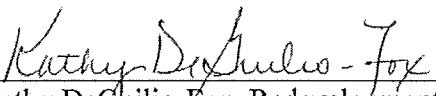
**TOWN OF HIGHLAND
HIGHLAND REDEVELOPMENT COMMISSION**

By: 
Cyril Huerter, President

ATTEST:

By: 
Robyn Radford, Secretary

3-25-2021
Dated

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

March 24, 2021
Dated

Resolution 2021-13 Adopted 03-23-2021

User: DMJ EXP CHECK RUN DATES 02/25/2021 - 03/24/2021
 DB: Highland BOTH JOURNALIZED AND UNJOURNALIZED

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

Fund	Dept	Account	Ref #	Vendor	Description	Amount	Check #
094-0000-34001	094-0000-34001	REDEV COMMISSIONER BOND CYRIL	91245	KEYSTONE BONDING&SURETY AGEN	REDEV COMMISSIONER BONDS	200.00	
094-0000-34023	094-0000-34023	HEALTH INS	91119	TOWN OF HIGHLAND INS FUND	(V MARCH 2021 HEALTH/LIFE INS PREM RE	3,238.65	33584
094-0000-34043	094-0000-34043	LIFE INS	91119	TOWN OF HIGHLAND INS FUND	(V MARCH 2021 HEALTH/LIFE INS PREM RE	15.88	33584
094-0000-35008	094-0000-35008	UTILITIES-2811 JEWETT	91214	NORTHERN IN PUBLIC SERVICE C	UTILITIES-2811 JEWETT	213.93	
094-0000-35008	094-0000-35008	UTILITIES-2821 JEWETT	91218	NORTHERN IN PUBLIC SERVICE C	UTILITIES-2821 JEWETT	171.33	
094-0000-35008	094-0000-35008	STORM-8620 KENNEDY	91204	TOWN OF HIGHLAND UTILITIES	STORM-8620 KENNEDY	61.03	
094-0000-35008	094-0000-35008	STORM-8618 KENNEDY	91206	TOWN OF HIGHLAND UTILITIES	STORM-8618 KENNEDY	61.03	
094-0000-35008	094-0000-35008	STORM-8612 KENNEDY	91208	TOWN OF HIGHLAND UTILITIES	STORM-8612 KENNEDY	15.22	
094-0000-35008	094-0000-35008	STORM-8610 KENNEDY	91209	TOWN OF HIGHLAND UTILITIES	STORM-8610 KENNEDY	15.22	
094-0000-35008	094-0000-35008	STORM-2605 CONDDIT	91212	TOWN OF HIGHLAND UTILITIES	STORM-2605 CONDDIT	15.22	
094-0000-39001	094-0000-39001	2021 MEMBERSHIP DUES	91222	NORTHWEST INDIANA FORUM INC	2021 MEMBERSHIP DUES	2,750.00	33564
094-0000-45200	094-0000-45200	REDEVELOP GEN TRANSFER GROSS	90967	PAYROLL ACCOUNT	2/26PRL D/S TRANSFER REDEVELOPMENT	5,306.64	
094-0000-45200	094-0000-45200	REDEVELOP GEN TRANSFER GROSS	91143	PAYROLL ACCOUNT	3/12PRL D/S TRANSFER REDEVELOPMENT	5,031.97	33586
Total For Dept 0000						17,096.12	
Total For Fund 094 REDEVELOPMENT GENERAL						17,096.12	

Fund	Dept	Account	Ref #	Vendor	Description	Amount	Check #
250-0000-35010	250-0000-35010	GRANT PLANNING & DEVELOPMENT	91216	KARNERBLUE ERA, LLC	GRANT PLANNING & DEVELOPMENT	300.00	
Total For Dept 0000						300.00	
Total For Fund 250 CREDIT ECON. DEV. INCOME TAX FUND						300.00	

User: DMJ
DB: Highland

EXP CHECK RUN DATES 02/25/2021 - 03/24/2021
BOTH JOURNALIZED AND UNJOURNALIZED

GL Number	Invoice Line Desc	Ref #	Vendor	Invoice Description	Amount	Check #
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Fund Totals:

Fund 094 REDEVELOPMENT GENERAL	17,096.12
Fund 250 CEDIR ECON. DEV. INCOME T.	300.00

17,396.12