



Highland  
Redevelopment  
Commission

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

**Annual Report of Activities of the Redevelopment Commission**  
**For Fiscal Year 2014**

**AND**

**Report by the Redevelopment Commission on the Activities of Each**  
**Tax Increment Financing District for the Previous Year**

(January 1, 2014 through December 31, 2014)

**Prepared**

**March 15, 2015**

**Per**

**Indiana Code 36-7-14-13**

**As Amended Through HEA 1145-2013 and HEA 1116-2013**

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# Redevelopment Commission

## TOWN OF HIGHLAND

3333 Ridge Road ♦ Highland, Indiana 46322 ♦ 219-972-7598 ♦ fax 219-972-5097

March 15, 2015

Mr. Mark Herak, President  
Highland Town Council  
Highland Municipal Building  
3333 Ridge Road  
Highland, Indiana 46322

Dear Mr. Herak,

In accordance with Indiana Code 36-7-14-13, as amended through HEA 1145-2013, the Highland Redevelopment Commission shall file with the Department of Local Government Finance (DLGF), a report setting out Commission activities during the preceding calendar year by March 15, 2015; and as amended through HEA 1116-2013, the Redevelopment Commission must report on the activities of each Tax Increment Financing District for the previous year by August 1, 2015. In addition, a copy of this report must be submitted to DLGF in electronic format under IC 5-14-6 titled Electronic Transmission of Reports to the General Assembly by October 1, 2015. The DLGF requires that the Commission submit its report through the Indiana Gateway for Government Units ("Gateway").

Therefore, enclosed is the Annual Report on the Activities of the Redevelopment Commission for the Previous Year Ending December 31, 2014 as prepared for the Highland Redevelopment Commission, along with the Report by the Redevelopment Commission on the Activities of each Tax Increment Financing District for the Previous Year. If you have any questions or would like further information, please contact me.

Sincerely,

  
Cecile L. Petro, Director  
Highland Redevelopment Commission

Enclosure

Cc: Members of the Highland Redevelopment Commission  
Michael Griffin, Clerk-Treasurer, Town of Highland  
Attorney Carol Green-Fraley, Counsel to the Commission  
Members of the Highland Town Council

2014 Annual Report of the RC to the State

**2013 HIGHLAND REDEVELOPMENT COMMISSION REPORT**  
Pursuant to I.C. 36-7-14-13 as amended through HEA 1145-2013

**FROM:** Highland, Indiana, Lake County

**SUBMITTED BY:** Cecile L. Petro, Director of the Highland Redevelopment Commission

**TO:** Indiana Department of Local Government Finance

**DATE:** March 15, 2015

**CC: EXECUTIVE OF UNIT:** Mark Herak, Town Council President

**A. INFORMATION REGARDING REDEVELOPMENT COMMISSION MEMBERS AND OFFICERS**

**AND MEETINGS DATES for 2014:**

<b>President:</b>	Greg Kuzmar	\$50 per month salary
<b>Vice President:</b>	Dominic Noce	\$40 per month salary
<b>Secretary:</b>	Bridget DeYoung	\$40 per month salary
<b>Member:</b>	Heather Peterson	\$40 per month salary
<b>Member:</b>	James Kessler	\$40 per month salary

**Non-Voting School Board Members (Co-Appointments in Highland):**

Patrick Krull and Luanne Jurczak

**Name of Commission Members appointed during 2014:** Same as above

**Name of Commission Members removed during 2014:**

Michael Maloney and Thomas Crowel

**Treasurer:** The Town Clerk-Treasurer preforms the task of Treasurer for the Commission without compensation

## 2014 Meetings of the Commission

The Commission is scheduled to hold regular public meetings on the second Wednesday of the month at 7:00 PM with a study session before (6:30 PM) and after the meeting. A full study session is scheduled on the fourth Wednesday of the month at 6:30 PM. All meetings are held at the Highland Municipal Building located at 3333 Ridge Road. Minutes are bond and archived within the municipal building and available for review and inspection during regular business hours. The following is a list of dates that public meetings and full study sessions were held:

<u>Public Meeting with Study Sessions</u>	<u>Study Sessions only</u>
January 8, 2014	January 22, 2014
February 12, 2014	February 26, 2014
March 12, 2014	March 26, 2014
April 9, 2014	
May 5, 2014 (Special Public Meeting)	
May 14, 2014	May 28, 2014 (Special Public Meeting)
June 11, 2014	
July 9, 2014	July 23, 2014
August 13, 2014	August 27, 2014 (Special Public Meeting)
	September 24, 2014 (Special Public Meeting)
October 8, 2014	October 22, 2014 (Special Public Meeting)
November 12, 2014	
December 11, 2014	

## B. REGULAR EMPLOYEES OF THE REDEVELOPMENT COMMISSION

<b>Director:</b>	Cecile L. Petro	\$57,262.82 salary
<b>Recording Secretary:</b>	Cecile L. Petro	\$624.00 salary

## C. EXPENDITURES MADE DURING 2014, AND GENERAL PURPOSE

### Operating and Capital Funds (Not TIF Funded)

The Redevelopment Commission's budget and expenditures made during 2014 follow the cash-based system of the Town of Highland. The Commission's operating budget is funded from property taxes (Fund 094 internally). The beginning budgeted amount was \$178,405.25 and the ending balance was \$17,166.27. The capital fund (Fund 096 internally) includes bond proceeds from retired bonds, interest, donations, and a new \$2,000,000 bond for 2014. The budgeted amount was \$2,470,075.86 and the ending balance was \$1,046,662.97. Major contracts for the year included the following:

<u>Project</u>	<u>Company</u>	<u>Contact person</u>	<u>Amount</u>
Legal Services	Green & Kuchel	Att. Carol Green-Fraley	\$ 27,787
Financial Consulting	Cender & Company	Mr. Dan Botich	\$ 5,000
Appraisals of 8610 & 8612 Kennedy	Bochnowski Appraisal Service	Mr. Thomas Bochnowski	\$ 500
	Cyrus Realtors	Mr. Howard Cyrus	\$ 500
Purchase of 2917 Highway	Audrey Koedyker Trust	Audrey & Howard Koedyker	\$ 93,340
Legal Services for Bond	Shanahan & Shan.	Att. James D. Shanahan	\$ 12,500
	Green & Kuchel	Att. Carol Green-Fraley	\$ 9,000
Financial Serv. For Bond	London Witte Group	Mr. James P. Higgins	\$ 12,405
Boring Samples for Monument Sign	K&S Engineers	Mr. David T. Lewandowski	\$ 2,100
Theatre Consultant	The Libman Group	Mr. Stephen Libman	\$ 4,000
Appraisals of 2805 Condit And 2817 Jewett	Richard Weiss Co. Bochnowski Appraisal Service	Mr. Richard Weiss Mr. Thomas Bochnowski	\$ 500 \$ 500
Car Cruise	TRP	Ms. Barbara Vlietstra	\$ 400
Compaction Test at Monument Sign	SEH	Mr. Matt Reardon	\$ 600
Creating Livable Commun.	SEH	Mr. Matt Reardon	\$ 30,000
Property Mgmt. Serv.	Rose Real Estate	Mr. Dennis Larson	N/A
Historic Landmark Status Consultant	Kurt Gardner	Mr. Kurt Gardner	\$ 700

Appraisals for 8630 Kenney and 2711 & 2717 Condit	Bochnowski Appraisal Service	Mr. Thomas Bochnowski	\$ 700
	Richard Weiss Co.	Mr. Richard Weiss	\$ 700
Purchase of 2815, 2813, 2811 & 2821 Jewett	Patricia Darnell	Ms. Patricia Darnell	\$285,540

**Debt Service Schedule for \$2,000,000 Highland Redevelopment District Taxable Bond 2014**

The Redevelopment Commission had one outstanding non-TIF financed bond (\$2,000,000 Highland Redevelopment District Tax Bond 2014). The bond provided funding for property acquisition, maintenance, and legal and financial fees. The Town of Highland made one interest payment on August 1, 2014 in the amount of \$10,027.05. The interest payment was taken out of the Capital Fund. Principal payments will begin in 2015.

**D. RECIPIENTS OF LOAN OR GRANT OF TAX INCREMENT REVENUES DURING 2013**

**Distribution of Tax Increment in 2014**

During 2013, the Commission received monies from three allocation (TIF) areas listed below. This is the fourth year that the Highland Redevelopment Commission has received TIF funds. No disbursements were made in 2014.

**Revenue Fund 098 for the Downtown Redevelopment Area**

Amount received	Date	Disbursed
\$ 82,995.44	6-25-14	\$0
\$ 57,580.30	12-30-14	\$0

**Revenue Fund 099 for the Economic Development Area Highland Acres**

Amount received	Date	Disbursed
\$ 3,449.09	6-25-14	\$0
\$ 4,002.12	12-31-14	\$0

**Revenue Fund 100 for the Highland Commercial Corridors Redevelopment Area**

Amount received	Date	Disbursed
\$ 51,962.81	6-25-14	\$0
\$ 49,729.38	12-30-14	\$0

**E. AMOUNT OF FUNDS ON HAND AT CLOSE OF CALENDAR YEAR 2014--SUMMARY**

Fund	Starting Balance	Ending Balance
094 Operating Fund	\$160,121.00	\$ 17,166.27
095 Economic Development	\$ 15,105.00	\$ 0.00
096 Capital Fund	\$320,000.00	\$1,946,662.97
097 Bond and Interest	\$ 0.00	\$ 0.00
098 TIF Revenue (Downtown)	\$218,636.50	\$ 359,212.24
099 TIF Revenue (Econ. Dev. Area)	\$ 11,303.83	\$ 18,755.04
100 TIF Revenue (Commercial)	\$ 45,576.07	\$ 147,268.26

**F. ADDITIONAL COMMENTS REGARDING ACTIVITIES OF THE REDEVELOPMENT COMMISSION AND RESULTS OBTAINED DURING 2014**

**2014 ANNUAL REPORT OF THE HIGHLAND REDEVELOPMENT COMMISSION**

Introduction

Under Indiana Code 36-7-14-13, the Redevelopment Commission (Commission, RC) must prepare an Annual Report outlining the activities of the Commission, the members, and the expenditures made during 2014. The following is a summary of the year and then a recap of each month. A list of goals for 2014, and the budget/expenditures for the year follows.



## 2014 HIGHLAND REDEVELOPMENT COMMISSION

### Annual Report Narrative

#### Summary of 2014

The Redevelopment Commission (RC, Commission) made significant progress in a number of areas in 2014. Issuing a \$2 million dollar bond allowed the Commission to purchase property in the downtown Redevelopment Area I for future redevelopment. The Commission also began the process of planning an Art and Cultural District with the renovation of the former Town Theatre as its catalyst to grow this section of the downtown. With Town Council approval, the Commission moved ahead with renovation plans. Most of the RC's efforts were focused on those two areas; however, the Commission also applied for and received grants to improve the town, specifically within the Art and Cultural District and the Highland Rookery, and contracted for environmental studies on parcels in the downtown. Careful studies, quotes, and contracts were utilized to begin the Gateway sign on North Indianapolis Boulevard and to decide whether or not structures purchased by the Commission could be renovated or needed to be demolished. The Gateway sign at North Indianapolis Boulevard was erected, although one section of the cap will be completed in the spring of 2015. Tax Abatement was recommended for two projects: 8516 Henry Street and 9850 Indianapolis Boulevard; however 9850 Indianapolis Boulevard withdrew its request. The Façade Improvement Grant program saw two projects initiate renovations at 2821 and 2815 Highway Avenue.

Highland Main Street Bureau (HMS), a Committee under the Redevelopment Commission, had many accomplishments in 2014. Through its grassroots effort, the Town Theatre renovation project was well publicized and was met with a growing concern among the residents to save the historical building. The first Car Cruise was held and other events such as Musicians at the Farmers' Market, the Festival of the Trail, Art Displays, and Caroling at the Tree Lighting Ceremony, expanded in 2014. HMS also reviewed a 3D model of the municipal lot on the southwest corner of Highway and Kennedy Avenues. Further work on the concept and its relationship to the theatre parking lot will be studied within the Art and Cultural District plan.

Commissioners were actively involved in treatment efforts to save about forty trees in the downtown that were infected with Ash Borer disease. Treatments will be repeated each year until the Ash Borer is no longer a problem.

The following is a summary of Commission activities for each month in 2014.

#### January 2014

Lacking a quorum for their January 8, 2014 Public Meeting, the Commissioners went into Study Session and reviewed and prepared for the next Public Meeting, which was held January 22, 2014. Election of officers was postponed until appointments were made by the Town Council. Commissioners reviewed resolutions that would establish the salary of the Director, Recording Secretary, and Attorney; establish a contract for legal services, set the Commission's meeting schedule, and reviewed claims. The Director reported that the Council would be considering a resolution to approve the updated Acquisition List for Redevelopment Area I at their next meeting. Commissioners also reviewed appraisals that have been received for three properties: 2917 Highway Avenue, 2921 Jewett Avenue, and 2815 Jewett Avenue. The Commission also reviewed a draft for a grant application from NIRPC (Northwest Indiana Regional Planning Commission). Goals were reviewed and suggestions were incorporated into the document. The Director provided information on the progress of the Town Theatre and the significant number of problems with ADA (Americans with Disabilities Act) compliance.

At the January 22, 2014 rescheduled Public Meeting, the Commission reviewed the agenda and discussed the appraisals of 2819 Highway Avenue, 2821 Jewett Avenue, and 2815 Jewett Avenue. A Phase I Environmental test

will be conducted on 2821 Jewett Avenue and an air quality appraisal will be performed on 2815 Jewett Avenue. Owners of all the above properties have expressed a desire to sell. The Director will meet with the Council to ascertain their interest in bonding to purchase properties. Five resolutions were passed. *Resolution 2014-01, A Resolution Authorizing Compensation for Certain Employees to be Derived from the Proper Fund of the Redevelopment Department of the Town of Highland, Lake County, Indiana*, approved the salary for the Director, Recording Secretary, and Attorney. *Resolution 2014-02, A Resolution of the Highland Redevelopment Commission Approving an Agreement for Legal Services to the Highland Redevelopment Commission and Approving an Agreement for Legal Services to the Highland Redevelopment Commission for 2014 for the amount of \$180.00 per hour*, was passed by the RC to approve a contract for legal services with Green and Kuchel law firm. *Resolution 2014-03, A Resolution of the Highland Redevelopment Commission Approving a Retainer Agreement for Financial Advisory Services and General Redevelopment Consulting to the Highland Redevelopment Commission for 2014*, provided a financial consulting contract with Cender & Co. *Resolution 2014-04, A Resolution Expressing the Interest of the Redevelopment Commission in Optioning and/or Making Purchases of Real Property Located at 8610 and 8612 Kennedy Avenue and Authorizing Appraisals on These Properties, Pursuant to IC 36-7-14-12.2(A)(1) and IC 36-7-14-12.2(A)(12)* allowed the Commission to contract for appraisals on these properties. *Resolution 2014-05, a Resolution authorizing the Director to Negotiate the Purchase of 2917 Highway Avenue* allowed the Director to negotiate the purchase of this parcel. Redevelopment Commission Intern Sonia Formosa presented her findings regarding the Town Theatre. She investigated and provided suggestions on the theatre renovation as part of her college coursework.

#### February 2014

The Town Council appointed the following to the Commission for 2014: Greg Kuzmar, Dominic Noce, Bridget DeYoung, Heather Peterson, and Jim Kessler. At the Public Meeting of February 12, 2014, the Commission approved the following slate of officers: President Greg Kuzmar, Vice President Dominic Noce, and Secretary Bridget DeYoung. The Director informed the group that the Commission had been awarded a grant from the NIRPC (Northwest Indiana Regional Planning Commission) in the amount of \$30,000, \$6,000 of which will be a match provided by the Commission. This grant will provide a consultant to plan an Art and Cultural District in downtown Highland. Two resolutions were passed: *Resolution 2014-05, A Resolution Authorizing the Director to Negotiate the Purchase of 2917 Highway Avenue* and *Resolution 2014-06, A Resolution Authorizing Compensation for Certain Employees to be Derived From the Proper Fund of the Redevelopment Department of the Town of Highland, Lake County, Indiana*. The first resolution provided for the purchase of 2917 Highway and the second resolution allowed the Commission to adjust the salary of the Director based upon a town-wide employee raise. During the Study Session, the Commission stated their displeasure regarding recent variance requests before the Board of Zoning Appeals (BZA) regarding billboards. Commissioners also discussed developing covenants to be attached to the approvals of some development projects to ensure compliance with the design standards.

During the Study Session of February 26, 2014, the Director explained the next steps that will be taken before bonding. Redevelopment Area I & II Updated Plans will be approved by the Commission and then the Town Council will consider an ordinance that will authorize issuance of the bond. Appraisals are completed for 2917 Highway, 2921 Jewett Avenue and 2815 Jewett Avenue. A second appraisal is still outstanding for properties located at 8610 & 8612 Kennedy Avenue. President Kuzmar presented a letter written to the BZA regarding LED billboards and Commissioner DeYoung reviewed current Highland Main Street (HMS) projects. A Car Cruise is planned for May 31, 2014 in downtown Highland, the Nature Committee is working with the Highland Community Foundation to apply for a grant from the Legacy Foundation for improvements at the Highland Rookery, and the Holiday Decorating Committee will expand its offerings during the holidays. Commissioner DeYoung also mentioned that HMS is developing a business plan for the theatre and that the group will be discussing the NIRPC

grant and the opportunities that this planning grant will offer. The Director will apply for a \$50,000 grant (\$25,000 match from the Commission) from the Office of Community and Rural Affairs and the Indiana Tourism Office to repair the Town Theatre marque. She has also submitted a grant application for \$3,000 to perform an Environmental Phase I and part of a Phase II (if needed) assessment of 2821 Jewett Avenue from the Northwest Indiana Forum. No matching funds are needed for that grant.

#### March 2014

Two public hearings were held during the public meeting on March 12, 2014. The first public hearing was held to amend the Plan for Redevelopment Area II (for the Commercial Corridors) and to update the Acquisition List for Redevelopment Area II. There were no written remonstrances, objections filed or comments spoken. *Resolution 2014-07, A Confirmatory Resolution of the Highland Redevelopment Commission Amending the Highland Commercial Corridors Redevelopment Area II* was approved. A second public hearing was held to Amend the Plan for Redevelopment Area I (for the Downtown Area and North Kennedy Avenue) and to update the Acquisition List for Redevelopment Area I. Again, there were no written remonstrances or objections filed or comments spoken. *Resolution 2014-08, a Confirmatory Resolution of the Highland Redevelopment Commission Amending the Highland Downtown Redevelopment Area I* was approved. Once those resolutions were passed, the Commission moved forward with a resolution to begin the bonding process. *Resolution 2014-09, a Resolution of the Highland Redevelopment Commission Concerning the Acquisition of Property in a Redevelopment Area, the Issuance of Bonds to Provide for the Cost thereof, the Safeguarding of the Interests of the Owners of the Bonds and Other Matters Connected Therewith* was approved. Financial advisory services from London Witte Group LLC in the Amount Not to Exceed \$13,000 for the purposes of financing bonds for 2014 was also passed. During the Study Session, the Commissioners discussed covenants for landscaping requirements on redeveloped and newly developed properties. Commissioners will visit three properties that have been appraised before providing the owners with a written offer. Questions were raised and answered regarding the NIRPC grant and how the planning process will be conducted. Main Street activities include an artist who will provide a rendition of the theatre for a fund raising event and preparations for the Car Cruise and Festival of the Trail. Members discussed the condition of downtown trees and the possible infection of the Ash Borer. President Kuzmar will investigate possible treatments for the Ash Borer.

At the March 26, 2014 Study Session, the Director informed the Commission that the Town Council had approved the issuance of the 2014 bond by the Commission. Visits to properties that are being considered for acquisition were reviewed. Commissioners discussed the importance of taking the first step to redevelop priority areas when properties become available, the possibility of continuing leases wherever possible, the condition of the properties, and the non-conforming use of one of the properties. Commissioner DeYoung reported that HMS is working on a 3D presentation of the municipal parking lot on the southwest corner of Highway and Kennedy Avenues to improve the space. The Director also requested that the Commission allow a new fund in the Commission's budget to maintain a clearer record of Highland Main Street expenses and revenue. Previous to the Study Session, Commission Liaison and Town Council President, Dan Vassar, requested a public presentation to the Council on the direction of the Town Theatre. After much discussion, the Commission decided to seek proposals for a theatre consultant to provide a business operating plan and budget for the theatre. Lastly, the Director stated that there will be a meeting of contractors regarding construction of the Highland Gateway sign at North Indianapolis Boulevard.

#### April 2014

Commissioners reviewed the resolutions for the public meeting held on April 9, 2014, discussed appointments to the Art & Cultural District Committee, and reviewed the Phase I Environmental Site Assessment of the former Darnell's Auto Repair property located at 2821 Jewett Avenue. During the public meeting, the Commission approved eight resolutions. *Resolution 2014-10, A Resolution Affirming, Ratifying, Authorizing and Approving Agreement(s) Among bond Counsel, Local Counsel, and the Highland Redevelopment Commission to Perform Professional Legal Services in Support of the Issuance of the Redevelopment Commission Bond for 2014* was approved. It provides for legal and financial services for the bonding process. *Resolution 2014-11, A Resolution of the Highland Redevelopment Commission to Provide Preliminary Approval for an application by Mr. George Siemer for a Façade Improvement Grant for Property Located at 2815 Highway Avenue, Contingent Upon the Funds Specified for Awning Replacements are Only Above the Insurance Disbursement for Damages of the Prior awnings and Review of Final Renditions* was passed by the Commission to provide a grant for façade improvement. *Resolution 2014-12, an Exigent Resolution Providing for the Addition of a New Highland Main Street Account Within the Highland General Fund and to Transfer Funds from Other Redevelopment General Funds into That Account as Requested by the Department Head(s) or Proper Officer(s) and Forwarded to the Redevelopment Commission for its Action Pursuant to IC 6-1.1-18-6* was approved by the Commission in order to provide a separate account for HMS. *Resolution 2014-13, A Resolution of the Highland Redevelopment Commission Authorizing a Contract with K&S Engineers for Geotechnical Engineering Investigation at the Proposed Site of the Gateway sign on North Indianapolis Boulevard* passed the Commission in order to assess the stability of the ground under the proposed sign. *Resolution 2014-14, a Resolution of the Highland Redevelopment Commission Authorizing to Enter into a Contract with the Libman Group for Consulting Services for the Town Theatre That Will Include a Market Analysis with Validation of Revenue Assumptions* was approved by the Commission (RC). This contract will expand on the work undertaken by HMS and in preparation for a public presentation to the Town Council later in the year. *Resolution 2014-15, A Resolution Expressing the Interest of the Redevelopment Commission in Optioning and/or Making Purchases of Real Property Located at 2805 Condit and Authorizing Appraisals on this Property* was passed by the Commission to acquire two appraisals on this property before an offer is made to the owner. *Resolution 2014-16, a Resolution Expressing the Interest of the Redevelopment Commission in Optioning and/or Making Purchases of Real Property Located at 2817 Jewett Avenue and Authorizing Appraisals on this Property Pursuant to IC 36-7-14-12.2(A)(1) and IC 36-7-14-12.2(A)(12)* was authorized by the Commission to acquire two appraisals on 2817 Jewett Avenue. *Resolution 2014-17, A Resolution of the Highland Redevelopment Commission Authorizing a Contract with Thunder Road Productions for Car Cruise Consulting and Organizational Services* was approved by the Commission in order to provide a Car Cruise on May 31, 2014 by Highland Main Street. The Commission also appointed Commissioners Kessler and Noce to a Committee to review requests for proposal applications for the Art & Cultural District project funded by a grant through NIRPC's Creating Livable Communities project. Commissioner DeYoung provided an update on HMS activities including updates on the Festival of the Trail Committee, the Car Cruise Committee, and a Spring Art Display that will showcase self-portraits of elementary school children in downtown business windows. She and the Director provided information on current discussions by HMS regarding recurring costs for the operations of the Town Theatre and the possible collaborative grant with the Highland Community Foundation to improve the Rookery area with binoculars, signage, and brochures.

#### May 2014

A Special Public Meeting was called on May 5, 2014, to review and approve a supplemental resolution that will calculate the interest for the 2014 Redevelopment Commission Bond on the basis of 360 days per year, instead of 365 days per year, as stated in the original Resolution 2014-09. *Resolution 2014-18, A Resolution of the Highland Redevelopment Commission Supplement Resolution 2014-09* was passed by the Commission. Later, the RC discussed the bond timetable and other bond related items.

At the regularly scheduled Public Meeting of May 14, 2014, the RC approved several measures and ratified the actions taken at the Special Meeting of the Redevelopment Commission held on May 5, 2014. The RC approved the Design Advisory Committee's recommendation for the proposed building at 9231 Indianapolis Boulevard purchased by O'Reilly Auto Parts; the Commission passed Growler's on Highway's request to lease the Commission's lot on the southeast corner of Highway and Kennedy Avenues for \$1650 for one evening in August 2014 for a fundraising event; and the RC appointed Commissioner DeYoung to the Committee to Review Requests for Proposal Applications for the Art & cultural District Planning Grant Funded by NIRPC's Creating Livable Centers. During the study session, the Commissioners discussed the counter offer by the owners of 2917 Highway Avenue, the borings report for the gateway sign at North Indianapolis Boulevard, and the report on the identification of Ash trees in the downtown. Commissioner DeYoung announced that the grant to improve the Highland Rookery was approved and stated that HGS (Highland Guitar Studio) in downtown Highland is working with HMS to provide musicians for the Farmers' Market. She and the Director have met with the theatre consultant, Steven Libman, of the Libman Group to begin the task of providing information to the Council in regards to the sustainability and operations of the Town Theatre.

The regularly scheduled full Study Session of May 28, 2014 was changed into a Special Public Meeting and Study Session in order to amend a contract with SEH of Indiana to perform compaction testing at the proposed site of the Gateway Sign on North Indianapolis Boulevard. The boring sample report indicated that this would be a prudent step to take before construction of the sign. *Resolution 2014-19, A Resolution of the Highland Redevelopment Commission Amending a Contract with SEH of Indiana for Compaction Testing at the Proposed Site of the Gateway Sign on North Indianapolis Boulevard, Not to Exceed \$600.00* was approved. During the Study Session, the Commission discussed the purchase of 2917 Highway Avenue and the possibility that the Commission will close soon on the property. Commissioners also discussed long term maintenance of the properties purchased by the Commission (utilizing the bond will cover those immediate costs) and how to cover those costs in the long term. President Kuzmar offered to work with the Plan Commission as it prepares to update the Highland Municipal Code. The RC requested information on properties that are located in the proposed Art & Cultural District for future acquisition. Commissioners Kuzmar, DeYoung, and Kessler will treat thirty four Ash trees in the downtown that are potentially affected with Ash Borer disease. Commissioner Peterson will gather information on an "Adopt a Tree" program for future planning.

#### June 2014

At the Public Meeting of June 11, 2014, the Commissioners approved the normal business agenda items including the approval of minutes and claims. President Kuzmar and the Director discussed the possibility of offering a façade grant program for Redevelopment Area II—Commercial Corridors. First, the design standards for that area will have to be approved by the Town Council as an ordinance, to assure quality renovation with grant monies. Attorney Green-Fraley suggested that the Commission begin with a review of the present code that impacts this area and share a draft with the Building Commissioner. During the Study Session, Commissioners discussed the progress with acquiring various properties, treatment for the Ash Borer that was completed in May, and a possible selection of a consultant for the planning of the Art and Cultural District. The Gateway sign on North Indianapolis Boulevard is currently under construction. HMS completed its first successful Car Cruise on May 31, 2014 with 245 cars attending. The grant for the Highland Rookery was approved and deposited with the Highland Park Department. They will be responsible to place the binoculars, benches, and signage at the Rookery. Main Street volunteers will distribute Façade Improvement Grant brochures to businesses in the downtown this month. Work is continuing with the Theatre consultant and an artist's rendition of the municipal parking lot is underway. The Study Session regularly scheduled for June 25, 2014 was cancelled.

July 2014

Commissioners approved three resolutions that would allow the Redevelopment Commission to receive the tax increment from three allocation areas at their Public Meeting on July 9, 2014. They approved: *Resolution 2014-20, a Resolution of the Town of Highland Redevelopment Commission Concerning the 2015 Budget Year Determination for Tax Increment for the Highland Acres Allocation Area; Resolution 2014-21, A Resolution of the Town of Highland Redevelopment Commission Concerning the 2015 budget Year Determination for Tax Increment for the Highland Commercial Corridors Allocation Area; and Resolution 2014-22, A Resolution of the Town of Highland Redevelopment Commission Concerning the 2015 Budget Year Determination for Tax Increment for the Highland Redevelopment Downtown Allocation Area.* The Commissioners discussed the upcoming Town Theatre renovation presentation to the Town Council and the Study Session scheduled for July 21, 2014 at 7:00 PM in the Municipal Building. They discussed the architectural concepts for the exterior and interior of the theatre. Attorney Green-Fraley reported that the owners of 2917 Highway Avenue have signed a contract to sell their property and it has been sent to a title company for processing. She also indicated that an offer has been made to the owner of 2815 and 2821 Jewett Avenue for the purchase of those two properties. Director Petro stated that a proposed safety training company may be applying for Tax Abatement and the Façade Improvement Grant program. She also reported that the cement wall for the Gateway sign on North Indianapolis Boulevard is in place and the project should be completed by mid-August. The stonework and back-lit letters will follow. A dedication ceremony will be planned once the project is completed. Lastly, Commissioners responded favorably to a recent newspaper tab about the Redevelopment Commission and Highland Main Street. Commissioner DeYoung briefly reviewed current projects for Highland Main Street.

During the regularly scheduled Study Session on July 23, 2014, Commissioners discussed the comments received at the July 21, 2014 public presentation on the Town Theatre to the Town Council. All agreed that the overwhelming response by the public was to proceed with the renovation. The next step will be for the Town Council and the Redevelopment Commission to meet, possibly on August 18, 2014, at the Town Council Study Session for further discussion. If the Council decides that the Commission should proceed with the renovation, the Commission would like written authorization from the Council. The NIRPC grant to plan an Arts and Cultural District was discussed. Because the grant funds are coming from the Indiana Department of Transportation (INDOT) through NIRPC, there will be a contract with INDOT and a subcontract with a contractor to do the planning. A committee to work with the consultant has been formed, but has not met, as yet. The owner of Safety Training Services has applied for both tax abatement and a façade grant to renovate 8516 Henry Street. Commissioners recommended tax abatement to the Town Council, but need additional time to review the drawings for the façade grant program. Mr. George Siemer, owner of 2821 Highway Avenue, has applied for the façade improvement grant program. He is requesting \$7,608.00 in grant funding, or 30% of the entire project (\$25,360).

August 2014

At the regularly scheduled Public Meeting of August 13, 2014, the Commission recommended approval of a Tax Abatement for Mr. Mark Fleishman d/b/a/ Safety Trailing, Inc. to the Town Council. The proposed site will be 8516 Henry Street. The Commission endorsed the Highland Community Foundation's Letter of Intent for a grant to the Legacy Foundation and obligated the Commission to a match of \$2500 to hire a full time Community Builder that would create a community development plan embracing all non-profit, public, and private organizations in the Town. Mr. Rich Underkofler, a board member of the Highland Community Foundation also stated that engraved

brick pavers are being sold by the Foundation for its project on the southeast corner of 5<sup>th</sup> and 45<sup>th</sup> Streets. Construction for the first phase is underway at the site. During the Study Session, the Commission discussed preparations for the meeting with the Council on the Town Theatre, the contract and invoice with the theatre architects, and the next major event for Highland Main Street—the Festival of the Trail on October 11, 2014 from 11:00 AM to 4:00 PM at the Municipal Parking Lot on the southwest corner of Highway and Kennedy Avenues. Updates were given on several projects. Electricity is planned to back light the letters on the Gateway sign and completion of the stone cap is scheduled within days; contracts are expected to be signed shortly for the Creating Livable Communities grant from NIRPC/INDOT (Northwest Indiana Regional Planning Commission/ Indiana Department of Transportation) to begin planning the Art & Cultural District; and the Design Advisory Committee is reviewing the design submitted for 8516 Henry Street for a Façade Improvement Grant.

The regularly scheduled Study Session of August 27, 2014, was changed to a Special Public Meeting and Study Session to review and approve a Façade Improvement Grant for 2821 Highway Avenue. the Design Advisory Committee approved all materials and plans for the project. *Resolution 2014-24, A Resolution of the Highland Redevelopment Commission to Provide Preliminary Approval for an Application by Mr. George Siemer for a Façade Improvement Grant for Property Located at 2821 Highway Avenue Not to Exceed \$7,608* was approved. The overall project will cost \$25,360.00. The Director reported that INDOT/NIRPC has approved SEH as subcontractor to plan the Arts and Cultural district as part of the Creating Livable Communities grant. A meeting will be arranged soon when all contracts are signed. Commissioners discussed issues relating to the approval of allowing 8516 Henry Street to receive a Façade Improvement Grant. They agreed with the Chair of the Design Advisory Committee that there are a number of issues that need to be resolved before the Commission would grant approval for the Façade Improvement Grant. Commissioners reviewed the recent meeting with the Town Council on August 18, 2014 regarding the Town Theatre and the "Save the Town Theatre" grass-roots effort. Commissioner DeYoung updated the Commission on a number of HMS projects including a possible bus tour/progressive dinner during the holidays, additional holiday decorations, Festival of the Trail preparations, and the caroling at the annual Tree Lighting ceremony.

#### September 2014

Commissioners met for their regularly scheduled Public Meeting and Study Session on September 17, 2014. Members carried out their regular business of approving minutes and claims and then adjourned to the study session. Commissioners reviewed the status of 2921 Jewett and 2917 Highway Avenues purchased by the Commission. The office section of 2921 Jewett Avenue will be offered to anyone capable of moving it safely and responsibly from the site. The house at 2917 Highway, also purchased by the Commission will be reviewed by the Commission with the assistance of the Building Commissioner. Once that is completed, the Commission will ask for bids to bring the building up to code as a commercial structure. Commissioners also discussed the possibility of arranging for a property management firm to manage leases and acquire tenants for the buildings that the Commission has purchased until the time that they will be assembled for redevelopment. Commissioners encouraged Highland Main Street volunteers and other grassroots organizations to continue their efforts to promote the restoration of the Town Theatre. If the Town Council votes not to renovate the theatre, the Commission wants to have bids for demolition completed to present to the Council at their next discussion meeting. Members continued to discuss the Façade Improvement Grant application by Safety Training Services, Inc. for 8516 Henry Street. Safety Training Services' application does not meet all of the major requirements of the design standards. The Commission continues to wait for notice from INDOT to proceed with the plan to create the Art and Cultural District. The Commission has been asked to support a resident who owns 8830 Kennedy Avenue for change of zoning. The Commission reviewed the request to recommend a change of zoning from

commercial to residential, but decided that it cannot do so because it would not be consistent with the Commission's long-term plan for the area.

The regularly scheduled Study Session of September 24, 2014 was noticed as a Special Public Meeting to review and approve a Façade Improvement Grant for 8516 Henry Street. However, before the meeting, Mr. Mark Fleishman, one of the owners of Safety Training Services, Inc. asked to have his request removed from the agenda. Because this was the only item on the Special Public Meeting agenda, the meeting was cancelled.

#### October 2014

Commissioners met for their Public Meeting on October 8, 2014 to approve minutes from the September 2014 meetings and to approve claims. During the study session, the Commission discussed an agreement with Operation SOS and the Highland Historical Society regarding a lease at 2811 Jewett Street, a space with entry off of the alley within the 2813-2815 Jewett Avenue building. The Commission's concern is for the town's liability and protection. Commissioners also reviewed the contract with SEH regarding the Art and Cultural District grant with NIRPC. The Commission reviewed the document to be sure that the emphasis on the grant is planning and that the breakout of hours within the contract reflect the emphasis on professional planning. The Director reported that she has contacted three property managers to oversee the leases and to acquire tenants when spaces become vacant. One complication arose in obtaining a small amount of available funds for emergency repairs. The Director will confer with the Clerk-Treasurer's office. HMS will have its second Festival of the Trail on October 11, 2014. One estimate has been received to demolish the theatre, if the Town Council does not approve the renovations. The amount was \$19,940 to demolish, remove the contents, backfill, grade the area, and for the cost of permitting fees.

The Study Session scheduled for October 22, 2014 was changed into a Special Public Meeting and Study Session to review and approve a contract with SEH of Indiana to plan the Art and Cultural District. *Resolution 2014-26, A Resolution of the Highland Redevelopment Commission Authorizing a Contract with SEH of Indiana for the Downtown Highland Kennedy Avenue Corridor Plan in Order to Create an Art & Cultural District, Depending Upon Approval of the Indianan Department of Transportation (DES #1400577 in LaPorte District)* was approved by the Commission. The Director reported that the Clerk-Treasurer's office is contacting the Indiana Department of Local Government for information on how to proceed with a property management contract that included a "reserve" fund to make repairs during emergency situations. Two renovation estimates are in progress for 2917 Highway Avenue. Commissioners discussed developing a new light industrial/commercial area. The Director will contact our financial consultant, Cender & Co., to request a quote on the cost of a pro-forma for the area. Members suggested that a subcommittee made up of Plan Commissioners, Redevelopment Commissioners, and Town Councilmen work together to present a plan to the full Town Council in 2015. Commissioner DeYoung provided an update of Highland Main Street activities. An Art Display by elementary students from Highland Christian School will be available in the windows of downtown businesses until the early part of December. The Festival of the Trail was a successful event this year. It is estimated that more than three times the traffic visited the festival this year over last year. HMS is asking residents and businesses to increase the amount of holiday lighting on their properties this year, in order to make Highland one of the best decorated communities in Lake County. Caroling at the Tree Lighting ceremony following the Santa Parade will be held for the third year.

#### November 2014

The Commission approved appraisals for 8630 Kennedy Avenue, the former Ace Hardware building at their regularly scheduled meeting of November 12, 2014. Also, the Commission accepted the signed Liability Waiver from the Highland Historical Society for their use of 2811 Jewett Street. During the study session, the Commission



heard from Mr. Robert Phipps, the owner of 8610 & 8612 Kennedy Avenue, two units north of the Town Theatre. He informed the Commission that he would be countering its offer of \$103,750 with \$167,500. Mr. Phipps stated that he has a tenant who has three years remaining on his lease that would have to be paid for the remaining time. The Commission received one quote to renovate 2917 Highway Avenue. After the second quote is received, the Commission will decide on whether to rehabilitate or demolish the building. The Director reported that she will obtain quotes for demolition of the office section of the building at 2821 Jewett Street, the former Darnell auto Body business. Until then, it is available to anyone who can safely remove it from the site. If, after quotes are received, no one wants the building, it will be demolished. Commissioner DeYoung discussed preparations for caroling at the Tree Lighting ceremony, discussions with NIPSCO and the Little Calumet river Basin Commission regarding the Highland Rookery, and plans for a Town Theatre fundraiser in February 2015. Commissioners also reviewed properties in the proposed Art & Cultural District with the intention of obtaining appraisals. The regularly scheduled Study Session of November 26, 2014 was cancelled due to the Thanksgiving Day holiday.

December 2014

At their regularly scheduled Public Meeting on December 10, 2014, the Commission approved *Resolution 2014-28, A Resolution of the Highland Redevelopment Commission Authorizing a Contract with Rose Real Estate for Property Management Services*. This resolution would provide a property manager for properties that the Commission acquires. The Commission also passed *Resolution 2014-30, A Resolution of the Highland Redevelopment Commission Authorizing a Contract with Kurt W. Garner to Complete an Application for the National Register for Historic Places Designation for the Town Theatre*. This resolution was approved after a presentation by Ms. Tiffany Tolbert, Director of the Northwest Field Office of Indiana Landmarks provided information of the pros and cons of a national landmark designation for the Town Theatre. She informed the Commission about a program entitled, Partners in Preservation, which provides matching funds for professional services to prepare nominations of qualified properties to the National Register of Historic Places. Commissioners also passed *Resolution 2014-31, A Resolution Expressing the Interest of the Redevelopment Commission in Optioning and/or Making a Purchase of Real Property Located at 8630 Kennedy Avenue, 2711-2712 Condit Street, and 2717 Condit Street; and Authorizing Appraisals on these Properties*. This resolution voided Resolution 2014-27 which considered appraisals for 8630 Kennedy Avenue, only. During the study session, the Redevelopment Commission directed Commissioner Noce and the Director to meet with the owner of 8610 & 8612 Kennedy to discuss his counter-offer. The Director provided the two quotes for rehabbing 2917 Highway into a commercial building complying with the municipal code. The two quotes were \$46,070 from APEX and \$56,338.55 from Hixon. After much discussion, the Commission directed the Director to acquire two quotes for demolition. Resolution 2014-29, a resolution to renovate 2917 Highway Avenue, was no longer necessary and not considered by the Commission. Progress on the Art and Cultural District has slowed because INDOT has yet to provide a purchase order number that would allow the project to move forward. While discussing the Town Theatre, members of the Commission discussed deliverables from the architect, three fundraisers that were being planned, and the new board of directors appointed by the Council. The board members are: Michael Maloney, Bridget DeYoung, Dan Dunn, Bruce Leep, Robin Cariascio, Michael Griffin, and Keith Bruxvoort. They will hold their first meeting on January 27, 2015. Commissioner DeYoung discussed Highland Main Street events and projects. Attendance for Caroling at the Tree Lighting ceremony grew over last year. Meetings to begin plans for the 2015 Festival of the Trail will start in January. Highland Main Street is requesting funds for musicians at the Farmers' Market held most Saturdays from Spring through Fall. HMS also requested funds to provide a parking lot at the Highland Rookery. Lastly, the Commissioners were informed that the Tax Abatement request for 9850 Indianapolis Boulevard will not move forward. The new tenant wanted to begin remodeling immediately in order to be up and running during tax season.

The Regularly scheduled Study Session of December 24, 2014 was cancelled due to the holidays.

### 2014 RC Goals

1. Consolidation of Properties for Future Development
  - A. Complete Bonding Process 2nd Q
  - B. Acquire appraisals on Priority List Properties 3rd Q
  - C. Begin Acquisition Process 3rd Q
  
2. Landscaping Along Indianapolis Bridge
  - A. Build Wall with Signage 2nd Q
  - B. Evaluate and Reimburse Contractors 2nd Q
  
3. Town Theatre
  - A. Receive Architect's Report and Decide on Course of Action 1st Q
  - B. Decide on Next Steps 2nd Q
  - C. Identify Goals to Complete Project 2nd Q
  - D. Identify Sources of Funding 3rd Q
  
4. Façade Improvement Program
  - A. Allocate Initial dollars for 2014 1st Q
  - B. Develop Design Capability Resources to Provide Creative Support to Potential New Applicants 3rd Q
  - D. Develop a "library" of Design Renderings to be Used to Provide Direction to New Applicants 3rd Q
  
5. Highland Main Street
  - A. Update Main Street Ordinance, Work Plan & Mission Statement 1st Q
  - B. Recruit New members 1st Q
  - C. Follow HMS Goals for 2014 4th Q
  
6. Municipal Parking Lot on the SWC of Highway and Kennedy Avenues
  - A. Develop Plan to Provide an Improved Parking Lot 2nd Q
  - B. Resurface and Reline Where Appropriate 2nd Q
  - C. Recommend to Town Council as a site for Future Town Hall 1st Q
  
7. Improve the Appearance of Property in Highland
  - A. Meet with DLC's Facility Manager to Determine if They Wish to Rehab the Site 2nd Q
  - B. Meet with at Least One Other Owner in Highland to See if a Site Can Be Rehabbed 3rd Q
  - C. If Tax Abatement is an Option, Complete the Process 4th Q
  - D. Retrofit lighting in Downtown Highland 4th Q

**AMOUNT OF FUNDS ON HAND**  
**AT THE CLOSE OF THE 2014 CALENDAR YEAR**

12/31/2014

EXPENDITURE REPORT FOR HIGHLAND  
PERIOD ENDING 12/31/2014

GL NUMBER	DESCRIPTION	2014 ORIGINAL BUDGET	BUDG-AMOUNT	DISBURSED	PENDING REQUISITIONS	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDOT USED	ACTIVITY FOR MONTH 12/31/2014
Fund 094 - Redevelopment-General									
Dept 0000									
GROUPING VALUE '10000'S									
094-0000-11101	REDEV GEN COMMISSION SALARIES	2,520.00	2,520.00	2,400.00	0.00	0.00	120.00	95.24	170.00
094-0000-11102	REDEV GEN SALARIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
094-0000-11107	REDEV GEN REDEV DIRECTOR SALARY	57,262.82	58,879.76	57,262.82	0.00	0.00	1,616.94	97.25	4,409.74
094-0000-11116	REDEV GEN PERSONAL TEMPORARY SEI	5,000.00	5,000.00	400.00	0.00	0.00	4,600.00	8.00	0.00
094-0000-11128	REDEV GEN EMPLOYEE BONUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
094-0000-11134	REDEV GEN RECORDING SECRETARY	624.00	624.00	624.00	0.00	0.00	0.00	100.00	52.00
094-0000-11201	REDEV GEN FICA & MEDICARE	4,712.00	4,811.12	4,478.90	0.00	0.00	332.22	93.09	343.42
094-0000-11209	REDEV GEN PERF	6,497.00	6,648.30	6,413.55	0.00	0.00	234.75	96.47	493.90
094-0000-11210	REDEV GEN PERF ANNUITY BY EMPLOYE	1,741.00	1,785.96	1,717.98	0.00	0.00	67.98	96.19	132.30
GROUPING VALUE '10000'S		78,475.00	80,269.14	73,297.25	0.00	0.00	6,971.89	91.31	5,601.36
GROUPING VALUE '20000'S									
094-0000-20003	REDEV GEN MISC SUPPLIES	3,000.00	2,495.12	2,028.56	0.00	466.51	0.05	100.00	0.00
094-0000-20004	MAIN STREET SUPPLIES	0.00	1,581.93	1,071.88	0.00	493.12	16.93	98.93	0.00
094-0000-24200		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GROUPING VALUE '20000'S		3,000.00	4,077.05	3,100.44	0.00	959.63	16.98	99.58	0.00
GROUPING VALUE '30000'S									
094-0000-31001	REDEV GEN LEGAL FEES	18,000.00	19,267.00	14,669.22	0.00	1,900.00	2,697.78	86.00	1,890.00
094-0000-31003	CONSULTANT FEES	13,000.00	26,476.00	19,532.06	0.00	5,603.94	1,340.00	94.94	80.00
094-0000-31004	REDEV GEN TUITION/DEVELOPMENT	3,000.00	3,000.00	695.57	0.00	30.00	2,274.43	24.19	32.00
094-0000-31005	ENGINEERING & ARCH	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
094-0000-31006	REDEV GEN NEIGHBORHOOD INC.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
094-0000-32001	REDEV GEN POSTAGE	500.00	89.27	89.27	0.00	0.00	0.00	0.00	0.00
094-0000-32002	REDEV GEN TRAVEL EXPENSES	3,000.00	2,105.66	1,849.84	0.00	151.20	104.62	95.03	644.56
094-0000-32003	TELEPHONE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
094-0000-32004	INTERNET SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
094-0000-32005	REDEV GEN WEB SITE SERVICES	500.00	220.00	220.00	0.00	0.00	0.00	0.00	0.00
094-0000-33001	REDEV GEN LEGAL NOTICES	500.00	300.00	288.94	0.00	0.00	11.06	96.31	0.00
094-0000-33002	REDEV GEN PRINTING	2,000.00	2,200.00	1,947.00	0.00	125.00	128.00	94.18	36.50
094-0000-34001	REDEV GEN BOND PREMIUM	250.00	560.00	230.00	0.00	310.00	20.00	96.43	0.00
094-0000-34005	OTHER INSURANCE	0.00	490.00	363.88	0.00	0.00	126.12	74.26	0.00
094-0000-34023	REDEV GEN MEDICAL/DENTAL PREM	17,523.00	17,523.00	15,803.40	0.00	0.00	1,719.60	90.19	1,316.95
094-0000-34043	REDEV GEN LIFE INSURANCE PREM	150.00	150.00	109.32	0.00	0.00	40.68	72.88	9.11
094-0000-35008	UTILITY SERVICE 2605 CONDOT ST	1,000.00	3,690.73	3,252.49	0.00	43.56	394.68	89.31	142.08
094-0000-38601	SALES TAX - RENTALS	0.00	20.85	20.85	0.00	0.00	0.00	100.00	0.00
094-0000-39001	REDEV GEN SUBSCRIPTIONS & DUES	4,000.00	3,543.55	3,434.85	0.00	64.40	44.30	98.75	0.00
094-0000-39003	REDEV GEN PUBLIC RELATIONS	4,000.00	200.00	0.00	0.00	0.00	200.00	0.00	0.00
094-0000-39004	KIOSK DESIGN	1,223.00	623.00	501.99	0.00	0.00	121.01	80.58	0.00
094-0000-39008	REDEV GEN INTEREST ON LOAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
094-0000-39020	INFO & COMM TECH SERVICE	10,000.00	10,000.00	9,331.00	0.00	0.00	669.00	93.31	0.00
094-0000-39030	MAIN STREET PROF SERVICES	0.00	3,600.00	3,163.88	0.00	150.00	286.12	92.05	150.00
GROUPING VALUE '30000'S		78,646.00	94,059.06	75,503.56	0.00	8,378.10	10,177.40	89.18	4,301.20

12/31/2014

EXPENDITURE REPORT FOR HIGHLAND  
PERIOD ENDING 12/31/2014

GL NUMBER	DESCRIPTION	2014 BUDG-AMOUNT	DISBURSED	PENDING REQUISITIONS	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDT USED	ACTIVITY FOR MONTH
094-0000-45300	TEMPORARY LOAN EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	12/31/2014
GROUPING VALUE '40000'S'		0.00	0.00	0.00	0.00	0.00	0.00	0.00
GROUPING VALUE '50000'S'								
094-0000-59100	MISC TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GROUPING VALUE '50000'S'		0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Dept 0000		160,121.00	178,405.25	0.00	9,337.73	17,166.27	90.38	9,902.56

12/31/2014

EXPENDITURE REPORT FOR HIGHLAND  
PERIOD ENDING 12/31/2014

GL NUMBER	DESCRIPTION	2014 ORIGINAL BUDGET	BUDG-AMOUNT	DISBURSED	PENDING REQUISITIONS	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT USED	ACTIVITY FOR MONTH 12/31/2014
	Fund 094 - Redevelopment General :								
	TOTAL EXPENDITURES	160,121.00	178,405.25	151,901.25	0.00	9,337.73	17,166.27	90.38	9,902.56

12/31/2014

EXPENDITURE REPORT FOR HIGHLAND  
PERIOD ENDING 12/31/2014

GL NUMBER	DESCRIPTION	2014 BUDG-AMOUNT ORIGINAL BUDGET	DISBURSED	PENDING REQUISITIONS	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BUDGT USED	ACTIVITY FOR MONTH 12/31/2014
Fund 095 - Highland Economic Development								
Dept 0000								
GROUPING VALUE '40000'S								
095-0000-40001	LAND PURCHASE	0.00 15,105.00	665.34	0.00	14,439.66	0.00	100.00	0.00
GROUPING VALUE '40000'S		0.00 15,105.00	665.34	0.00	14,439.66	0.00	100.00	0.00
Total Dept 0000								
		0.00 15,105.00	665.34	0.00	14,439.66	0.00	100.00	0.00
Fund 095 - Highland Economic Development :								
TOTAL EXPENDITURES								
		0.00 15,105.00	665.34	0.00	14,439.66	0.00	100.00	0.00

12/31/2014

EXPENDITURE REPORT FOR HIGHLAND  
PERIOD ENDING 12/31/2014

CL NUMBER	DESCRIPTION	2014 BUDG-AMOUNT ORIGINAL BUDGET	DISBURSED	PENDING REQUISITIONS	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDOT USED	ACTIVITY FOR MONTH 12/31/2014
Fund 096 - Redevelopment Capital								
Dept 0000								
GROUPING VALUE '20000'S		0.00	0.00	0.00	0.00	0.00	0.00	0.00
096-0000-24200		0.00	0.00	0.00	0.00	0.00	0.00	0.00
GROUPING VALUE '20000'S		0.00	0.00	0.00	0.00	0.00	0.00	0.00
GROUPING VALUE '30000'S								
096-0000-31002	REDEV CONSTR ENGR/ARCHITECTURE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
096-0000-31004	NEIGHBORHOOD SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
096-0000-31005	REDEV CAP ENGR & ARCHITECTURE	20,000.00	18,038.50	0.00	0.00	0.00	0.00	0.00
096-0000-31006	REDEV CAP BOND SALE PROF SVC	15,000.00	9,500.00	0.00	22,847.50	274.00	99.33	0.00
096-0000-31006-0006	REDEV CAP BOND SALE PROF SVC	0.00	0.00	0.00	0.00	0.00	100.00	0.00
096-0000-31007	REDEV CAP MAINTENANCE/REPAIR	10,000.00	3,555.60	0.00	0.00	0.00	0.00	0.00
096-0000-31008	REDEV CAP TREE REPLACEMENT	6,000.00	72.05	0.00	0.00	4,444.40	44.45	268.60
096-0000-34002	EDD GRANT PROGRAM	100,000.00	0.00	0.00	0.00	5,927.95	1.20	0.00
096-0000-39008	INTEREST ON LOAN	0.00	0.00	0.00	0.00	120,797.86	0.00	0.00
096-0000-39011	REDEV BD PAYMENT OF PRINCIPAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
096-0000-39012	REDEV BD PAYMENT OF INTEREST	0.00	10,027.05	0.00	0.00	0.00	0.00	0.00
096-0000-39014	REDEV BOND SERVICES	0.00	0.00	0.00	0.00	0.00	100.00	0.00
096-0000-39018	BOND LEGAL SERVICES	0.00	21,090.50	0.00	0.00	0.00	0.00	0.00
096-0000-39019	OTHER LEGAL SERVICES (ACQUISITION)	0.00	5,066.00	0.00	108.00	3,409.50	86.08	0.00
096-0000-39023	BOND FINANCIAL ADVISORY SERVICES	0.00	12,405.00	0.00	0.00	12,798.95	28.79	530.00
096-0000-39025	PROPERTY APPRAISAL SERVICES	0.00	1,000.00	0.00	0.00	845.00	93.62	0.00
096-0000-39026	DEMOLITION SERVICES	0.00	0.00	0.00	0.00	12,000.00	7.69	0.00
GROUPING VALUE '30000'S		151,000.00	80,794.70	0.00	22,955.50	370,497.66	21.87	798.60
GROUPING VALUE '40000'S								
096-0000-40000	REDEV CAP OPTION TO PURCHASE	87,191.00	0.00	0.00	0.00	87,191.00	0.00	0.00
096-0000-40001	LAND PURCHASE	24,000.00	377,206.03	0.00	0.00	1,336,793.97	22.01	0.00
096-0000-40008	LAND COMPLIANCE & CONTROL	0.00	0.00	0.00	0.00	21,250.00	0.00	0.00
096-0000-42001	REDEV CAP WAYFINDING SIGNS	24,000.00	42,496.66	0.00	0.00	29,503.34	59.02	0.00
096-0000-42002	REDEV CAP DECORATIVE LIGHTING	33,809.00	0.00	0.00	0.00	101,427.00	0.00	0.00
096-0000-43006	REDEV CAP WI-FI EQPT PURCHASE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
096-0000-45001	REDEV CONSTR FINAL PHASE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
096-0000-45003	REDEV CONSTR KENNEDY/HWY ENGR	0.00	0.00	0.00	0.00	0.00	0.00	0.00
096-0000-45005	REDEV CONSTR GATEWAYS & SIGNS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
096-0000-45006	REDEV CONSTR BENCHES & RECEP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
096-0000-49901	REDEV CONSTR CONTINGENCY FINAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GROUPING VALUE '40000'S		169,000.00	419,702.69	0.00	0.00	1,576,165.31	21.03	0.00
GROUPING VALUE '50000'S								
096-0000-59201-0006	DEMOLITION LOAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GROUPING VALUE '50000'S		0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Dept 0000		320,000.00	500,457.39	0.00	22,955.50	1,946,662.97	21.19	798.60



12/31/2014

EXPENDITURE REPORT FOR HIGHLAND  
PERIOD ENDING 12/31/2014

GL NUMBER	DESCRIPTION	2014 ORIGINAL BUDGET	BUDG-AMOUNT	DISBURSED	PENDING REQUISITIONS	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BGDGT USED	ACTIVITY FOR MONTH 12/31/2014
	Fund 096 - Redevelopment Capital :								
	TOTAL EXPENDITURES	320,000.00	2,470,075.86	500,457.39	0.00	22,955.50	1,946,662.97	21.19	798.60

12/31/2014

EXPENDITURE REPORT FOR HIGHLAND  
PERIOD ENDING 12/31/2014

GL NUMBER	DESCRIPTION	2014 BUDG-AMOUNT		DISBURSED	PENDING REQUISITIONS	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDTG USED	ACTIVITY FOR MONTH 12/31/2014
		ORIGINAL BUDGET							
Fund 097 - REDEVELOPMENT BD & INT- EXEMPT									
Dept 0000									
GROUPING VALUE '20000'S'		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
097-0000-24200		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GROUPING VALUE '20000'S'		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GROUPING VALUE '30000'S'									
097-0000-39011	REDEV BD PAYMENT OF PRINCIPAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
097-0000-39012	REDEV BD PAYMENT OF INTEREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
097-0000-39013	REDEV BD PAYING AGENT FEE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
097-0000-39018	BOND SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GROUPING VALUE '30000'S'		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Dept 0000		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fund 097 - REDEVELOPMENT BD & INT- EXEMPT:									
TOTAL EXPENDITURES		0.00			0.00	0.00	0.00	0.00	0.00

**2013 LAKE COUNTY AUDITOR'S**  
**CERTIFICATE OF TAX DISTRIBUTION**

Prescribed by the State Board of Accounts

- 1. Taxing Unit
- 2. County Treasurer
- 3. County Auditor
- 4. SBTC

County Form No. 22 (Rev. 1983)

### County Auditor's Certificate of Tax Distribution

Lake County, Indiana

December 30, 2014

I hereby certify that I have this day issued Warrant No. \_\_\_\_\_ on the Treasurer of Lake County, Indiana,

in favor of \_\_\_\_\_ 7/01/200 \_\_\_\_\_ \$10733

in the sum of \_\_\_\_\_ Highland Redevelopment

of \_\_\_\_\_ \$10733

on account of taxes due said governmental unit as follows:

Name of Fund	State Number	Taxes				Deductions		Net Total Distributed
		General Property	Excise Tax	Total	Advance Tax	Advance Excise	Examination of Records	
658-TIF Highland Acres		4,002.12		4,002.12			4,002.12	
658-TIF Highland Redevelopment		57,580.30		57,580.30			57,580.30	
658-TIF Highland Corridor		49,729.38		49,729.38			49,729.38	
<b>Totals</b>		<b>111,311.80</b>		<b>111,311.80</b>			<b>111,311.80</b>	

\_\_\_\_\_  
County Auditor

Prescribed by the State Board of Accounts

- Prepare Four Copies:  
 1. Taxing Unit  
 2. County Treasurer  
 3. County Auditor  
 4. SBTC

County Form No. 27, (Rev. 1985)

### County Auditor's Certificate of Tax Distribution

Lake County, Indiana

June 25, 2014

I hereby certify that I have this day issued Warrant No. 1/02/1900 on the Treasurer of Lake County, Indiana, in favor of Highland Redevelopment of 870739 on account of taxes due said governmental unit as follows:

Name of Fund	State Number	Taxes					Deductions			Net Total Distributed		
		General Property	Excise Tax	Financial Institutions	Local Option	Total	Advance Tax	Advance Excise	Examination of Records		0607-2% Cap Offset Dist.	
658-TIF Highland Acres		3,449.09				3,449.09						3,449.09
658-TIF Highland Redevelopment		82,995.44				82,995.44						82,995.44
658-TIF Highland Corridor		51,962.81				51,962.81						51,962.81
<b>Totals</b>		<b>138,407.34</b>				<b>138,407.34</b>						<b>138,407.34</b>

County Auditor \_\_\_\_\_

June 25, 2014

**County Auditor's Certificate of Tax Distribution**  
 Lake County, Indiana

Prescribed by the State Board of Accounts

- Prepare Four Copies:  
 1. Taxing Unit  
 2. County Treasurer  
 3. County Auditor  
 4. SHIC

I hereby certify that I have this day issued Warrant No. 1001900 on the Treasurer of Lake County, Indiana, in favor of Highland Redevelopment in the sum of 111,311.80 on account of taxes due said governmental unit as follows:

Name of Fund	State Number	Taxes			Total	Deductions		Net Total Distributed
		General Property	Excise Tax	Advance Tax		Advance Excise	Examination of Records	
658-TIF Highland Acres	25-338	4,002.12			4,002.12			4,002.12
658-TIF Highland Redevelopment	25-325	57,580.30			57,580.30			57,580.30
658-TIF Highland Corridor	25-324	49,729.38			49,729.38			49,729.38
<b>Totals</b>		<b>111,311.80</b>			<b>111,311.80</b>			<b>111,311.80</b>

*Regina M. ...*  
 County Auditor

**POTENTIAL TAX INCREMENT SURPLUS OR DEFICIT**

**FISCAL YEAR 2014 FOR HIGHLAND, INDIANA**

**EXHIBIT A.1—HIGHLAND ACRES ALLOCATION AREA**

**EXHIBIT A.2—HIGHLAND DOWNTOWN ALLOCATION AREA**

**EXHIBIT A.3—HIGHLAND COMMERCIAL CORRIDORS ALLOCATION  
AREA**

TOWN OF HIGHLAND, INDIANA  
 HIGHLAND REDEVELOPMENT COMMISSION

Commission Determination: Highland Acres Allocation Area (026 Highland)

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

Dated: March 11, 2015

DLGF TIF CODE: T45451

**Determination Criteria**

**Highland Acres  
 Allocation Area**

Allocation Area Real Property Net Assessment <sup>1</sup>	\$	2,399,175
Allocation Area Personal Property Net Assessment <sup>1</sup>	-	-
Total Allocation Area Net Assessment <sup>1</sup>	\$	2,399,175
March 1, 2014 Base Assessment	\$	1,926,965
Potential Captured Assessed Value <sup>1</sup>	\$	472,210
Pay 2015 Certified Net Tax Rate	\$	2.7304
Estimated 2016 Net Tax Rate (Assumption: 2% increase as rounded to the hundredths)	\$	2.7900
Statutory Circuit Breaker (Applicable to Gross AV of Other Real & Personal Property)		3.00%
Estimated Tax Increment (Pay 2016) (Assumption: 95% collection rate)	\$	12,516
<b>Commission Obligations</b>		
Outstanding Debt Service/Lease Payments		
(a) (Fiscal Year 2016)	\$	-
Anticipated Cost of Allocation Area Projects/Programs		2,950,000
Total of Commission Obligations	\$	2,950,000
Estimated Allocation Area Tax Increment (FY 2016)	\$	12,516
Total of Commission Obligations, Projects and/or Programs through 2016		2,950,000
Tax Increment Balance (Surplus or Deficit)	\$	(2,937,484)
Estimated Potential Captured Assessment <sup>1</sup>	\$	472,210
Estimated Potential Captured Assessment Required to meet Obligations (Percent)		100%
Estimated Captured Assessment	\$	472,210

**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 March 1, 2014 assessment date.

Prepared by





EXHIBIT A

TOWN OF HIGHLAND, INDIANA  
HIGHLAND REDEVELOPMENT COMMISSION

Commission Determination: Redevelopment Area (Downtown) Allocation Area (026 Highland 2)

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

Dated: March 11, 2015

Determination Criteria	DLGF TIF CODE: T45452	
	Highland Redevelopment Area (Downtown) Allocation Area	
Allocation Area Real Property Net Assessment <sup>1</sup>	\$	45,116,869
Allocation Area Personal Property Net Assessment <sup>1</sup>		
Total Allocation Area Net Assessment <sup>1</sup>	\$	45,116,869
March 1, 2014 Base Assessment	\$	39,557,064
Potential Captured Assessed Value <sup>1</sup>	\$	5,559,805
Pay 2015 Certified Net Tax Rate	\$	2.7304
Estimated 2016 Net Tax Rate (Assumption: 2% increase as rounded to the hundredths)	\$	2.7900
Statutory Circuit Breaker (Applicable to Gross AV of Other Real & Personal Property)		3.00%
Estimated Tax Increment (Pay 2016) (Assumption: 95% collection rate)	\$	147,363
<u>Commission Obligations</u>		
Outstanding Debt Service/Lease Payments		
(a) (Fiscal Year 2016)	\$	-
Anticipated Cost of Allocation Area Projects/Programs		4,695,500
Total of Commission Obligations	\$	4,695,500
Estimated Allocation Area Tax Increment (FY 2016)	\$	147,363
Total of Commission Obligations, Projects and/or Programs through 2016		4,695,500
Tax Increment Balance (Surplus or Deficit)	\$	(4,548,137)
Estimated Potential Captured Assessment <sup>1</sup>	\$	5,559,805
Estimated Potential Captured Assessment Required to meet Obligations (Percent)		100%
Estimated Captured Assessment	\$	5,559,805
<b>Estimated Uncaptured Assessment</b> (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 March 1, 2014 assessment date.

Prepared by

Cender & Company  
LLC



A-1

TOWN OF HIGHLAND, INDIANA  
 HIGHLAND REDEVELOPMENT COMMISSION

Commission Determination: Highland Commercial Corridors Allocation Area (026 Highland 3)  
 Per I.C. 36-7-14-39(b)(4)(A)  
 Dated: March 11, 2015

	DLGF TIF CODE: T45453 Highland Commercial Corridors Allocation Area
<b>Determination Criteria</b>	
Allocation Area Real Property Net Assessment <sup>1</sup>	\$ 146,048,733
Allocation Area Personal Property Net Assessment <sup>1</sup>	-
Total Allocation Area Net Assessment <sup>1</sup>	<u>\$ 146,048,733</u>
March 1, 2014 Base Assessment	\$ 138,403,290
Potential Captured Assessed Value <sup>1</sup>	\$ 7,645,443
Pay 2015 Certified Net Tax Rate	\$ 2.7304
Estimated 2016 Net Tax Rate (Assumption: 2% increase as rounded to the hundredths)	\$ 2.7900
Statutory Circuit Breaker (Applicable to Gross AV of Other Real & Personal Property)	3.00%
Estimated Tax Increment (Pay 2016) (Assumption: 95% collection rate)	\$ 202,642
<b>Commission Obligations</b>	
Outstanding Debt Service/Lease Payments	
(a) (Fiscal Year 2016)	\$ -
Anticipated Cost of Allocation Area Projects/Programs	3,550,000
Total of Commission Obligations	<u>\$ 3,550,000</u>
Estimated Allocation Area Tax Increment (FY 2016)	\$ 202,642
Total of Commission Obligations, Projects and/or Programs through 2016	3,550,000
Tax Increment Balance (Surplus or Deficit)	<u>\$ (3,347,358)</u>
Estimated Potential Captured Assessment <sup>1</sup>	\$ 7,645,443
Estimated Potential Captured Assessment Required to meet Obligations (Percent)	100%
Estimated Captured Assessment	<u>\$ 7,645,443</u>
<b>Estimated Uncaptured Assessment</b> (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 March 1, 2014 assessment date.

Prepared by

*Cender & Company*



**AMOUNT OF TAX INCREMENT REVENUES REQUIRED FOR:**

**EXHIBIT B.1—ECONOMIC DEVELOPMENT PLAN FOR THE HIGHLAND  
ACRES ECONOMIC DEVELOPMENT AREA**

**EXHIBIT B.2—REDEVELOPMENT PLAN FOR THE HIGHLAND  
(DOWNTOWN) REDEVELOPMENT AREA**

**EXHIBIT B.3—REDEVELOPMENT PLAN FOR THE HIGHLAND  
COMMERCIAL CORRIDORS REDEVELOPMENT AREA**

EXHIBIT B.1

HIGHLAND, INDIANA  
HIGHLAND REDEVELOPMENT COMMISSION

Economic Development Plan for the Highland Acres Economic Development Area:  
Highland Acres Allocation Area

DISCLOSURE OF CONTRACTUAL OBLIGATIONS AND DEBT SERVICE

1. Describe the obligation (as defined by IC 6-1.1-21.2-6.6) to be paid from the tax increment revenues.

The Commission currently does not have any outstanding debt service to be paid from tax increment. However, the Commission intends to use tax increment generated to pay for projects and programs identified in the Economic Development Plan for the Highland Acres Economic Development Area (APPENDIX B: Plan Budget).

2. List the effective dates of the obligations.

\_\_\_\_\_  
\_\_\_\_\_

3. List the expiration or termination dates of the obligations.

\_\_\_\_\_  
\_\_\_\_\_

4. Is the contractual obligation or debt service supported by revenues other than tax increment revenues?  
If so, please describe. (Ex: CAGIT, COIT, CEDIT, ad valorem property taxes, other)

No \_\_\_\_\_

5. List the amount of tax increment revenues required for the obligations described above.

<u>Plan projects and programs, as estimated</u>	\$ 3,170,000.00
<u>Total:</u>	<u>\$ 3,170,000.00</u>

EXHIBIT B.2

HIGHLAND, INDIANA  
HIGHLAND REDEVELOPMENT COMMISSION

Redevelopment Plan for the Highland (Downtown) Redevelopment Development Area:  
Highland (Downtown) Allocation Area

DISCLOSURE OF CONTRACTUAL OBLIGATIONS AND DEBT SERVICE

1. Describe the obligation (as defined by IC 6-1.1-21.2-6.6) to be paid from the tax increment revenues.

The Commission currently does not have any outstanding debt service to be paid from tax increment. However, the Commission intends to use tax increment generated to pay for projects and programs identified in the Redevelopment District Comprehensive Plan. Chapter 7-Implementation Plan. Project and programs have been estimated.

2. List the effective dates of the obligations.

\_\_\_\_\_  
\_\_\_\_\_

3. List the expiration or termination dates of the obligations.

\_\_\_\_\_  
\_\_\_\_\_

4. Is the contractual obligation or debt service supported by revenues other than tax increment revenues?  
If so, please describe. (Ex: CAGIT, COIT, CEDIT, ad valorem property taxes, other)

No

5. List the amount of tax increment revenues required for the obligations described above.

<u>Plan projects and programs, as estimated</u>	<u>\$ 5,000,000.00</u>
<u>Total:</u>	<u>\$ 5,000,000.00</u>

EXHIBIT B.3

HIGHLAND, INDIANA.  
HIGHLAND REDEVELOPMENT COMMISSION

Redevelopment Plan for the Highland Commercial Corridors Redevelopment Development Area:  
Highland Commercial Corridors Allocation Area

DISCLOSURE OF CONTRACTUAL OBLIGATIONS AND DEBT SERVICE

1. Describe the obligation (as defined by IC 6-1.1-21.2-6.6) to be paid from the tax increment revenues.

The Commission currently does not have any outstanding debt service to be paid from tax increment. However, the Commission intends to use tax increment generated to pay for projects and programs identified in the Economic Redevelopment Plan for the Highland Commercial Corridors Redevelopment Area (APPENDIX D: Plan Budget).

2. List the effective dates of the obligations.

\_\_\_\_\_  
\_\_\_\_\_

3. List the expiration or termination dates of the obligations.

\_\_\_\_\_  
\_\_\_\_\_

4. Is the contractual obligation or debt service supported by revenues other than tax increment revenues?  
If so, please describe. (Ex: CAGIT, COIT, CEDIT, ad valorem property taxes, other)

No

5. List the amount of tax increment revenues required for the obligations described above.

<u>Plan projects and programs, as estimated</u>	<u>\$ 4,325,000.00</u>
<u>Total:</u>	<u>\$ 4,325,000.00</u>

**HIGHLAND, INDIANA**

**PARCEL DATA BY TAX INCREMENT FINANCING AREAS**

07294	122.00	8120 Kennedy Avenue	Oct	Robert Zemaitis/self	1700.00	enclose	existing porch	2002
08948	39.00	8120 Kennedy Avenue	Oct	Robert Zemaitis/self	1200.00	siding		2004

CENTRAL CONSTRUCTION CORP SINGLE FAMILY HOME 1949 8120 KENNEDY AVENUE AUGUST

GLEN MUSSER GARAGE 1950 8120 KENNEDY AVENUE MAY

ROBERT ZEMAITIS/SELF SIDING 2004 8120 KENNEDY AVENUE OCTOBER

THE WINDOW FACTORY/ZEMAITIS WINDOWS 1995 8120 KENNEDY AVENUE MARCH

ALFRED BURTON RAZE HOUSE 1956 8120 KENNEDY AVENUE FEBRUARY

ROBERT ZEMAITIS/SELF ENCLOSE EXISTING PORCH 2002 8120 KENNEDY AVENUE OCTOBER

WILLIAM GEORGE CONTRACTOR/CLARY ENCLOSURE 1970 8120 KENNEDY AVENUE NOVEMBER

J KASARDA/CLARY RAZE BUILDING 1969 8120 KENNEDY AVENUE NOVEMBER



07294	122.00	8120 Kennedy Avenue	Oct	Robert Zemaitis/self	1700.00	enclose	existing porch	2002
08948	39.00	8120 Kennedy Avenue	Oct	Robert Zemaitis/self	1200.00	siding		2004
CENTRAL CONSTRUCTION CORP		SINGLE FAMILY HOME	1949	8120 KENNEDY AVENUE		AUGUST		
GLEN MUSSER		GARAGE	1950	8120 KENNEDY AVENUE		MAY		
ROBERT ZEMAITIS/SELF		SIDING	2004	8120 KENNEDY AVENUE		OCTOBER		
THE WINDOW FACTORY/ZEMAITIS		WINDOWS	1995	8120 KENNEDY AVENUE		MARCH		
ALFRED BURTON		RAZE HOUSE	1956	8120 KENNEDY AVENUE		FEBRUARY		
ROBERT ZEMAITIS/SELF		ENCLOSE EXISTING PORCH	2002	8120 KENNEDY AVENUE		OCTOBER		
WILLIAM GEORGE CONTRACTOR/CLARY		ENCLOSURE	1970	8120 KENNEDY AVENUE		NOVEMBER		
J KASARDA/CLARY		RAZE BUILDING	1969	8120 KENNEDY AVENUE		NOVEMBER		

Town of Highland Redevelopment Commission  
Highland, Lake County, Indiana

List of All Individual Components in Each Allocation Area  
(Data for March 1, 2014 Pay 2015)

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV	
TIF Code: 026 Highland								
Highland Acres Allocation Area								
45	45-07-32-479-011.000-026	R	Rauer, James P & Marjorie E	120,300	120,300	120,300	-	
45	45-07-32-479-012.000-026	R	Rauer, James P & Marge E	195,800	96,700	95,700	-	
45	45-07-32-479-013.000-026	R	Kish & Rauer Plumbing & Heating Co Lynn, Roy David & Shirley M Lynn Co-Trustees The Roy David Lynn & Shirley M Lynn Revocable Living Trust dated 12/5/2003 (Roy David Lynn & Shirley M Lynn reserve a LIFE ESTATE)	130,600	130,600	251,260	(120,660)	
45	45-07-32-479-014.000-026	R	Harkin, Joseph D & Cecilia L	120,500	50,580	50,580	-	
45	45-07-32-479-015.000-026	R	WSU Properties LLC	589,600	589,600	488,600	91,000	
45	45-07-32-479-017.000-026	R	Shah & Luke LLC	6,000	6,000	120,300	(114,300)	
45	45-07-32-479-021.000-026	R	Blaker, Donald E & Olga	151,700	56,875	56,875	-	
45	45-07-32-479-023.000-026	R	Blaker, Donald R Et Al	1,800	1,800	1,740	60	
45	45-07-32-479-024.000-026	R	Oil & Suda Inc	668,600	668,600	452,370	216,230	
45	45-07-32-479-025.000-026	R	Institution Group LLC	134,200	134,200	99,510	34,690	
45	45-07-32-479-026.000-026	R	GFS Marketplace Realty Five LLC	201,700	201,700	-	201,700	
45	45-07-32-479-027.000-026	R	Institution Group LLC	128,600	-	-	128,600	
45	45-07-32-479-028.000-026	R	Title Development Properties LLC	134,400	134,400	99,510	34,890	
				<b>Totals:</b>	<b>2,740,500</b>	<b>2,399,175</b>	<b>1,926,365</b>	<b>472,210</b>

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
TIF Code: 026 Highland 2							
Highland Redevelopment Allocation Area							
45	45-07-16-381-014.000-026	R	The Town Of Highland	-	-	-	-
45	45-07-16-381-015.000-026	R	The Town Of Highland	-	-	-	-
45	45-07-16-381-016.000-026	R	North Star Trust Company Tr #3751 (Re-recorded/Re-entered)	41,400	41,400	34,910	6,490
45	45-07-16-381-017.000-026	R	North Star Trust Company Tr #3751 (Re-recorded/Re-entered)	37,900	37,900	31,960	5,940
45	45-07-16-381-018.000-026	R	Webber, Donald E & Rosemarie	88,100	88,100	71,710	16,390
45	45-07-16-381-019.000-026	R	Lake Co Tr Co Tr 3395	71,600	71,600	60,310	11,290
45	45-07-16-381-020.000-026	R	Williams, Gary J & J. Helen Williams h&w (Re-recorded)	142,100	142,100	110,450	31,650
45	45-07-16-381-021.000-026	R	Lewis, Dan C & Patti Ann	104,000	104,000	87,560	16,440
45	45-07-16-381-022.000-026	R	Marlaur Properties, LLC	203,900	203,900	171,590	32,310
45	45-07-16-381-023.000-026	R	Mahoney, Dale R	181,900	181,900	120,100	61,800
45	45-07-16-451-001.000-026	R	Town of Highland (non/tax)	-	-	-	-
45	45-07-16-451-002.000-026	R	Department Of Parks Of The Civil	-	-	-	-
45	45-07-17-476-005.000-026	R	Little Cal River Basin Dav Comm	-	-	-	-
45	45-07-21-127-031.000-026	R	Mirza, Sajjad A	98,400	98,400	98,400	-
45	45-07-21-127-032.000-026	R	Zia, Anjum	74,100	16,266	16,266	-
45	45-07-21-127-033.000-026	R	McHenry, Ellen K	111,600	111,600	111,600	-
45	45-07-21-127-034.000-026	R	Safes, Inc.	140,100	140,100	164,120	(24,020)
45	45-07-21-127-035.000-026	R	Johnston, William R	205,700	138,205	138,205	-
45	45-07-21-128-030.000-026	R	Kennedy Avenue LLC	150,600	150,600	112,530	38,070
45	45-07-21-128-031.000-026	R	Kennedy Avenue LLC (corrected 6/10/2003 csb)	85,600	85,600	85,600	-
45	45-07-21-128-032.000-026	R	Berry, Jack L	77,100	77,100	-	77,100
45	45-07-21-128-033.000-026	R	Webber, Donald E & Rosemarie	64,000	64,000	64,000	-
45	45-07-21-128-034.000-026	R	Bochnowski, Thomas S & Diane J	78,600	78,600	71,310	7,290
45	45-07-21-129-029.000-026	R	JGN Enterprises, LLC	72,900	72,900	65,470	7,430
45	45-07-21-129-030.000-026	R	Hobson, Tony & Timothy Scott T/C	102,400	102,400	102,400	-
45	45-07-21-129-031.000-026	R	Kelley, Michael C & Susan J h&w	91,600	91,600	91,600	-
45	45-07-21-129-032.000-026	R	Bright Futures Child Care and Preschool LLC	67,800	67,800	62,480	5,420
45	45-07-21-129-033.000-026	R	German, Corlis J Trs under Tr Agree dtd 11/14/2001 known as the Corlis J German Living Trust ( Corlis J German R/L)	70,800	70,800	70,800	-
45	45-07-21-130-029.000-026	R	Spence, James E & Joann M Et Al	129,600	42,510	42,510	-
45	45-07-21-130-030.000-026	R	Fleming, Beverly J	117,100	76,326	76,326	-
45	45-07-21-130-031.000-026	R	Grauel LLC	38,400	38,400	21,880	16,520
45	45-07-21-130-032.000-026	R	Crowel, Thomas R & Nancy Jean	35,200	35,200	30,200	5,000
45	45-07-21-130-033.000-026	R	Crowel, Thomas R & Nancy J	342,500	342,500	436,200	(93,700)
45	45-07-21-176-040.000-026	R	Cheker Oil Company Of Indiana Inc	47,800	47,800	34,280	13,540
45	45-07-21-177-033.000-026	R	Daly, Mary D	88,800	88,800	79,390	9,210
45	45-07-21-177-034.000-026	R	Rizo, Steven B & Jose L Jr.	78,700	78,700	78,700	-
45	45-07-21-177-035.000-026	R	Gresson, Jerry A & Joyce	59,600	59,600	54,460	5,140
45	45-07-21-177-036.000-026	R	Smith, George A	76,200	73,200	60,080	13,120
45	45-07-21-177-037.000-026	R	Molenda, Paula	78,600	78,600	66,240	12,360
45	45-07-21-177-038.000-026	R	Gladish Enterprises LLC	243,300	240,300	33,480	206,820
45	45-07-21-178-024.000-026	R	Micka, Wayne	89,800	89,800	84,090	5,710
45	45-07-21-178-025.000-026	R	Micka, Wayne	95,300	95,300	89,250	6,050
45	45-07-21-178-026.000-026	R	Kusak Properties, LLC	112,400	112,400	94,980	17,420
45	45-07-21-178-027.000-026	R	Swalek, Fred & Donise h&w	91,100	91,100	91,100	-
45	45-07-21-178-028.000-026	R	Swalek, Fred	101,200	101,200	91,140	10,060
45	45-07-21-178-029.000-026	R	Kozlowski, William J & Dianne M Kozlowski Trustees of the Kozlowski Living Trust dated 10/26/1992	255,100	255,100	221,550	33,550
45	45-07-21-179-012.000-026	R	2735 Norman Land Trust, Adam Lulinski Trustee (The) (dt)	121,200	121,200	121,200	-
45	45-07-21-179-014.000-026	R	Kozlowski, William Jas & Nancy M h&w (Corr 7/19/04)	76,800	76,800	76,800	-

Town of Highland Redevelopment Commission  
Highland, Lake County, Indiana

List of All Individual Components in Each Allocation Area  
(Data for March 1, 2014 Pay 2015)

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
45	45-07-21-179-015.000-026	R	Gabrial Investments, LLC	77,200	77,200	68,720	8,480
45	45-07-21-179-016.000-026	R	Rakefich, Michael A	121,500	79,764	79,764	-
45	45-07-21-179-017.000-026	R	Schulle, George W Trs Tr El Al	81,600	81,600	75,140	6,460
45	45-07-21-179-018.000-026	R	Valle, Edwin	101,600	36,790	36,790	-
45	45-07-21-179-019.000-026	R	Baron, April D	93,100	18,785	18,785	-
45	45-07-21-201-001.000-026	R	Abbott, Susan M Trustee under the Pihulic Land Trust Know as the Pihulic Tr No. 1001	1,024,200	1,024,200	719,960	304,240
45	45-07-21-201-002.000-026	R	Abbott, Susan, Trustee of the Pihulic Land Trust Agreement Old 10/29/04, known as The Pihulic Trust No. 1002	94,800	94,800	77,510	17,290
45	45-07-21-201-003.000-026	R	Abbott, Susan, Trustee of the Pihulic Land Trust Agreement Old 10/29/04, known as The Pihulic Trust No. 1002	1,012,500	1,012,500	1,174,180	(161,680)
45	45-07-21-205-001.000-026	R	Grimm, Steven	42,400	42,400	35,700	6,700
45	45-07-21-205-002.000-026	R	Wolf 1 Enterprises LLC	288,100	288,100	246,140	41,960
45	45-07-21-205-003.000-026	R	The Happy Tr Dtd 9/1/55	154,400	154,400	128,220	26,180
45	45-07-21-206-001.000-026	R	DOWNEY REALTY LLC	215,300	215,300	193,700	21,600
45	45-07-21-206-002.000-026	R	DOWNEY REALTY LLC	111,900	111,900	98,350	13,550
45	45-07-21-206-003.000-026	R	Harris NA Tr #2912 (Ownership Restored-OTD 9/29/05)	303,500	303,500	255,310	48,190
45	45-07-21-251-001.000-026	R	DEB Holdings, LLC	105,400	105,400	88,350	17,050
45	45-07-21-251-002.000-026	R	Hinsdale Gas LLC	1,515,800	1,515,800	628,300	887,500
45	45-07-21-252-001.000-026	R	Borsak, Stephen	95,100	95,100	76,200	18,900
45	45-07-21-252-002.000-026	R	FroYo Properties LLC	282,400	282,400	236,180	46,220
45	45-07-21-253-001.000-026	R	Malo Properties, LLC	88,500	88,500	73,530	14,970
45	45-07-21-253-002.000-026	R	Malo Properties, LLC	547,400	547,400	482,530	64,870
45	45-07-21-254-001.000-026	R	Kalokhe, Pradeep V & Urmil P	199,100	199,100	172,490	26,610
45	45-07-21-302-001.000-026	R	Northern Indiana Pub. Service Co	7,700	7,700	6,150	1,550
45	45-07-21-302-002.000-026	R	Schade, Louise	12,600	12,600	11,390	1,210
45	45-07-21-302-003.000-026	R	Pukoszek, Stanley W.	118,200	45,420	45,420	-
45	45-07-21-302-004.000-026	R	Valentino Edwardina M as Trustee of the Valentino Edwardina M Rev Tr	138,500	138,500	138,500	-
45	45-07-21-302-005.000-026	R	Valentino Edwardina M as Trustee of the Valentino Edwardina M Rev Tr	94,300	94,300	94,300	-
45	45-07-21-302-006.000-026	R	Schade, Louise	20,100	20,100	18,170	1,930
45	45-07-21-302-007.000-026	R	Brown, James M (Corr 6-25-09, deed was transferred incorrectly, OTD 9-2-98)slg	162,900	162,900	162,900	-
45	45-07-21-302-008.000-026	R	E & K Properties, LLC	139,700	139,700	116,620	23,080
45	45-07-21-302-009.000-026	R	Schade, Louise	142,200	142,200	142,200	-
45	45-07-21-302-010.000-026	R	Schade, Louise	138,300	60,925	60,925	-
45	45-07-21-302-011.000-026	R	Schade, Louise	102,500	102,500	102,500	-
45	45-07-21-302-012.000-026	R	Zauborna, Valentyna	104,300	35,545	36,850	(1,305)
45	45-07-21-302-013.000-026	R	Darnell David J and Patricia L. Darnell, H&W	110,800	110,800	110,800	-
45	45-07-21-302-014.000-026	R	Leaps Supply Company Inc	219,500	219,500	-	219,500
45	45-07-21-302-017.000-026	R	Creative Hair Styling Academy, Inc (read by jea)	137,300	-	-	-
45	45-07-21-302-018.000-026	R	Creative Hair Styling Academy, Inc (read by jea)	35,200	-	-	-
45	45-07-21-302-019.000-026	R	Creative Hair Styling Academy, Inc (read by jea)	299,700	-	-	-
45	45-07-21-326-001.000-026	R	N E Leap Realty Corp	494,800	494,800	432,690	62,110
45	45-07-21-326-002.000-026	R	Northern Indiana Public Service Co	94,000	94,000	82,650	11,350
45	45-07-21-326-003.000-026	R	Northern Indiana Public Service Co	1,200	1,200	840	360
45	45-07-21-326-004.000-026	R	Cor, Properties	1,076,600	1,076,600	4,190	1,072,410
45	45-07-21-326-007.000-026	R	Cor, Properties	662,700	662,700	556,810	105,890
45	45-07-21-326-008.000-026	R	Cor, Properties	32,800	18,905	18,905	-
45	45-07-21-326-009.000-026	R	Ziglerman, Roger M & Carol A Trs	95,100	95,100	95,100	-
45	45-07-21-326-010.000-026	R	Montasiewicz, Joseph F & Helen K	74,000	74,000	74,000	-
45	45-07-21-326-011.000-026	R	Ziglerman, Roger M Jr. & Katherine R h&w (ja read legal)	101,100	23,985	23,985	-
45	45-07-21-326-012.000-026	R	Ziglerman, Roger M & Carol A Trs	121,700	47,100	47,100	-
45	45-07-21-326-013.000-026	R	Bailey, Yale Arthur Joseph El Al	138,600	59,540	117,550	(58,010)
45	45-07-21-326-014.000-026	R	Kessler, James D & Maggie S	68,500	68,500	68,500	-
45	45-07-21-326-015.000-026	R	Longacre, Timothy D	94,300	32,045	32,045	-
45	45-07-21-326-016.000-026	R	Tomczak, Wayne J Sr & Christine A	91,600	27,710	27,710	-
45	45-07-21-327-001.000-026	R	Ladewski, Julia	-	-	-	-
45	45-07-21-327-002.000-026	R	Condes, Zachery Y	-	-	-	-
45	45-07-21-327-003.000-026	R	Town of Highland Redevelopment (Re-recorded)	46,000	46,000	38,780	7,220
45	45-07-21-327-004.000-026	R	Town of Highland Redevelopment (Re-recorded)	64,000	64,000	53,960	10,040
45	45-07-21-327-005.000-026	R	Pleasant View Dairy Corporation	30,400	30,400	56,420	(26,020)
45	45-07-21-327-006.000-026	R	Pleasant View Dairy Corporation	-	-	-	-
45	45-07-21-327-007.000-026	R	N E Leap Realty Corp	-	-	-	-
45	45-07-21-327-008.000-026	R	Town of Highland Redevelopment (Re-recorded)	8,400	8,400	7,080	1,320
45	45-07-21-327-009.000-026	R	Town of Highland Redevelopment (Re-recorded)	301,200	301,200	235,200	66,000
45	45-07-21-327-010.000-026	R	Pleasant View Dairy Corporation	60,100	60,100	50,670	9,430
45	45-07-21-327-011.000-026	R	Pleasant View Dairy Corporation	166,400	166,400	140,300	26,100
45	45-07-21-327-013.000-026	R	Pleasant View Dairy Corporation	73,200	73,200	61,720	11,480
45	45-07-21-327-015.000-026	R	Spoljoric, Daniel S & Sarah B	419,500	419,500	485,620	(66,120)
45	45-07-21-327-017.000-026	R	Spoljoric, Daniel S	116,400	116,400	117,300	(900)
45	45-07-21-327-018.000-026	R	Sinenergy, LLC	50,700	50,700	43,360	7,340
45	45-07-21-327-019.000-026	R	Babus, Dumirku	70,500	70,500	59,800	10,700
45	45-07-21-327-020.000-026	R	Phipps, Robert L Tr the Robert L Phipps Revoc Tr Agree dtd 6/20/07 R/L	-	-	81,860	(81,860)
45	45-07-21-327-021.000-026	R	Phipps, Robert L Tr the Robert L Phipps Revoc Tr Agree dtd 6/20/07 R/L	103,800	103,800	84,080	19,720
45	45-07-21-328-001.000-026	R	JANOWSKI, THADDEUS & VERNA H&W	377,100	377,100	293,890	83,210

Town of Highland Redevelopment Commission  
Highland, Lake County, Indiana

List of All Individual Components In Each Allocation Area  
(Data for March 1, 2014 Pay 2015)

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
45	45-07-21-328-002.000-026	R	8620 Kennedy, LLC	56,600	56,600	47,210	9,390
45	45-07-21-328-003.000-026	R	N E Leep Realty Corp	77,000	77,000	65,540	11,460
45	45-07-21-328-004.000-026	R	N E Leep Realty Corp	56,600	56,600	47,210	9,390
45	45-07-21-328-005.000-026	R	N E Leep Realty Corp	194,400	194,400	156,620	37,780
45	45-07-21-328-006.000-026	R	N E Leep Realty Corp	400	400	-	400
45	45-07-21-328-007.000-026	R	N E Leep Realty Corp	-	-	-	-
45	45-07-21-328-008.000-026	R	Chesapeake & Ohio Railway Co.	978,100	978,100	760,710	217,390
45	45-07-21-328-009.000-026	R	Chesapeake & Ohio Railway Co.	137,900	137,900	127,050	10,850
45	45-07-21-328-010.000-026	R	First Financial Bank, N.A.	28,200	28,200	23,770	4,430
45	45-07-21-328-011.000-026	R	Tilhof, Robert J & Jeanette h&w	196,700	196,700	135,510	61,190
45	45-07-21-328-012.000-026	R	Sand Ridge Bank Tr 13-0799	274,300	271,300	190,900	80,400
45	45-07-21-328-013.000-026	R	N E Leep Realty Corp	273,000	273,000	10,330	262,670
45	45-07-21-328-014.000-026	R	Great Lakes Development, Llc	115,600	115,600	93,650	21,950
45	45-07-21-328-015.000-026	R	Faber Holdings - Highland LLC (dn)	170,700	170,700	141,550	29,150
45	45-07-21-329-001.000-026	R	Popa, Nick G & Patricia A Popa H & W (Corr 1-16-08, deed was transferred incorrectly, OTD 12-6-07) sig	-	-	-	-
45	45-07-21-329-002.000-026	R	Popa, Nick G & Patricia A Popa H & W (Corr 1-16-08, deed was never transferred, OTD 12-6-04) sig	-	-	-	-
45	45-07-21-329-003.000-026	R	United States Postal Service	1,300	1,300	1,180	120
45	45-07-21-329-004.000-026	R	United States Postal Service	103,600	103,600	103,600	-
45	45-07-21-329-005.000-026	R	McCormick, Ronald & McCormick, Raquel H & W	128,900	56,805	55,805	-
45	45-07-21-329-006.000-026	R	Tomczak, Wayne J & Christine A	120,300	45,945	45,945	-
45	45-07-21-329-007.000-026	R	Stiffens, George Frederick & Grace J	78,800	18,970	18,970	-
45	45-07-21-329-008.000-026	R	Kanisewski, Carol S	90,700	27,580	27,580	-
45	45-07-21-329-009.000-026	R	Dobosz, Andrew W	81,800	20,520	92,320	(71,400)
45	45-07-21-329-010.000-026	R	Breslin, John Francis & Elizabeth A h&w T/E	174,900	174,900	160,810	14,090
45	45-07-21-329-011.000-026	R	Harper, Raymond B & Pearl Tr	82,100	79,100	67,010	12,090
45	45-07-21-329-012.000-026	R	A & W Investments	173,600	173,600	129,620	43,980
45	45-07-21-329-013.000-026	R	J & M Healing & Cooling, Inc.	176,100	176,100	145,530	30,570
45	45-07-21-329-014.000-026	R	Spojloric, Daniel S	92,000	92,000	92,000	-
45	45-07-21-329-015.000-026	R	Decamolan Dean A	69,400	-	-	-
45	45-07-21-329-016.000-026	R	Doughman, Brian K & Lisa R h&w	91,300	91,300	59,800	31,500
45	45-07-21-329-017.000-026	R	Highland Chamber Of Commerce Inc	72,300	72,300	67,820	4,480
45	45-07-21-329-018.000-026	R	Cross, Matthew J & Laura h&w	101,100	-	-	-
45	45-07-21-330-001.000-026	R	Qureshi, Muhammad A & Naureen Hebib h&w	-	-	-	-
45	45-07-21-330-002.000-026	R	Leo Sporman Mem Vets Of Fw 1169	239,300	239,300	229,230	10,070
45	45-07-21-330-003.000-026	R	Northern Indiana Public Service Co	67,700	67,700	55,880	11,820
45	45-07-21-330-004.000-026	R	Caldorone, Frank	40,400	40,400	32,790	7,610
45	45-07-21-330-005.000-026	R	GSM Group LLC	270,400	270,400	220,040	50,360
45	45-07-21-330-006.000-026	R	Key Motor Car Co	149,100	-	124,820	(124,820)
45	45-07-21-330-007.000-026	R	LEEP, LEEP, FULTON, AN ILLINOIS GENERAL PARTNERSHIP	119,500	119,500	119,500	-
45	45-07-21-330-008.000-026	R	Garfield Lodge #569	98,600	98,600	85,140	13,460
45	45-07-21-330-009.000-026	R	Wontor, Edward L & Wontor Karen	47,800	47,800	39,970	7,830
45	45-07-21-330-010.000-026	R	Lake County Trust Company Tr 5063	250,300	250,300	211,130	39,170
45	45-07-21-330-011.000-026	R	Lake County Trust Tr 5063	28,300	28,300	23,440	4,860
45	45-07-21-330-012.000-026	R	Stejuraw, LLC	37,700	37,700	34,090	3,610
45	45-07-21-330-013.000-026	R	Stejuraw, LLC	413,700	410,700	346,270	64,430
45	45-07-21-330-014.000-026	R	Gandhi Realty LLC	131,500	131,500	131,500	-
45	45-07-21-330-015.000-026	R	Gandhi Realty LLC	31,500	31,500	26,400	5,100
45	45-07-21-330-016.000-026	R	Spains, Incorporated	163,700	163,700	119,520	44,180
45	45-07-21-351-003.000-026	R	Filler, Scott A & Cheryl Filler H & W	135,800	43,540	43,540	-
45	45-07-21-352-001.000-026	R	Filler, Scott A & Cheryl Filler H & W	98,500	98,500	83,270	15,230
45	45-07-21-376-001.000-026	R	Rogers, George J & Patricia L	312,600	-	-	-
45	45-07-21-376-002.000-026	R	Jarchow, Oliver F & Margaret	383,500	383,500	333,460	50,040
45	45-07-21-376-003.000-026	R	Southlake Community Mental Health Center Inc	684,300	684,300	577,450	106,850
45	45-07-21-380-001.000-026	R	HIGHLAND OFFICE CENTER, LLC AN INDIANA LIMITED LIABILITY COMPANY	89,500	89,500	91,510	(2,010)
45	45-07-21-380-002.000-026	R	Slms, Roger D & Patricia R	146,300	146,300	98,940	49,360
45	45-07-21-380-003.000-026	R	Fross, Norma J	142,300	83,730	83,730	-
45	45-07-21-380-004.000-026	R	Forster, Leslie R Trs of The Forster Family Trust	34,100	34,100	28,420	5,680
45	45-07-21-380-005.000-026	R	Forster, Leslie R Trs of The Forster Family Trust	-	-	-	-
45	45-07-21-380-006.000-026	R	Forster, Leslie R Tr The Forster Family Trust	-	-	-	-
45	45-07-21-380-007.000-026	R	Northern Indiana Public Service Co	-	-	-	-
45	45-07-21-380-008.000-026	R	Northern Indiana Public Service Co	359,700	-	-	-
45	45-07-21-380-009.000-026	R	Northern Indiana Public Service Co	-	-	-	-
45	45-07-21-380-010.000-026	R	Highland, Memorial Post 180	-	-	-	-
45	45-07-21-380-011.000-026	R	Town of Highland	-	-	-	-
45	45-07-21-380-012.000-026	R	Northern Indiana Public Service Co	-	-	-	-
45	45-07-21-380-013.000-026	R	Northern Indiana Public Service Co	267,200	267,200	281,560	(14,360)
45	45-07-21-380-014.000-026	R	Town Of Highland Indiana	-	-	-	-
45	45-07-21-381-011.000-026	R	Khatra Petro Inc (dn)	35,000	35,000	29,510	5,490
45	45-07-21-381-012.000-026	R	Town Of Highland Indiana	98,800	98,800	82,650	16,150
45	45-07-21-382-020.000-026	R	DJB Management	147,100	50,885	50,885	-
45	45-07-21-382-021.000-026	R	DJB Management	158,500	158,500	131,260	27,240



Town of Highland Redevelopment Commission  
Highland, Lake County, Indiana

List of All Individual Components in Each Allocation Area  
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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
45	45-07-21-382-022.000-026	R	Bruner, Roberta A k/a Roberta A Lascchi	122,000	122,000	122,000	-
45	45-07-21-382-023.000-026	R	Murovic Sr, Joseph E & Mariann Murovic Trs of the Joseph and Mariann Murovic Living Tr dated 5-15-08	170,800	78,770	78,770	-
45	45-07-21-382-024.000-026	R	Lake County Trust Company as Trustee of Tr #5966	151,300	151,300	151,300	-
45	45-07-21-383-017.000-026	R	Bishop, Christina L	166,900	101,215	101,215	-
45	45-07-21-383-018.000-026	R	Derosa, David	211,800	211,800	178,920	32,880
45	45-07-21-401-001.000-026	R	Bk Of Highland Tr Tr 13-5010	204,000	204,000	170,110	33,890
45	45-07-21-401-012.000-026	R	Barsis, David M & Alice L H&W	21,400	21,400	19,350	2,050
45	45-07-21-402-001.000-026	R	Holings, Irene A Tr of Irene A Holings Revoc Tr Agree dtd 10/15/08 R/L	124,200	51,480	51,480	-
45	45-07-21-402-012.000-026	R	Holings, Irene A Tr of Irene A Holings Revoc Tr Agree dtd 10/15/08 R/L	131,400	131,400	131,400	-
45	45-07-21-403-001.000-026	R	Takacs, Kenneth M Trustee	-	-	50,360	(50,360)
45	45-07-21-403-011.000-026	R	Kovera, Michael C & Pamela E Kovera H & W (Corr 7-14-08 per doc #2000 065716, Pamela's name was spelled incorrectly)tg	165,400	165,400	146,220	19,180
45	45-07-21-404-001.000-026	R	JANOWSKI, THADDEUS & VERNA, H&W	145,900	-	-	-
45	45-07-21-404-002.000-026	R	Piech, Joseph & Kenneth M Pannel J/T with R/S not as TIC	16,500	16,500	14,920	1,580
45	45-07-21-404-014.000-026	R	Reorganized Ch Of Jesus Christ Of	20,800	20,800	17,450	3,350
45	45-07-21-404-015.000-026	R	Stasinco, Elaine K Tr of Elaine K Stasinco Liv Tr #1 dtd 4/29/12	140,300	90,532	90,532	-
45	45-07-21-404-016.000-026	R	Stirling, Kurt & Kathleen Stirling H&W	337,800	337,800	283,330	54,470
45	45-07-21-404-017.000-026	R	Stirling, Kurt & Kathleen Stirling H&W	200,300	200,300	132,310	67,990
45	45-07-21-404-018.000-026	R	T & T Real Est Llc	171,900	171,900	171,900	-
45	45-07-21-404-019.000-026	R	Stasinco, Elaine K Tr of Elaine K Stasinco Liv Tr #1 dtd 4/29/12	112,500	112,500	87,190	25,310
45	45-07-21-404-020.000-026	R	G & P Properties, LLC	171,000	171,000	131,460	39,540
45	45-07-21-404-021.000-026	R	Lake County Trust Company Tr #13-7899	450,800	450,800	330,570	120,230
45	45-07-21-404-022.000-026	R	Lake County Trust Company Tr #13-7899	333,000	333,000	227,080	105,920
45	45-07-21-404-023.000-026	R	Langel Realty LLC	63,400	63,400	49,850	13,550
45	45-07-21-404-024.000-026	R	Langel Realty LLC	104,500	104,500	99,380	5,120
45	45-07-21-404-025.000-026	R	Kluga Thomas M Jr & Gloria Co Tr	102,300	102,300	83,440	18,860
45	45-07-21-404-026.000-026	R	Langel Realty, LLC	136,200	136,200	121,110	15,090
45	45-07-21-404-027.000-026	R	Fowler Jr, James R & Karen A Fowler H & W	259,600	259,600	221,310	38,290
45	45-07-21-404-028.000-026	R	Kozora, Ross & Kathleen Kozora as Co-Trs of the Dazzora Living Tr dated 9-22-94	149,600	149,600	122,420	27,180
45	45-07-21-408-012.000-026	R	Basswood Enterprises LLC	-	-	-	-
45	45-07-21-408-013.000-026	R	Basswood Enterprises LLC	-	-	92,590	(92,590)
45	45-07-21-408-014.000-026	R	Town Of Highland	131,300	131,300	131,300	-
45	45-07-21-408-015.000-026	R	Koedyker, Audrey S & Howard L Koedyker as Co-Trs of the Audrey S Koedyker Revocable Tr dated 11-9-99	145,700	145,700	130,420	15,280
45	45-07-21-408-016.000-026	R	Szklarz, Slanislav & Elizabeth A	273,800	273,800	203,840	69,960
45	45-07-21-408-017.000-026	R	Smith, Danny B & Jane E h&w	107,800	107,800	107,800	-
45	45-07-21-408-018.000-026	R	Ziemniak, Chester J & Virginia M	16,000	16,000	14,470	1,530
45	45-07-21-408-019.000-026	R	Ziemniak, Chester & Virginia	84,100	84,100	84,100	-
45	45-07-21-408-020.000-026	R	Sroka, Mary Louise Tr u/a dtd 12/10/03 known as Mary Louise Sroka Trust	140,800	140,800	139,730	1,070
45	45-07-21-408-021.000-026	R	Tharp Realty Llc	30,800	30,800	25,450	4,350
45	45-07-21-451-001.000-026	R	Tharp Realty Llc	-	-	-	-
45	45-07-21-451-002.000-026	R	Tharp Realty Llc	-	-	-	-
45	45-07-21-451-003.000-026	R	Town of Highland	-	-	-	-
45	45-07-21-451-004.000-026	R	Town Of Highland	122,700	119,700	94,240	25,460
45	45-07-21-451-005.000-026	R	Town of Highland and Redevelopment Commission	113,300	113,300	90,800	22,500
45	45-07-21-451-006.000-026	R	Susay, David	43,500	43,500	36,760	6,740
45	45-07-21-451-007.000-026	R	Kouros, Bassie & Gus Kouros Trs of the Gus Kouros Living Tr dated 9-22-99	272,300	272,300	272,300	-
45	45-07-21-451-008.000-026	R	Miller, Lawrence E	150,000	150,000	134,290	15,710
45	45-07-21-451-009.000-026	R	Miller Holding Company, LLC	424,500	424,500	364,730	59,770
45	45-07-21-451-010.000-026	R	Rahmany, M.A.	100	100	90	10
45	45-07-21-451-011.000-026	R	The Calumet Natl Bank Of Hmd	246,800	246,800	246,800	-
45	45-07-21-451-012.000-026	R	TRIANGLE EQUITIES, LLC	123,500	120,500	115,620	4,880
45	45-07-21-451-013.000-026	R	TRIANGLE EQUITIES, LLC	179,400	170,400	143,450	26,950
45	45-07-21-451-014.000-026	R	Darnell Realty LLC	-	-	106,970	(106,970)
45	45-07-21-451-015.000-026	R	McConally, David W	179,400	179,400	144,150	35,250
45	45-07-21-451-016.000-026	R	Darnell Realty LLC	47,400	47,400	39,440	7,960
45	45-07-21-451-017.000-026	R	Qureshi, Muhammad Amir & Naureen Habib h&w and Talha Muhammad Qureshi J/T R/S	140,400	140,400	111,280	29,120
45	45-07-21-451-018.000-026	R	Miller Holding Company, LLC	29,000	29,000	24,260	4,720
45	45-07-21-451-019.000-026	R	G & T Enterprises	29,500	29,500	24,710	4,790
45	45-07-21-451-020.000-026	R	Webber, Donald E & Rosemarie H & W	-	-	-	-
45	45-07-21-451-021.000-026	R	Highway Ave LLC	-	-	-	-
45	45-07-21-452-001.000-026	R	Lake County Public Library	-	-	-	-
45	45-07-21-452-002.000-026	R	Town Of Highland	325,700	-	-	-
45	45-07-21-452-003.000-026	R	Civil Town Of Highland	45,800	45,800	39,480	6,320
45	45-07-21-452-004.000-026	R	THE GIRL SCOUTS OF AMERICA OF CALUMET COUNCIL IND & ILL. INC.	261,600	261,600	215,650	45,950
45	45-07-21-452-005.000-026	R	JDS R3, LLC	26,200	26,200	21,920	4,280
45	45-07-21-452-006.000-026	R	JDS R3, LLC	42,500	42,500	37,200	5,300
45	45-07-21-452-007.000-026	R	2930 Highway Avenue LLC	117,000	117,000	95,210	21,790
45	45-07-21-452-008.000-026	R	2930 Highway Avenue LLC	134,600	131,600	103,980	27,620
45	45-07-21-452-009.000-026	R	2930 Highway Avenue LLC	95,600	95,600	101,390	(5,790)
45	45-07-21-452-010.000-026	R	Lake County Trust Company Trs Tr #10143 dtd 10/29/94	222,800	222,800	185,760	37,040
45	45-07-21-452-011.000-026	R	Fanyyes, Anthony E	60,200	60,200	41,120	19,080

Town of Highland Redevelopment Commission  
Highland, Lake County, Indiana

List of All Individual Components in Each Allocation Area  
(Data for March 1, 2014 Pay 2015)

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
45	45-07-21-452-012.000-026	R	Liggitt, Roger L & Meri Ellen	97,700	94,700	98,790	(4,090)
45	45-07-21-452-013.000-026	R	Balker, Susan M	-	-	-	-
45	45-07-21-452-014.000-026	R	El War Venture	52,100	-	-	-
45	45-07-21-452-015.000-026	R	Town Of Highland	51,900	51,900	42,030	9,870
45	45-07-21-452-016.000-026	R	The Girl Scouts Of Calumet Council	132,700	132,700	112,030	20,670
45	45-07-21-452-017.000-026	R	Pammer, William F & Brenda M Pammer H&W	87,800	87,800	74,400	13,400
45	45-07-21-452-018.000-026	R	Reno, Robert C & Gail J Reno H & W	69,800	69,800	58,550	11,250
45	45-07-21-452-019.000-026	R	Stirling, Cary J & Luann Trs under Cary & Luann Stirling Liv Tr dtd 12/4/12	32,500	32,500	34,230	(1,730)
45	45-07-21-452-020.000-026	R	Rich, Patricia A	105,000	105,000	131,340	(26,340)
45	45-07-21-452-021.000-026	R	El War Venture Lic	257,200	257,200	216,620	40,580
45	45-07-21-452-022.000-026	R	El War Venture Lic	189,200	189,200	158,380	30,820
45	45-07-21-452-023.000-026	R	Huegel, John	172,100	172,100	144,810	27,290
45	45-07-21-452-024.000-026	R	Kerusso Real Estate LLC	136,500	136,500	100,200	36,300
45	45-07-21-452-025.000-026	R	Popa, Nick G & Patricia A Popa H & W (Corr 1-16-08, deed was never transferred, OTD 12-6-04) slg	208,400	208,400	174,660	33,740
45	45-07-21-453-001.000-026	R	Popa, Nick G & Patricia A Popa H & W	159,800	159,800	125,370	34,430
45	45-07-21-453-002.000-026	R	Balker, Susan M	65,900	65,900	236,570	(170,670)
45	45-07-21-453-003.000-026	R	8835 Kennedy, LLC	731,400	731,400	602,900	128,500
45	45-07-21-453-005.000-026	R	8835 Kennedy LLC	39,100	10,166	10,166	-
45	45-07-21-453-006.000-026	R	Harris HA Tr #6643	300	300	420	(120)
45	45-07-21-453-007.000-026	R	Van Corp, Harold E & Anna	100	100	90	10
45	45-07-21-453-008.000-026	R	Northern Indiana Public Service Co	-	-	-	-
45	45-07-21-453-009.000-026	R	Northern Indiana Public Service Co	139,600	46,010	46,010	-
45	45-07-21-453-010.000-026	R	Highland, Parks & Recreation Board	140,300	58,945	58,945	-
45	45-07-21-453-011.000-026	R	Karuski, Joseph D & Marie T	142,200	139,200	139,200	-
45	45-07-21-453-012.000-026	R	Bolta, Bryan	142,100	60,115	60,115	-
45	45-07-21-453-013.000-026	R	Goodman, Steven	154,100	67,915	67,915	-
45	45-07-21-453-014.000-026	R	Caddick, Judith	163,600	74,090	74,090	-
45	45-07-21-453-015.000-026	R	Vandommolen, Jerome Jr.	163,600	74,090	74,090	-
45	45-07-21-453-016.000-026	R	Fross, Harold D	142,000	60,050	60,050	-
45	45-07-21-453-017.000-026	R	Edwards, Terry L & Linda L H&W	153,600	67,590	67,590	-
45	45-07-21-453-018.000-026	R	Ziccardi, Anthony J	139,400	58,360	58,360	-
45	45-07-21-453-019.000-026	R	Bulkema, Thomas & Charlotte Joseph J/T R/S	144,700	61,805	61,805	-
45	45-07-21-453-020.000-026	R	Kerwalka William T. and Elizabeth A., H&W	140,500	59,075	129,020	(69,955)
45	45-07-21-453-021.000-026	R	Wilson, Linda	134,000	54,850	54,850	-
45	45-07-21-453-022.000-026	R	Beli, Vivian A	136,200	56,280	56,280	-
45	45-07-21-453-023.000-026	R	Olson, Misty M & Jacob Olson J/T R/S	134,400	55,110	55,110	-
45	45-07-21-453-024.000-026	R	Jamison, Thomas V III	138,600	57,840	57,840	-
45	45-07-21-453-025.000-026	R	Jablowski, Wendy & Robert Jablowski	138,600	57,840	57,840	-
45	45-07-21-453-026.000-026	R	Daiber, Michael & Allison h&w	137,200	56,930	56,930	-
45	45-07-21-453-027.000-026	R	Kospl, Thomas G & Kimberly A	136,200	56,280	56,280	-
45	45-07-21-453-028.000-026	R	Gauthier, Nicole M	133,200	54,330	54,330	-
45	45-07-21-453-029.000-026	R	Zdrnja, Ranko & Ana h&w	138,400	57,710	57,710	-
45	45-07-21-453-030.000-026	R	Dabrowski, Suzanne D	136,500	55,825	55,825	-
45	45-07-21-454-001.000-026	R	Reynolds, Ctenlon & Ins C Reynolds H & W	143,800	61,220	61,220	-
45	45-07-21-454-002.000-026	R	Walker II, Michael S	156,600	156,600	156,600	-
45	45-07-21-454-003.000-026	R	Musch, Dan A	133,700	54,655	54,655	-
45	45-07-21-454-004.000-026	R	Barlage, Rosemary (dn)	143,000	143,000	143,000	-
45	45-07-21-454-005.000-026	R	Pena, Megan A	134,900	55,435	123,240	(67,805)
45	45-07-21-454-006.000-026	R	Campbell, Jessica & Marcia Hillemonds	133,700	54,655	54,655	-
45	45-07-21-454-007.000-026	R	Vanderaa, Randy & Carol h&w (dn)	133,700	45,175	45,175	-
45	45-07-21-454-008.000-026	R	Cesinger, Diana K	136,200	56,280	56,280	-
45	45-07-21-454-009.000-026	R	Gomez,Heclar Mario	139,000	58,100	58,100	-
45	45-07-21-454-010.000-026	R	Ashton, Nancy J	139,500	58,425	58,425	-
45	45-07-21-454-011.000-026	R	Lewis, Jamar & Aleia S h&w (dn)	133,200	54,330	54,330	-
45	45-07-21-454-012.000-026	R	Kaczmarzewski, Jennifer	137,400	57,060	57,060	-
45	45-07-21-454-013.000-026	R	Maciejowski, Andrew W and Dawn, Husband and Wife(rerecord with legal)	131,700	31,395	31,395	-
45	45-07-21-454-014.000-026	R	Salcedo, Ulices and Velez, Roman Xaymera, H&W	134,800	58,370	58,370	-
45	45-07-21-454-015.000-026	R	Dzurochak, Wilene	131,900	53,485	53,485	-
45	45-07-21-454-016.000-026	R	Stern, John M & Grace M Stern Trs under the Joint Revoc Tr Agree of John M Stern and Grace M Stern dtd 02/04/11	138,200	60,580	60,580	-
45	45-07-21-454-017.000-026	R	Anderson, Traci M	133,000	54,200	54,200	-
45	45-07-21-454-018.000-026	R	Garduno, Alejandro Oliver & Beth Helen h&w	136,000	56,150	56,150	-
45	45-07-21-454-019.000-026	R	Albomonte, Donna M (restored ownership)(old 04/05/99 corr 12/27/07)	128,500	51,275	51,275	-
45	45-07-21-454-020.000-026	R	Mageo, Felicia	128,400	51,210	51,210	-
45	45-07-21-454-021.000-026	R	Butler, Chemika	133,200	54,330	54,330	-
45	45-07-21-454-022.000-026	R	Bukowski, Joseph C	134,500	131,500	131,500	-
45	45-07-21-454-023.000-026	R	Harville, Hubert L Jr	137,800	60,190	122,160	(61,970)
45	45-07-21-454-024.000-026	R	Hallen, Timothy Patrick	129,400	51,860	51,860	-
45	45-07-21-454-025.000-026	R	Marker, Leo D & Deborah K h&w	135,800	56,020	56,020	-
45	45-07-21-454-026.000-026	R	Vega, Emilio J	146,800	66,170	66,170	-
45	45-07-21-454-027.000-026	R	Harris, Michael J	145,400	62,260	62,260	-
45	45-07-21-454-028.000-026	R	Herak, Jeff	134,900	58,370	58,370	-
45	45-07-21-454-029.000-026	R	Bieschke, David W	143,800	61,220	61,220	-

Town of Highland Redevelopment Commission  
Highland, Lake County, Indiana

List of All Individual Components in Each Allocation Area  
(Data for March 1, 2014 Pay 2015)

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
45	45-07-21-454-030.000-026	R	Gober, Jelena	146,000	62,650	62,650	-
45	45-07-21-454-031.000-026	R	Faze, Kimberly J	147,700	63,755	63,755	-
45	45-07-21-454-032.000-026	R	PHPPS, DENISE F	144,600	61,740	61,740	-
45	45-07-21-454-033.000-026	R	Vallone, Trina L (read by ja)slg	147,200	63,430	135,000	(71,570)
45	45-07-21-454-034.000-026	R	Dziadon, Michael C (dh)	144,100	64,415	64,415	-
45	45-07-21-454-035.000-026	R	Ramirez, Jose & Ramirez, Michelle R. (H&W)	157,300	69,995	69,995	-
45	45-07-21-454-036.000-026	R	Beardon, Laura M.	165,900	75,985	75,985	-
45	45-07-21-454-037.000-026	R	Bell, Gabriel	137,300	56,995	125,960	(68,965)
45	45-07-21-454-038.000-026	R	Stovall William O.	147,400	63,560	63,560	-
45	45-07-21-454-039.000-026	R	Bukowski, Joan C.	145,900	62,585	62,585	-
45	45-07-21-454-040.000-026	R	STANKUS, NANCY M	132,800	54,070	54,070	-
45	45-07-21-454-041.000-026	R	Dobrijaevic, Vojislav (ja)	126,700	50,105	50,105	-
45	45-07-21-454-042.000-026	R	Woerner, Christine (dh)	133,400	54,460	54,460	-
45	45-07-21-454-043.000-026	R	Uline, Raquel A (dh)	134,700	55,305	55,305	-
45	45-07-21-454-044.000-026	R	Brand, Deborah S.	127,200	50,430	50,430	-
45	45-07-21-454-045.000-026	R	Krawczyk, Leonard	133,400	54,460	54,460	-
45	45-07-21-454-046.000-026	R	Frigo, Jennifer A	141,100	46,985	46,985	-
45	45-07-21-454-047.000-026	R	Halloran, Kristin	133,400	54,460	54,460	-
45	45-07-21-454-048.000-026	R	Dorkin, Elizabeth M & Louise G O'Keefe Co-Trs under Dorkin/O'Keefe Land Tr did	135,200	55,630	55,630	-
45	45-07-21-455-001.000-026	R	Kizzenia, Andrew A	131,600	53,290	53,290	-
45	45-07-21-455-002.000-026	R	Peters, Pele F. Dolores T., H&W	132,900	54,135	54,135	-
45	45-07-21-455-003.000-026	R	Strom, Lynn	139,000	58,100	58,100	-
45	45-07-21-455-004.000-026	R	Stinar, Elton	126,500	59,475	59,475	-
45	45-07-21-455-005.000-026	R	Phillips, Patricia (jo read logal)	134,600	55,370	55,370	-
45	45-07-21-455-006.000-026	R	Lakshmanamurthy, Rajesh & Dana E Lakshmanamurthy H&W (corr 1/11/2008, OTD 10/24/2002 case)	135,500	55,825	55,825	-
45	45-07-21-455-007.000-026	R	Haley, Sylvia G	133,500	54,525	54,525	-
45	45-07-21-455-008.000-026	R	Daniel, Emmaline A (read by ja)	163,200	73,830	73,830	-
45	45-07-21-455-009.000-026	R	Bowen, Amy L	141,600	50,310	50,310	-
45	45-07-21-455-010.000-026	R	Gonzalez, Jason E & Kelli A h&w	133,200	54,330	54,330	-
45	45-07-21-455-011.000-026	R	Dyslin, Donna L. as Trustee	140,500	140,500	140,500	-
45	45-07-21-455-012.000-026	R	Seaman, Kristopher W.	138,600	60,840	60,840	-
45	45-07-21-455-013.000-026	R	Watchtower Bible and Tract Society of New York Inc	139,100	58,165	58,165	-
45	45-07-21-455-014.000-026	R	Aguirre, Colleen (ja)	131,500	53,225	53,225	-
45	45-07-21-455-015.000-026	R	Goodes, Pamela	171,600	79,290	79,290	-
45	45-07-21-455-016.000-026	R	Geddes, Antoinette G (ja)	145,300	62,195	62,195	-
45	45-07-21-455-017.000-026	R	Gray, Dennis W & Susan J	141,700	59,855	59,855	-
45	45-07-21-455-018.000-026	R	Vanam, Meggin K	139,000	136,000	136,000	-
45	45-07-21-455-019.000-026	R	Kiefer, Elizabeth May	135,100	55,565	55,565	-
45	45-07-21-455-020.000-026	R	Dragos, David	137,100	56,865	56,865	-
45	45-07-21-455-021.000-026	R	Hartman, Daniel J	139,600	58,490	58,490	-
45	45-07-21-455-022.000-026	R	Walen, David and Marco, Melissa	144,800	144,800	144,800	-
45	45-07-21-455-023.000-026	R	Magraf, Susan K	133,700	54,655	54,655	-
45	45-07-21-455-024.000-026	R	Williams, Marcus D & Lois A h&w	144,800	64,870	64,870	-
45	45-07-21-455-025.000-026	R	Kalafatic, Marie A	131,300	53,095	53,095	-
45	45-07-21-455-026.000-026	R	Kuridza, Borislav	144,000	61,350	61,350	-
45	45-07-21-455-027.000-026	R	Melcalle, Elizabeth G	138,600	60,840	60,840	-
45	45-07-21-455-028.000-026	R	Armstrong, Deirdre Y	138,600	60,840	60,840	-
45	45-07-21-455-029.000-026	R	Martin Kelly	137,100	56,865	56,865	-
45	45-07-21-455-030.000-026	R	Blaauw, Jean E Tr of Jean E Blaauw Revoc Tr did 2/22/05	140,700	59,205	59,205	-
45	45-07-21-455-031.000-026	R	Corey, Noelle	137,800	58,820	58,820	-
45	45-07-21-455-032.000-026	R	Kocsis, Jonathan P	131,900	53,485	53,485	-
45	45-07-21-456-001.000-026	R	Guest, Jerry A Tr of Jerry A Guest Revoc Liv Tr known as Tr #104-07-06	717,600	717,600	589,670	127,930
45	45-07-21-456-002.000-026	R	Czapkowitz, Paul L	162,700	73,505	73,505	-
45	45-07-21-456-003.000-026	R	Nadina Inc	132,400	53,810	53,810	-
45	45-07-21-456-004.000-026	R	Podobinski, Jason M	140,600	58,140	59,140	-
45	45-07-21-456-005.000-026	R	Schi, Mari Lynn	137,000	56,800	56,800	-
45	45-07-21-456-006.000-026	R	Garcia, Juan M	138,800	48,490	48,490	-
45	45-07-21-456-007.000-026	R	Seiber, Tammy J	130,300	52,445	117,100	(64,655)
45	45-07-21-456-008.000-026	R	Dalgado, Mary A Trustee, Mary A Dalgado Trust dated March 5, 2001	159,300	71,295	71,295	-
45	45-07-21-456-009.000-026	R	Stepien, John	132,100	53,615	53,615	-
45	45-07-21-456-010.000-026	R	Boughamer, James	131,800	53,420	53,420	-
45	45-07-21-456-011.000-026	R	West, Venetta	136,500	56,475	56,475	-
45	45-07-21-456-012.000-026	R	Vukovich, Thomas J & Connie J Vukovich H & W	151,200	66,030	66,030	-
45	45-07-21-456-013.000-026	R	Hahn, Paul J	131,400	53,160	53,160	-
45	45-07-21-456-014.000-026	R	Roach, Jacqueline M	143,800	143,800	143,800	-
45	45-07-21-456-015.000-026	R	Cook, Holly, A	131,600	53,290	53,290	-
45	45-07-21-456-016.000-026	R	El Rantel Antwaan	141,600	59,790	59,790	-
45	45-07-21-456-017.000-026	R	Wright, Donna A	141,800	62,920	62,920	-
45	45-07-21-456-018.000-026	R	Coneway, Cassandre L (ja)	136,400	56,410	56,410	-
45	45-07-21-456-019.000-026	R	Muhammad, William H & Annie Jean Johnson, H&W	148,400	64,210	64,210	-
45	45-07-21-456-020.000-026	R	Rivera, Iris C & Lopsz, Magdalena	132,700	54,005	54,005	-
45	45-07-21-456-021.000-026	R	Smith, Toya P (ja)	145,700	62,455	62,455	-



Town of Highland Redevelopment Commission  
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List of All Individual Components in Each Allocation Area  
(Data for March 1, 2014 Pay 2015)

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV	
45	45-07-21-456-022.000-026	R	Raymond, Christine	132,000	132,000	132,000	-	
45	45-07-21-456-023.000-026	R	Langar, Allison M (oh)	131,100	55,965	55,965	-	
45	45-07-21-456-024.000-026	R	Anderson, Rachel Claire & John G Anderson J/T	126,700	51,405	51,405	-	
45	45-07-21-456-025.000-026	R	Ajayi, Olukemi	143,000	60,700	63,410	(2,710)	
45	45-07-21-457-001.000-026	R	Beall, Angela B (Janet Blum retains her inter) (dh)	-	-	450	(450)	
45	45-07-21-457-003.000-026	R	Oberg, Mary L	133,600	54,590	54,590	-	
45	45-07-21-457-004.000-026	R	Harris HA Trust#6434	123,000	47,700	47,700	-	
45	45-07-21-457-005.000-026	R	Moes, Larry J & Kathy J	147,400	63,945	63,945	-	
45	45-07-21-457-006.000-026	R	Garcia Fernando	159,200	159,200	135,200	24,000	
45	45-07-21-457-007.000-026	R	Burgans, Cniag R & Sandra L h&w Munguia, Mario T as Trs of Tr known as the Mario T Munguia Revocable Tr dated 7-18-12	145,800	145,800	114,820	30,980	
45	45-07-21-457-008.000-026	R	Simkus, Gerald J & Janice J	119,800	20,660	20,660	-	
45	45-07-21-457-009.000-026	R	Tokarz, Jeffrey W & Christine R & Lovell, Roseann J/T	217,800	217,800	189,490	28,310	
45	45-07-21-457-010.000-026	R	Munguia, Mario T as Trs of Tr known as the Mario T Munguia Revocable Tr dled 7- 18-12	260,400	140,195	140,195	-	
45	45-07-21-457-011.000-026	R	Fulton, William L and Kathi R, H&W	147,100	50,885	50,885	-	
45	45-07-21-457-012.000-026	R	Garcia, Rudolph & Rachel	175,300	81,905	81,905	-	
45	45-07-21-457-013.000-026	R	Staroscak, Ronald E & Tamalee M Staroscak Co Trs under Tr Agree dtd 01/16/12 known as the Staroscak Living Trust (Ronald E Staroscak & Tamalee M Staroscak RL)	163,000	73,700	73,700	-	
45	45-07-21-457-014.000-026	R	Wildman, Brad & Julie A	173,000	173,000	173,000	-	
45	45-07-21-457-015.000-026	R	Ploense, Carl & Carol S	145,500	52,845	52,845	-	
45	45-07-21-457-016.000-026	R	Kroll, Gerald B & Adele J Kroll Co-Trs of the Gerald B Kroll & Adele J Kroll Tr dated 9-18-03	136,800	56,670	56,670	-	
45	45-07-21-505-002.000-026	R		-	-	-	-	
				Total:	59,534,100	45,116,859	39,557,064	5,559,805

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
TIF Code: 028 Highland 3							
<b>Highland Commercial Corridor Allocation Area</b>							
45	45-07-17-476-006.000-026	R	Cardinal Services, Inc	55,200	55,200	53,280	1,920
45	45-07-17-476-007.000-026	R	Cardinal Service Inc	4,600	4,600	3,950	640
45	45-07-17-476-008.000-026	R	Cardinal Service Inc	21,900	21,900	18,630	3,270
45	45-07-17-476-010.000-026	R	Cardinal Service Inc	197,800	197,800	190,930	6,870
45	45-07-17-476-011.000-026	R	Cardinal Service Inc	259,000	259,000	260,330	(1,330)
45	45-07-17-476-012.000-026	R	Peptides, Helen M ( Declaration of Trust dated 12/15/1997)	22,800	22,800	22,010	790
45	45-07-17-478-001.000-026	R	Trustee Of North Township	-	-	-	-
45	45-07-17-478-003.000-026	R	Enro Marketing Co	1,559,400	1,559,400	1,471,150	88,250
45	45-07-20-226-002.000-026	R	Cardinal Service Inc	1,200	1,200	1,160	40
45	45-07-20-226-006.000-026	R	Peptides, Stanley J Sr & Helen M Trust dtd 12/15/97 (Stanley Peptides RL)	276,000	246,398	263,810	(15,412)
45	45-07-20-226-007.000-026	R	Peptides, Stanley J Sr & Helen M Trust dtd 12/15/97	1,300	1,300	1,260	40
45	45-07-20-226-008.000-026	R	Peptides, Stanley J Sr & Helen M Trust dtd 12/15/97	500	500	480	20
45	45-07-20-427-012.000-026	R	Mycka, Richard J & Winifred H h&w	155,400	155,400	163,230	(7,830)
45	45-07-20-427-014.000-026	R	JJAM Investments, LLC	385,900	385,900	383,980	1,920
45	45-07-20-427-029.000-026	R	Smola, Jason & Jennifer A h&w	178,000	83,450	90,390	(6,940)
45	45-07-20-427-030.000-026	R	Aloumbac, Pauline Et Al Trustees	205,800	101,520	112,920	(11,400)
45	45-07-20-427-032.000-026	R	Johns, Norma J Trs Tr	317,700	317,700	303,000	14,700
45	45-07-20-479-006.000-026	R	Northern Indiana Pub. Service Co.	-	-	-	-
45	45-07-20-480-008.000-026	R	Town Of Highland	-	-	-	-
45	45-07-20-480-007.000-026	R	Moran, Dennis DI & Cecilia	266,300	266,300	256,120	11,180
45	45-07-20-480-009.000-026	R	Green, Stufie	277,800	277,800	287,370	(9,570)
45	45-07-20-480-012.000-026	R	A G Properties	213,900	213,900	205,120	8,780
45	45-07-20-484-007.000-026	R	Town Of Highland	-	-	-	-
45	45-07-20-484-008.000-026	R	A G PROPERTIES	251,900	251,900	243,530	8,370
45	45-07-20-484-009.000-026	R	Grzymek, Kenneth W & Rene H Morelli T/C	351,600	351,600	336,300	15,300
45	45-07-21-151-003.000-026	R	Highland Plaza Improvement, LLC	833,800	833,800	547,500	286,300
45	45-07-21-151-004.000-026	R	Highland Plaza Improvement, LLC	4,449,300	4,449,300	4,764,230	(314,930)
45	45-07-21-151-005.000-026	R	UP Improvement, LLC	1,269,800	1,269,800	1,397,410	(126,610)
45	45-07-21-151-006.000-026	R	Northern Indiana Public Service Co	-	-	-	-
45	45-07-21-151-007.000-026	R	Northern Indiana Public Service Co	500	500	480	20
45	45-07-21-151-008.000-026	R	State of Indiana, Department of Natural Resources	-	-	-	-
45	45-07-21-151-009.000-026	R	State of Indiana, Department of Natural Resources	-	-	-	-
45	45-07-21-301-001.000-026	R	UP Improvements, LLC	7,577,600	7,577,600	8,412,720	(835,120)
45	45-07-21-301-002.000-026	R	Mitrakis, Chris & Vasiliki Mitrakis, Andrew Mitrakis and Carol Mitrakis (equal partners)	454,300	454,300	433,750	20,550
45	45-07-21-301-003.000-026	R	Manbur Holdings, LLC	2,745,700	2,745,700	2,855,340	(109,640)
45	45-07-21-301-004.000-026	R	Wadlins, Robert & Sheila h&w	140,400	140,400	144,750	(4,350)
45	45-07-21-301-005.000-026	R	WC Realty LLC	517,400	517,400	494,500	22,900
45	45-07-21-351-001.000-026	R	Northern Indiana Pub Service Co	-	-	-	-
45	45-07-21-351-002.000-026	R	Town Of Highland	-	-	-	-
45	45-07-21-351-011.000-026	R	Northwest Indiana Clinics LLC	553,400	553,400	525,200	28,200
45	45-07-21-353-001.000-026	R	Lake County Trust Company, as Trustees under Trust No. 5308(read by ja)	211,400	211,400	199,040	12,360



Town of Highland Redevelopment Commission  
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County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
45	45-07-21-353-002.000-026	R	Lake County Trust Company, as Trustee under Trust No 5308(rev'd by ja)	114,700	114,700	110,620	4,080
45	45-07-21-353-003.000-026	R	Korabel, Ted W., Trustee of Ted W. Korabel Revocable Living Trust Dtd 10/03/96	248,500	248,500	236,320	10,180
45	45-07-21-353-004.000-026	R	Kalemis, George & Boullas C T / C	226,000	226,000	215,930	10,070
45	45-07-21-353-005.000-026	R	Lake County Trust Company, as Trustee of the Tr#5613	555,800	555,800	569,990	(14,190)
45	45-07-21-353-006.000-026	R	Kennebeck, Bonnie L Et Al	349,500	349,500	333,010	16,490
45	45-07-22-355-007.000-026	R	Town Of Highland	-	-	-	-
45	45-07-22-355-008.000-026	R	Safora Inc	444,000	444,000	425,680	18,320
45	45-07-22-381-001.000-026	R	Filler Scott & Cheryl Filler h&w	169,800	169,800	162,160	7,640
45	45-07-22-455-011.000-026	R	Herak Realty, LLC	183,100	183,100	175,480	7,620
45	45-07-22-455-012.000-026	R	Hixon Home Improvement Co Inc	107,600	107,600	101,930	5,670
45	45-07-22-455-013.000-026	R	BKO Properties LLC	230,700	230,700	168,820	61,880
45	45-07-22-456-012.000-026	R	Highland, Water Department	-	-	-	-
45	45-07-22-479-001.000-026	R	Krieter, Charles R & Paula A	144,400	61,610	61,610	-
45	45-07-22-479-002.000-026	R	Rahmany, Mohammad Asef	109,900	109,900	105,890	4,010
45	45-07-22-479-003.000-026	R	Austgen, Mary	138,000	138,000	131,560	6,440
45	45-07-22-479-004.000-026	R	Bank Of Highland Tr Tr 13 3026	193,100	193,100	193,250	(150)
45	45-07-22-479-005.000-026	R	Emmanouilides, John & Maria	157,700	157,700	147,970	9,730
45	45-07-22-479-006.000-026	R	Baxter Printing Inc	148,900	148,900	160,720	(11,820)
45	45-07-22-479-016.000-026	R	Grimmer, Lawrence (ja)	267,500	267,500	277,510	(9,610)
45	45-07-22-479-019.000-026	R	Les, Estelle Trs of the Leon Les & Estelle Les Revoc Trust	282,900	282,900	182,050	100,850
45	45-07-22-479-020.000-026	R	Les, Estelle Trs of the Leon Les & Estelle Les Revoc Trust	646,100	646,100	399,130	246,970
45	45-07-22-479-021.000-026	R	McDonalds Corporation	131,400	131,400	126,840	4,560
45	45-07-22-479-022.000-026	R	Pantek, William C & Mary E	2,800	2,800	2,840	(40)
45	45-07-22-479-023.000-026	R	McDonald's Corp	168,000	168,000	162,160	5,840
45	45-07-22-479-024.000-026	R	Archibald Candy Corp	329,700	329,700	314,960	14,740
45	45-07-22-202-007.000-026	R	Highland, Water Department	-	-	-	-
45	45-07-22-202-009.000-026	R	M A Properties VIII LLC	772,000	772,000	737,070	34,930
45	45-07-22-226-001.000-026	R	JSM Powerhouse Holdings LLC	154,200	154,200	146,720	7,480
45	45-07-22-226-002.000-026	R	First Christian Reformed Ch Et Al	200	200	190	10
45	45-07-22-226-003.000-026	R	Second Christian Reformed Church	2,600	-	-	-
45	45-07-22-226-007.000-026	R	3820 Ridge Road LLC	336,100	336,100	329,640	6,460
45	45-07-22-226-008.000-026	R	Sandrick, Thomas B & Arleen V Sandrick H & W (Corrected per real estate error, deed was not transferred, corrected 5-10-04)slg	526,200	526,200	504,250	21,950
45	45-07-22-228-002.000-026	R	Wilcox, David J Tr Tr 143943	3,800	3,800	3,850	(50)
45	45-07-22-228-003.000-026	R	Chelker Oil Comp Of Ind Inc	413,000	413,000	394,990	18,010
45	45-07-22-228-029.000-026	R	McDonald's Real Estate Company (Re-recorded-ja)	999,200	999,200	872,590	126,610
45	45-07-22-228-031.000-026	R	High RE 3940 LLC	905,500	905,500	427,080	478,420
45	45-07-22-354-008.000-026	R	Blanco Leonin R and Merilita C Cruzal Blanco, H&W	504,300	504,300	506,470	(2,170)
45	45-07-22-354-009.000-026	R	Sharma, Richa	129,800	129,800	129,060	740
45	45-07-22-354-010.000-026	R	Space Fuels Inc	409,200	409,200	403,090	6,110
45	45-07-22-355-007.000-026	R	Sikas, Frank T & Donna M Sikas Trs of the Sikas Family Revoc Tr dtd 08/02/13 & Kirk Amptmeyer (each 1/2 int as TIC)	116,900	116,900	111,000	5,900
45	45-07-22-356-008.000-026	R	Horizon Bank NA	45,800	45,800	43,920	1,880
45	45-07-22-356-009.000-026	R	Horizon Bank NA	488,700	488,700	471,050	17,650
45	45-07-22-358-016.000-026	R	Malloy, Timothy O & Colleen A Malloy Trs in Tr under the Timothy & Colleen Malloy Living Tr dtd 12/18/06 (re-corded)	285,600	285,600	275,200	10,400
45	45-07-22-358-017.000-026	R	Singh, Ajit	342,800	342,800	233,300	109,500
45	45-07-22-358-018.000-026	R	MMJ Properties LLC	1,009,400	1,009,400	822,010	187,390
45	45-07-22-358-019.000-026	R	MMJ Properties LLC	410,400	410,400	401,070	9,330
45	45-07-22-358-020.000-026	R	MMJ Properties LLC	285,500	285,500	276,670	8,830
45	45-07-22-358-021.000-026	R	Chela's Authentic Mexican Kitchen Inc	351,600	351,600	353,280	(1,680)
45	45-07-22-376-001.000-026	R	De Young, Philip L & Pamela A De Young as Trs of Tr dated 9-4-07 known as the De Young Family Trust	582,300	582,300	603,290	(20,990)
45	45-07-22-376-002.000-026	R	D Hoyda Properties LLC	446,000	446,000	444,790	1,210
45	45-07-22-376-003.000-026	R	Karahalios, James & Maris	164,700	164,700	157,050	7,650
45	45-07-22-454-037.000-026	R	Mistro, Andrew & Marisa A Mistro H & W	224,400	113,610	113,610	-
45	45-07-22-454-038.000-026	R	Triple A Squared Specialties LLC	56,700	56,700	70,170	(13,470)
45	45-07-22-454-039.000-026	R	Triple A Squared Specialties LLC	56,700	56,700	70,170	(13,470)
45	45-07-22-454-041.000-026	R	Pride Group Family Limited Pritshp	289,400	289,400	322,880	(33,480)
45	45-07-22-454-042.000-026	R	Aalaei, Behzad & Sophie h&w	309,900	309,900	299,230	10,670
45	45-07-22-454-043.000-026	R	Family Health Care Center of Highland, P.C.	153,500	153,500	146,720	6,780
45	45-07-22-476-001.000-026	R	Griffland Center Inc	21,700	21,700	16,700	5,000
45	45-07-22-476-003.000-026	R	SCP 2006-C23-048 LLC.	4,136,900	4,136,900	4,031,290	105,610
45	45-07-22-476-004.000-026	R	Citizens Financial Services	692,800	692,800	823,660	(130,860)
45	45-07-22-476-005.000-026	R	Griffland Center Inc	745,800	745,800	720,950	24,850
45	45-07-22-476-007.000-026	R	Griffland Center Inc	3,010,000	3,010,000	2,785,640	224,360
45	45-07-28-101-001.000-026	R	Hobart Commons, LLC (dh)	372,900	372,900	420,560	(47,660)
45	45-07-28-101-002.000-026	R	Koolstra, Sade Tr	514,700	514,700	471,240	43,460
45	45-07-28-101-003.000-026	R	Sand Ridge Bank Tr #13-0425	160,900	157,900	151,160	6,740
45	45-07-28-101-004.000-026	R	Sand Ridge Bank Tr #13-0425	239,000	239,000	221,330	17,670
45	45-07-28-101-015.000-026	R	Sand Ridge Bank as Trustee of Trust #13-0425	17,400	17,400	17,640	(240)
45	45-07-28-105-001.000-026	R	Lake County Trust Company Tr #P-3911 (ja)	282,100	282,100	273,750	8,350
45	45-07-28-105-002.000-026	R	Lake County Trust Company Tr #P-3911 (ja)	368,700	368,700	323,650	45,050
45	45-07-28-105-003.000-026	R	Lake County Trust Co Tr 3393	672,200	672,200	643,730	28,470

Town of Highland Redevelopment Commission  
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45	45-07-28-105-004.000-026	R	Limited Liability Co	454,400	464,400	447,880	16,520
45	45-07-28-106-001.000-026	R	Lake County Trust Company Tr #P-3911 (ja)	304,400	301,400	291,800	9,600
45	45-07-28-151-001.000-026	R	AMKF LLC	430,300	430,300	451,940	(21,640)
45	45-07-28-151-002.000-026	R	Van Bor Corporation	726,400	726,400	772,400	(46,000)
45	45-07-28-151-005.000-026	R	Mc Donalds Corporation	956,200	956,200	909,370	46,830
45	45-07-28-151-006.000-026	R	O'Reilly Automotive Stores Inc	441,800	441,800	369,610	72,190
45	45-07-28-151-007.000-026	R	Sleweon Properties LLC	1,032,500	1,032,500	992,290	40,210
45	45-07-28-151-008.000-026	R	Petrashovich, Margaret	221,600	221,600	220,370	1,230
45	45-07-28-151-009.000-026	R	Josephine, N Giannini Trustee	907,700	504,700	857,630	47,070
45	45-07-28-151-010.000-026	R	Marin, Elizabeth A & Matthew C Marin TJC (ja)	46,000	46,000	46,630	(630)
45	45-07-28-151-011.000-026	R	SIMONDS, CONNIE RAE TRUSTEE OF THE CONNIE RAE SIMONDS TRUST DATED 1-28-00	334,100	334,100	331,370	2,730
45	45-07-28-151-012.000-026	R	SIMONDS, CONNIE RAE AS TRUSTEE OF THE CONNIE RAE SIMONDS TRUST DATED 1-28-00	329,200	329,200	311,460	17,740
45	45-07-28-151-021.000-026	R	Josephine, N Giannini Trustee	87,500	87,900	84,850	3,050
45	45-07-28-301-003.000-026	R	Nowakowski, Edward	101,600	33,790	36,590	(2,800)
45	45-07-28-301-004.000-026	R	Nowakowski, Edward	136,000	136,000	142,620	(6,620)
45	45-07-28-301-018.000-026	R	Palm Lake Holdings Inc	419,500	419,500	-	419,500
45	45-07-28-304-001.000-026	R	Newenhouse Sr, Erwin J & (Erwin J Newenhouse retains his int)	348,500	348,500	333,960	14,520
45	45-07-28-304-002.000-026	R	Newenhouse Sr, Erwin J & (Erwin J Newenhouse retains his int)	170,300	170,300	164,060	6,240
45	45-07-28-304-003.000-026	R	Fbr Limited Partnership	391,600	391,600	373,650	17,950
45	45-07-28-304-004.000-026	R	NORTHWEST INDIANA PROPERTIES, L.L.C.	608,400	608,400	612,170	(3,770)
45	45-07-28-304-011.000-026	R	C J P Corp	649,500	649,500	611,300	38,200
45	45-07-28-304-012.000-026	R	Druktanis Realty LP	348,700	348,700	338,230	10,470
45	45-07-28-351-001.000-026	R	Citizens Financial Bank	476,800	476,800	548,070	(71,270)
45	45-07-28-351-002.000-026	R	Citizens Financial Bank	500,000	500,000	462,360	37,640
45	45-07-28-351-003.000-026	R	North Star Trust Company Tr #6774-LT (Re-recorded/Re-entered)	1,275,300	1,275,300	1,216,540	58,760
45	45-07-28-351-004.000-026	R	Baldi-Hoobyar Equities Indiana LLC	2,111,100	2,111,100	1,184,280	926,820
45	45-07-28-351-005.000-026	R	Baldi-Hoobyar Equities Indiana LLC	477,500	477,500	436,390	41,110
45	45-07-28-351-006.000-026	R	Baldi-Hoobyar Equities Indiana LLC	178,200	178,200	179,720	(1,520)
45	45-07-28-351-007.000-026	R	First Bank Of Whiting Tr 1893	324,200	324,200	315,350	8,850
45	45-07-28-351-008.000-026	R	Lukowski, Arthur Sr. Tr of Arthur Lukowski Sr. Revoc Tr dtd 3/1/00 (Re-recorded)	312,200	312,200	299,330	12,870
45	45-07-28-351-009.000-026	R	Fst Bank Of Whiting Tr 1893	257,800	257,800	255,120	2,680
45	45-07-28-351-012.000-026	R	Bimbo Bakeries USA INC	553,400	553,400	539,250	14,150
45	45-07-28-351-013.000-026	R	Niemiec, Richard (dn)	193,000	193,000	165,230	27,770
45	45-07-28-351-014.000-026	R	Baccino, James & Phyllis	163,500	74,025	80,640	(6,615)
45	45-07-28-351-015.000-026	R	Sapp, Robert A & Joanne Sapp Trs under the Sapp Family Trust Dtd 11/20/13 (Robert A & Joanne Sapp R/L)	151,500	65,225	72,800	(6,375)
45	45-07-28-351-016.000-026	R	Whitmore, Richard M & Cynthia C	139,800	58,830	58,830	-
45	45-07-28-351-017.000-026	R	The North American Islamic Trust (non-Profit)	46,000	-	-	-
45	45-07-28-351-018.000-026	R	The North American Islamic Trust	46,000	-	-	-
45	45-07-28-351-019.000-026	R	The North American Islamic Trust	283,900	-	-	-
45	45-07-28-351-025.000-026	R	Ditola, Daniel & Ditola, Mary, as Trustees of Ditola Declaration of Trust 02/24/1999	596,000	596,000	567,260	28,720
45	45-07-28-351-028.000-026	R	Ganser Automotive Service & Repair, Inc.	497,000	497,000	677,030	(180,030)
45	45-07-28-352-016.000-026	R	Allen & Allen LLC	120,000	120,000	128,940	(8,940)
45	45-07-28-352-017.000-026	R	Allen & Allen, LLC	302,900	302,900	291,990	10,910
45	45-07-28-352-018.000-026	R	Lake County Trust Company Tr #P-3213	267,700	267,700	267,700	-
45	45-07-28-377-007.000-026	R	Komyalle, Richard P Et Al	632,900	632,900	612,840	20,060
45	45-07-28-377-009.000-026	R	Bell Realty LLC	580,500	361,700	225,970	135,730
45	45-07-28-377-010.000-026	R	J P Ventures Inc	341,400	341,400	321,820	19,580
45	45-07-28-377-011.000-026	R	Egli, Ray E L/E Et Al	760,000	760,000	890,610	(120,610)
45	45-07-28-377-012.000-026	R	Ahdab, Waddah	374,200	374,200	357,920	16,280
45	45-07-28-377-013.000-026	R	Cunningham, William J & Susan Kirk h/w, Michael D & Kathryn D Dobosz h/w,	-	-	-	-
45	45-07-28-377-017.000-026	R	Daniel B & Jennifer E Vinovich h/w (each 1/3 int)	402,500	402,500	399,970	12,530
45	45-07-28-379-017.000-026	R	Town Of Highland	-	-	-	-
45	45-07-28-453-013.000-026	R	Enro Marketing Co	545,400	545,400	422,780	122,620
45	45-07-28-453-026.000-026	R	03/26/02	148,500	148,500	137,260	11,240
45	45-07-28-454-020.000-026	R	Webber, Donald E & Rosemarie	33,200	33,200	32,050	1,150
45	45-07-28-454-021.000-026	R	Thornton, Robert P	14,300	14,300	13,800	500
45	45-07-28-454-022.000-026	R	THORNTON, ROBERT P. & MARY A. AS TRUSTEES OF THE ROBERT P. THORNTON REVOCABLE LIVING TRUST DATED 1-15-99	81,800	81,800	75,190	6,610
45	45-07-28-454-023.000-026	R	Rizzo, Frank A & Brenda J Trs u/a known as FRANK A & Brenda Rizzo AB Liv Tr dtd 7/15/09	155,000	155,000	157,630	(2,630)
45	45-07-28-454-024.000-026	R	Lake County Trust Company Tr #5843	895,900	895,900	830,220	65,680
45	45-07-28-454-026.000-026	R	Haddadin, Isam & Nadia h/w	173,900	173,900	163,130	10,770
45	45-07-28-454-027.000-026	R	Haddadin, Isam & Nadia h/w	154,100	154,100	154,680	(580)
45	45-07-28-454-028.000-026	R	Jansky, September L.	139,700	58,555	60,150	(1,595)
45	45-07-28-454-029.000-026	R	Breger, Nicole L	142,100	80,115	61,660	(1,545)
45	45-07-28-454-030.000-026	R	Wolak, Karl	139,700	58,555	60,150	(1,595)
45	45-07-28-454-032.000-026	R	Hoogland, Charles Tr	543,500	543,500	465,260	78,240
45	45-07-28-479-008.000-026	R	Breger, Russell D & Maria Ruiz	168,600	77,585	78,760	(1,175)
45	45-07-28-479-015.000-026	R	Coolay, Tracy M Dvm	182,600	182,600	181,280	1,320
45	45-07-28-480-006.000-026	R	DOMI LLC	363,800	363,800	513,030	(149,230)
45	45-07-28-480-013.000-026	R	Angotti, Vincent J & Patti h/w (dn)	216,500	216,500	199,910	16,590
45	45-07-28-480-014.000-026	R	Kime Properties, LLC	205,800	205,800	190,540	15,260

Town of Highland Redevelopment Commission  
Highland, Lake County, Indiana

List of All Individual Components in Each Allocation Area  
(Data for March 1, 2014 Pay 2015)

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
45	45-07-28-480-015.000-026	R	SAITINO, LORETTA Palmer, Thomas R Trs of the Thomas R Palmer Revoc Tr Agree dtd 09/02/10 (Thomas R Palmer RL) dn	154,600	58,760	67,400	(8,640)
45	45-07-28-481-010.000-026	R	Shelton, Michael J & Barbara J Shelton	151,400	151,400	167,120	(35,720)
45	45-07-28-481-011.000-026	R	Shelton, Michael J & Barbara J Shelton	200	200	150	10
45	45-07-28-481-012.000-026	R	Eise Management Company an Illinois Corporation	215,900	215,900	208,690	7,210
45	45-07-28-481-013.000-026	R	Learning Center Inc	202,500	202,500	190,930	11,570
45	45-07-28-481-014.000-026	R	Merez, LLC	860,200	860,200	889,870	(29,670)
45	45-07-29-230-011.000-026	R	Thornton Oil Corp	649,500	649,500	657,440	(7,940)
45	45-07-29-230-012.000-026	R	DJB Management LLC	277,400	277,400	267,670	9,730
45	45-07-29-230-013.000-026	R	DJB Management LLC	143,400	143,400	141,620	1,800
45	45-07-29-230-014.000-026	R	Samara, Jawad N	367,100	367,100	369,790	(17,310)
45	45-07-29-233-007.000-026	R	Respite Care Services Inc	411,300	411,300	248,940	162,360
45	45-07-29-233-008.000-026	R	Kendra, Mark S	331,500	331,500	335,430	(3,930)
45	45-07-29-279-001.000-026	R	Fauth, David J Sr	234,200	234,200	224,230	9,970
45	45-07-29-279-002.000-026	R	Center Bank	621,100	621,100	636,450	(15,350)
45	45-07-29-279-003.000-026	R	Harris N A. Trust #5142	100	100	100	-
45	45-07-29-279-004.000-026	R	Richardson, Gary M	345,000	345,000	331,470	13,530
45	45-07-29-279-026.000-026	R	Richardson, Gary	378,400	378,400	363,710	14,690
45	45-07-29-279-027.000-026	R	Richardson, Jerry M., Trust	96,900	96,900	93,530	3,370
45	45-07-29-279-029.000-026	R	AuleZone inc	733,800	733,800	706,670	27,130
45	45-07-29-279-031.000-026	R	Kliders, Theodore & Dimitra h&w The Lyle J. Fraich Revocable Trust Dtd 11/8/96 , an un-divided one-half interest & an un-divided one-half interest to The Shirley M. Fraich Revocable Living Trust Dtd 11/2/95	724,600	724,600	691,900	32,700
45	45-07-29-279-032.000-026	R	Peoples, Fed Sav & Loan Tr 5009	784,700	784,700	749,040	35,660
45	45-07-29-279-033.000-026	R	Peoples, Fed Sav & Loan Tr 5009	505,000	505,000	482,340	22,660
45	45-07-29-279-034.000-026	R	Patel, Harish D & Ulavanti h&w	358,500	358,500	343,250	15,250
45	45-07-29-279-035.000-026	R	Peoples Federal Savings And Loan Association Tr#5009	450,400	450,400	429,250	21,150
45	45-07-29-279-036.000-026	R	Goodenew Grove Group LLC	2,002,300	2,002,300	1,986,990	15,310
45	45-07-29-428-013.000-026	R	G, J T (9401) Lco	256,400	253,400	242,760	10,640
45	45-07-29-428-014.000-026	R	WALKER, MICHAEL J	315,000	315,000	298,170	16,830
45	45-07-29-428-015.000-026	R	9318 Enterprises Inc	679,300	679,300	486,860	192,420
45	45-07-29-428-016.000-026	R	Philis, Haris	585,500	585,500	524,620	60,880
45	45-07-29-430-004.000-026	R	Hampton Associates	994,900	994,900	1,033,990	(39,090)
45	45-07-29-430-005.000-026	R	Dal Sanlo Kkolodziej Partners LLC	649,800	649,800	1,051,360	(401,560)
45	45-07-29-430-006.000-026	R	Lake County Trust Company Trs under Tr Agree dtd 12/27/12 known as Tr#6312	281,000	281,000	265,060	15,940
45	45-07-29-430-007.000-026	R	Tasha, Bailey Brandy & Ben Group	200,100	200,100	189,770	10,330
45	45-07-29-430-011.000-026	R	Monro Muffler Brake Inc	362,900	362,900	282,600	80,300
45	45-07-29-430-012.000-026	R	Monro Muffler Brake Inc	412,200	412,200	364,510	47,690
45	45-07-29-458-001.000-026	R	Prairie Square LLC	695,400	695,400	1,047,980	(352,580)
45	45-07-29-476-004.000-026	R	Fifth Third Bank	815,600	815,600	635,040	180,560
45	45-07-29-476-006.000-026	R	Mira Highland, Inc.	428,200	428,200	412,740	15,460
45	45-07-29-476-007.000-026	R	Doral Properties LLC	161,400	161,400	162,260	(860)
45	45-07-29-476-008.000-026	R	Dal Sanlo, James S & Patricia L h&w	126,500	126,500	121,140	5,360
45	45-07-29-476-010.000-026	R	Levin, Barry (Und 1/2) & Dorothy J Levin (Und 1/4) & Judy Lacyk (Und 1/4)	1,700	1,700	1,640	60
45	45-07-29-476-011.000-026	R	Levin, Barry (Und 1/2) & Dorothy J Levin (Und 1/4) & Judy Lacyk (Und 1/4)	519,500	519,500	497,490	22,010
45	45-07-29-476-012.000-026	R	Sylades, Tr 1	1,948,900	1,948,900	1,907,260	41,640
45	45-07-29-476-013.000-026	R	Seide Real Estate Holdings LLC	376,200	376,200	372,690	3,510
45	45-07-29-476-014.000-026	R	GJ 9610, LLC an Indiana Limited Liability Compnay (read by ja)	362,300	362,300	347,880	14,420
45	45-07-29-476-017.000-026	R	Lake County Trust Company Tr ulta dtd 12/27/12 known as Tr #6312 Chyung Chio-Hong Trustee of the Chio Hong Chyung Trust und 1/2 int as TIC	344,000	344,000	576,550	(232,550)
45	45-07-29-476-018.000-026	R	Young Chyung Trustee of the Sang Young Chyung Trust und 1/2 int as TIC	700	700	710	(10)
45	45-07-29-477-004.000-026	R	Zajac, Jerome F and Susan M. H&W	200,000	200,000	198,030	1,970
45	45-07-29-477-005.000-026	R	Park Avenue Floors Inc	336,300	336,300	327,990	8,310
45	45-07-29-477-006.000-026	R	Chyung Chio-Hong Trustee of the Chio Hong Chyung Trust und 1/2 int and Sang Young Chyung Trustee of the Sang Young Chyung Trust und 1/2 int as TIC	50,100	50,100	46,530	3,570
45	45-07-29-477-007.000-026	R	Korczak, Joel R Living Trust dtd 09/03/08 (old 04/18/13)	487,200	487,200	469,120	18,080
45	45-07-29-477-008.000-026	R	Chyung Chio-Hong Trustee of the Chio Hong Chyung Trust und 1/2 int and Sang Young Chyung Trustee of the Sang Young Chyung Trust und 1/2 int as TIC	230,300	230,300	223,560	6,740
45	45-07-29-477-009.000-026	R	Chiang, I Ping & Heia h&w (read by ja)	331,400	331,400	317,860	13,540
45	45-07-29-477-011.000-026	R	Haidner Properties Inc Bustamante, Charles A. & Doreen M. (H&W) (Re-recorded to correct the legal description)	392,400	392,400	401,930	(9,530)
45	45-07-29-477-012.000-026	R	K&M Halum Properties, LLC	154,000	42,890	42,890	-
45	45-07-29-477-014.000-026	R	Peoples, Federal Svgs & Loan Tr 5003	246,200	246,200	-	246,200
45	45-07-32-201-001.000-026	R	Peoples, Federal Svgs & Loan Tr 5003	1,426,400	1,426,400	1,295,960	130,440
45	45-07-32-201-002.000-026	R	Peoples, Fedl S & Ln Tr 5003	1,051,000	1,051,000	1,036,880	14,120
45	45-07-32-204-002.000-026	R	Peoples Fedl S & Ln Assoc Inc	1,576,900	1,576,900	1,530,710	46,190
45	45-07-32-226-006.000-026	R	Sivam, Subbiah	144,800	144,800	105,990	38,810
45	45-07-32-227-001.000-026	R	Lake County Trust Company Tr #5625 dtd 2/23/05	296,000	293,000	279,830	13,170
45	45-07-32-227-002.000-026	R	R I C 26 Ltd	588,500	588,500	605,220	(16,720)
45	45-07-32-227-003.000-026	R	Sarah's Property Management, LLC	830,100	830,100	839,680	(9,580)
45	45-07-32-227-004.000-026	R	Svt Lie	2,572,700	2,572,700	2,062,080	510,620
45	45-07-32-227-006.000-026	R	Christenson, Milfer P Et Al Tr	6,143,800	6,140,800	3,270,780	2,870,020
45	45-07-32-227-008.000-026	R	Bosak Land Co Llc	1,838,700	1,838,700	1,762,470	76,230
45	45-07-32-228-001.000-026	R	O'Donnell, Robert L & Carole h&w	122,800	47,570	68,320	(20,750)
45	45-07-32-228-002.000-026	R	Czupryn, Robert & Evelyn h&w (dn read legal)	128,200	41,600	52,640	(11,040)



Town of Highland Redevelopment Commission  
Highland, Lake County, Indiana

List of All Individual Components in Esch Allocation Area  
(Data for March 1, 2014 Pay 2015)

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
45	45-07-32-228-003.000-026	R	Stefano Sharon M	132,500	54,135	67,790	(13,655)
45	45-07-32-228-004.000-026	R	Faught-Aprati, Tamara Kay aka Tamara K Faught-Aprati	129,000	51,600	68,640	(17,040)
45	45-07-32-228-005.000-026	R	Martinez, Connie L Tr	132,100	41,135	41,135	-
45	45-07-32-228-006.000-026	R	Kellyka, Kathleen M (corrected 8/25/2003)	133,500	133,500	159,450	(25,950)
45	45-07-32-228-007.000-026	R	Svolos, Konstantinos S & Haido	244,900	114,455	114,455	-
45	45-07-32-228-008.000-026	R	Deboer, James	481,900	481,900	454,150	27,750
45	45-07-32-228-010.000-026	R	Cyrus, Howard O & Ruth B	446,700	446,700	447,880	(1,180)
45	45-07-32-229-001.000-026	R	Linden Property, Inc.	552,600	552,600	525,200	27,400
45	45-07-32-229-002.000-026	R	Lake Shore Enterprises LLC	1,600,200	1,600,200	1,466,910	133,290
45	45-07-32-230-002.000-026	R	Rantom Development, Inc.	180,000	180,000	137,450	42,550
45	45-07-33-101-001.000-026	R	First Bank Of Whiting Tr 1755	532,300	532,300	558,400	(26,100)
45	45-07-33-101-002.000-026	R	Schrage, Michael & Jill	223,800	223,800	273,480	(49,680)
45	45-07-33-101-003.000-026	R	Krooswyk Henrietta P and Terry L as Co-Trustees of the Krooswyk Fam Trust	285,100	285,100	262,450	22,650
45	45-07-33-101-004.000-026	R	Lake County Tr Co Tr 1855	2,024,700	2,024,700	1,599,300	85,400
45	45-07-33-101-005.000-026	R	Druktenis Realty, L.P. (dt)	1,691,300	1,691,300	1,561,020	130,280
45	45-07-33-101-006.000-026	R	Krooswyk, Henrietta P & Terry L Krooswyk Co-Trs of Krooswyk Family Trust	222,100	222,100	213,520	8,580
45	45-07-33-101-008.000-026	R	Druktenis Realty, L.P.	169,600	169,600	-	169,600
45	45-07-33-102-001.000-026	R	Peoples, Fed Sav & Loan Assn Tr 6018	1,031,800	1,031,800	980,900	50,900
45	45-07-33-102-002.000-026	R	Renwald, Thomas J Tr Tr El Al	232,000	232,000	214,670	17,330
45	45-07-33-102-003.000-026	R	Commercial Vans Inc (0422/14)	94,800	94,800	87,930	6,870
45	45-07-33-102-004.000-026	R	Hulchinson, Ronald D & Barbara K	114,600	111,600	114,000	(2,400)
45	45-07-33-102-005.000-026	R	Wolski, William G (ja)	146,800	146,800	140,730	6,070
45	45-07-33-102-006.000-026	R	VTC Properties LLC	287,600	287,600	197,780	89,820
45	45-07-33-102-007.000-026	R	GSM Group, LLC	289,500	289,500	273,270	16,230
45	45-07-33-102-008.000-026	R	Czaja, Gregory M & Martha K	179,100	179,100	168,150	10,950
45	45-07-33-102-009.000-026	R	Krooswyk Brothers Llc	537,800	537,800	506,950	30,850
45	45-07-33-102-010.000-026	R	Skurka Properties, LLC	1,901,500	1,901,500	1,813,430	88,070
45	45-07-33-102-011.000-026	R	Wood River Pipe Lines, LLC (dt)	151,300	151,300	146,040	5,260
45	45-07-33-103-001.000-026	R	GJT (8825) LLC	994,600	994,600	987,170	7,430
45	45-07-33-103-002.000-026	R	Tilner, John A & Cheron L H & W	485,800	485,800	460,720	25,080
45	45-07-33-126-001.000-026	R	Pilgrim Financing LLC (ja)	65,600	65,600	76,430	(10,830)
45	45-07-33-126-002.000-026	R	Pilgrim Financing LLC (ja)	1,900	1,900	1,930	(30)
45	45-07-33-126-003.000-026	R	Pilgrim Financing LLC (ja)	86,300	86,300	86,300	-
45	45-07-33-126-004.000-026	R	Perko, Mary (a Life Estate) [Mary A Perko & Bernadina C Perko retain their interest]	183,600	90,090	90,090	-
45	45-07-33-126-006.000-026	R	Molnar, Robert L & Betty	145,100	95,065	65,065	-
45	45-07-33-126-007.000-026	R	Badran, Wagic	125,800	125,800	117,570	8,230
45	45-07-33-126-008.000-026	R	Earnhart, Melvin G & Marlan R	143,800	62,340	62,340	-
45	45-07-33-126-009.000-026	R	Solo, Ruben V and Martha as H&W	189,100	90,665	90,665	-
45	45-07-33-126-011.000-026	R	Acorn Enterprises, LLC	195,000	195,000	182,140	12,860
45	45-07-33-126-012.000-026	R	First Financial Bank, N.A.	141,300	141,300	141,300	-
45	45-07-33-126-013.000-026	R	First Financial Bank, N.A.	160,300	160,300	160,300	-
45	45-07-33-126-014.000-026	R	Sand Ridge Bank	894,300	894,300	1,033,790	(139,490)
45	45-07-33-126-017.000-026	R	Colby Commons, LLC (Re-recorded)	409,100	409,100	378,380	30,720
45	45-07-33-126-018.000-026	R	Wojcik, Robert J & June D	144,200	144,200	144,200	-
45	45-07-33-151-001.000-026	R	Nagel, Jeffrey R & Mary C	212,000	212,000	209,170	2,830
45	45-07-33-151-002.000-026	R	Royco Leasing	198,300	198,300	188,420	9,880
45	45-07-33-151-003.000-026	R	Baker, Larry L & Frederick TIC	459,500	459,500	431,090	28,410
45	45-07-33-151-004.000-026	R	TOA, LLC	478,800	478,800	452,610	26,190
45	45-07-33-151-005.000-026	R	Blackard, Carl A & Roberta L Blackard Trs of the CRB Revoc Tr dtd 12/02/13	167,100	167,100	153,090	14,010
45	45-07-33-151-006.000-026	R	Wright, John A	142,500	142,500	135,520	6,980
45	45-07-33-151-007.000-026	R	Wright, John A	76,200	76,200	76,640	(440)
45	45-07-33-151-008.000-026	R	Lawhorn, Jerry & Marie h&w	231,600	231,600	240,050	(8,450)
45	45-07-33-151-010.000-026	R	Sheet Metal Services Inc	168,700	168,700	154,920	13,780
45	45-07-33-151-011.000-026	R	Sheet Metal Services Inc	167,300	167,300	155,210	12,090
45	45-07-33-151-012.000-026	R	Sheet Metal Services Inc	138,100	138,100	127,800	10,300
45	45-07-33-151-013.000-026	R	Turan, Yucel & Nalan	157,300	157,300	144,850	12,410
45	45-07-33-151-014.000-026	R	Messana Family Limited Partnership (The) (dt)	475,800	475,800	446,720	29,080
45	45-07-33-151-015.000-026	R	Grimler, Gary	212,100	212,100	219,020	(6,920)
45	45-07-33-151-016.000-026	R	Dewey, Carolyn T	280,000	280,000	258,980	21,020
45	45-07-33-152-001.000-026	R	SP, LLC (read by ja)	568,000	568,000	525,970	42,030
45	45-07-33-152-002.000-026	R	Henn, Richard & Jennifer	489,400	489,400	482,920	6,480
45	45-07-33-152-003.000-026	R	Zandstra, Garrett B Tr	160,500	160,500	154,150	6,350
45	45-07-33-152-004.000-026	R	Zandstra, Garrett B	100	100	100	-
45	45-07-33-152-005.000-026	R	Zandstra, Garrett B	357,900	357,900	333,300	24,600
45	45-07-33-152-006.000-026	R	Taylor, Kevin J & Michaeline T h&w	139,600	139,600	99,520	40,080
45	45-07-33-152-007.000-026	R	Stevenson, Richard W	162,400	162,400	156,280	6,120
45	45-07-33-152-008.000-026	R	VanKooten, Robert	106,900	106,900	104,440	2,460
45	45-07-33-152-009.000-026	R	Lawhorn, Jerry & Marie h&w	100,300	100,300	100,770	(470)
45	45-07-33-152-010.000-026	R	F & L Enterprises	133,300	130,300	131,180	(880)
45	45-07-33-152-011.000-026	R	Painter, Marlin G Tr of Marlin G Painter Tr w/ta dtd 1/1/89	132,000	132,000	132,630	(630)
45	45-07-33-152-013.000-026	R	Sieb, Vernon D & Sandra J Trs of The Sieb Fam Tr dtd 1/16/08 (dt)	221,500	221,500	325,680	(104,180)
45	45-07-33-152-014.000-026	R	Peoples Fam Trs Tr 10254	228,900	228,900	216,410	12,490

Town of Highland Redevelopment Commission  
Highland, Lake County, Indiana

List of All Individual Components in Each Allocation Area  
(Data for March 1, 2014 Pay 2015)

County	Parcel Number	Property Type Code	Taxpayer Name	Gross Assessed Value	Net Assessed Value	Base AV	Incremental AV
45	45-07-33-201-001.000-026	R	Wendy's International Inc.	671,900	671,900	669,660	3,640
45	45-07-33-201-002.000-026	R	Sundi, Dibakar & Kabita h&w T/E	752,700	752,700	845,570	(92,870)
45	45-07-33-203-005.000-026	R	Lake County Tr Co as Trs of Tr #P-4477 dated 4-22-98	144,900	144,900	143,920	980
45	45-07-33-203-006.000-026	R	Lake County Tr Co as Trs of Tr #P-4477 dated 4-22-98	87,700	87,700	142,960	(55,260)
45	45-07-33-203-007.000-026	R	Garcia, Rafael Garcia	169,000	77,600	77,600	-
45	45-07-33-203-008.000-026	R	Smith, Thelma E & Diane L Ward	123,900	48,285	48,285	-
45	45-07-33-203-009.000-026	R	O'Day, Dennis R aka Dennis R O'Day Jr	142,300	60,245	60,245	-
45	45-07-33-203-010.000-026	R	Livingston, Frank	147,200	63,430	63,430	-
45	45-07-33-203-011.000-026	R	Jones, J Rod & Dr Robert P Thimlon as TIC	140,200	140,200	140,200	-
45	45-07-33-203-012.000-026	R	BKD industries, LLC	155,000	155,000	152,030	2,970
45	45-07-33-203-021.000-026	R	Ozan, John	221,200	221,200	221,200	-
45	45-07-33-226-001.000-026	R	Amoco Pipeline Co	249,500	249,500	240,830	8,670
45	45-07-33-226-002.000-026	R	Oesterle, Jeffrey J aka Jeff Oesterle (ja)	654,400	651,400	611,690	39,710
45	45-07-33-226-003.000-026	R	Stevenson, Jon E Sr Tr	439,400	439,400	420,370	19,030
45	45-07-33-226-004.000-026	R	DeRoll, Thomas W Tre of the Thomas W DeRoll Revoc Tr UA dtd 06/28/12	448,400	448,400	438,030	10,370
45	45-07-33-230-001.000-026	R	Ocampo Medical Centers, LLC	751,800	751,800	794,220	(42,420)
45	45-07-33-230-002.000-026	R	Benevolent, & Protective Ord Elis	288,000	-	-	-
45	45-07-33-230-003.000-026	R	Apa Development Llc	1,066,400	1,063,400	987,360	76,040
<b>Total:</b>				<b>149,475,500</b>	<b>146,948,733</b>	<b>138,403,280</b>	<b>7,645,443</b>
<b>Grand Total For Highland Allocation Area:</b>				<b>214,750,100</b>	<b>193,564,777</b>	<b>179,887,319</b>	<b>13,677,458</b>

CERTIFICATE OF THE CLERK-TREASURER

State of Indiana )
) SS:
County of Lake )

I, the undersigned duly elected and serving Clerk-Treasurer of the Town of Highland, Lake County, Indiana, having offered affirmation upon my oath, do hereby certify as follows:

- 1. That I have reviewed the report as prepared by the Redevelopment Commission by its Redevelopment Director, pursuant to IC 36-7-14-13;
2. That as Clerk-Treasurer of the Town of Highland, I serve as both fiscal officer and disbursing officer for the political subdivision;
2. That I make this certificate for the purposes of affirming to the municipal executive and the Department of Local Government Finance as to this review and the financial data contained in the report;
4. That financial data represented in the annual report of the Highland Redevelopment Commission for the year ended December 31, 2014 and filed in 2015 to which this certificate refers, to the best of my knowledge and belief, ties to the financial records of the Town of Highland, which are in my custody and care as the fiscal officer of the Town of Highland and its executive departments, which includes the Redevelopment Department of the town



IN WITNESS WHEREOF, I hereunto set my hand and Corporate seal of the Town of Highland, Indiana this 12th day of March 2015. I certify that I am the duly elected, qualified and serving Clerk-Treasurer for the Town of Highland, and as such empowered pursuant to I.C. 33-16-4-1; I.C. 36-5-6-5 to make acknowledgments.

Authority Expiration: The Director of the Lake County Combined Board Certified the Election of November 8, 2011 officially December 1, 2011. I was qualified to office upon my oath administered December 20th, 2011, to serve for a term of four years commencing January 1, 2012 and until a successor is elected and qualified. IC 36-5-6-2(b)

Michael W. Griffin, IAMC/MMC/CPFA/CPFIM/CMO
Clerk-Treasurer