

**HIGHLAND REDEVELOPMENT COMMISSION
DISCUSSION TOPICS for STUDY SESSION - DRAFT
TUESDAY, JULY 27, 2021
6:30 P.M**

1. Review of Plenary Business Meeting Agenda
2. Disposition of 2811 and 2821 Jewett - Action
3. Bult Oil Property – Report
4. Downtown Parking Lot – Report
5. Lvl2 EV Charger Installation – Report
6. 8610-8620 Kennedy Ave – Report
7. Wayfinding Sign – Discussion
8. Highland Plaza – Discussion
9. Redevelopment Commissioners Comments

MARKETING proposal

Downtown Sign with Wayfinding Map

*Prepared for
Town of Highland*

June 14, 2021

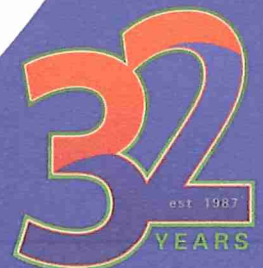
presented by



viamarketing.net

2646 west lincoln hwy
merrillville, indiana 46410
219.769.2299

WOMEN
OWNED



PROPOSAL
June 14, 2021



Kathy DeGuilio-Fox
Town of Highland
3333 Ridge Road
Highland, IN 46322
219-972-7598

Downtown Sign with Wayfinding Map

Scope of Project:	4' x 4'	4' x 6'
Agency Services	\$ 2,070.00	\$ 2,070.00
Design insert. 4-color. 1-side. Gather content, create map of downtown Highland. One set of revisions included. Oversee project and coordination.		
4' x 4' or 4' x 6' Metal post and panel	\$ 6,642.13	\$ 7,905.60
The metal post is 10' long and will be cut to size for space you'd like between the ground and the bottom of the sign. The hinged sign box has a polycarbonate "glass" face. Quoted using a standard color – they carry the basics, including Reflex Blue. Production and installation.		
Custom Sign Print	\$ 269.00	\$ 406.38
Roughly 4' x 4' insert. 4-color. 1-side.		
Shipping	\$ 699.75	\$ 699.75
	Total: \$9,680.88	\$11,081.73

TERMS

Permit submission fees, permit costs and any applicable licensing fees will be billed to you in addition to above quoted prices.

Half down is required at the time of contract signing. The price listed is for payment by cash or check only. If choosing to pay with a credit card, 3% will be added to the total of the above estimate.

Terms Continue on Page 3

Ownership of the new sign and all new sign components will become the **Town of Highland's** property after all sign project charges are paid in full to VIA Marketing. You waive all rights to your sign if any balance is not made within 30 days after installation. VIA has full rights to remove your signage if all our terms on the page have not been met. In addition to removing your sign, interest at a rate of 18% per annum will be charged on accounts past due 30 days. Should we be forced to retain attorneys to collect our invoices, reasonable attorney fees, expenses, court costs and any interest charges incurred, will be at your expense.

We reserve the right to display any work we produce for you in our agency portfolio, which may be reproduced in any reasonable way for our marketing needs.

VIA Marketing assumes no responsibility and offers no warranty on this sign project regarding labor or material. All warranty issues will be addressed under the manufacturer's warranty only.

If electric is required, this proposal assumes a functioning electrical whip will be at the proposed sign location. Estimates also assume all existing electrical / sign components are in good working order. Any and all additional time / labor or material needed to complete installation will be billed separately from above quoted prices.

In the event that VIA Marketing sustains a loss as a result of a claim, suit or proceeding brought against you as a result of these projects which you approved and authorized us to produce for you, you agree to indemnify us for any such losses.

Signatures transmitted via facsimile, PDF or JPG are considered as originals for all purposes of this agreement. Signature represents and warrants that on this date you are duly authorized to bind your company to this agreement.

This bid is valid for (30) days.

Authorized Approval Signature	Date
Kathy DeGuilio-Fox, Town of Highland	

Print Name	Title
------------	-------

Fairview
PRESBYTERIAN CHURCH

**AN EXCITING PLACE TO
WORSHIP & MAKE FRIENDS
C CAMMARATA PASTOR**



MARKETING proposal

Business Directional Sign

*Prepared for
Town of Highland*

July 15, 2021

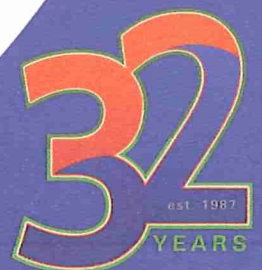
presented by



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WOMEN
OWNED



PROPOSAL
July 15, 2021



Kathy DeGuilio-Fox
Town of Highland
3333 Ridge Road
Highland, IN 46322
219-972-7598

**Downtown Business
Directional Sign**

Scope of Project:

**Six (6) 4' x 10' Double-Sided
Metal Custom Fabricated Sign
Frame (Color of our choice)**

**18" Top with Printed Graphics
On Both Sides**



**Eight (8) Crossbars to Accept Two (2) 6" x 20"
Business Name Plaques per Side**

Three sets of 2 for a total of 6 signs:

- Two for Shops on Jewett
- Two for Shops on Highway
- Two for Shops on Kennedy

Fabrication: \$ 19,463.98

Individual Custom Business Sign Production: \$ 4,677.98

Single-sided polymetal with rounded corners and 2 drilled holes.
Fronts will print business information and backs are black.
The business information will be on the front.
There will be 18 signs per side or 32 per sign.
Quote is for 6 signs for a total of 192 signs. Installed all at once.
(Future replacement cost \$39.75 each)
Production and installation.

Agency Services

\$ 2,000.00

Design sign and header. 4-color.
Gather content. Layout for business signs. Redraw each non-vector logo.
Oversee project and coordination.

Installation \$ 1,831.50
Auger Rental & Hardware \$ 950.00

Install sign frames on street corners. Without a site survey of exact conditions these would be installed this price is a best guess and subject to appropriate changes. I.e. if a jack hammer or concrete drill/saw is required in addition to an auger.

Shipping \$ 699.75

Total: \$ 29,623.21

TERMS

Price quoted is to order all six at once. Permit submission fees, permit costs and any applicable licensing fees will be billed to you in addition to above quoted prices.

Half down is required at the time of contract signing. The price listed is for payment by cash or check only. If choosing to pay with a credit card, 3% will be added to the total of the above estimate.

Ownership of the new sign and all new sign components will become the **Town of Highland's** property after all sign project charges are paid in full to VIA Marketing. You waive all rights to your sign if any balance is not made within 30 days after installation. VIA has full rights to remove your sign(s) if all our terms on these pages have not been met. In addition to removing your sign, interest at a rate of 18% per annum will be charged on accounts past due 30 days. Should we be forced to retain attorneys to collect our invoices, reasonable attorney fees, expenses, court costs and any interest charges incurred, will be at your expense.

We reserve the right to display any work we produce for you in our agency portfolio, which may be reproduced in any reasonable way for our marketing needs.

VIA Marketing assumes no responsibility and offers no warranty on this sign project regarding labor or material. All warranty issues will be addressed under the manufacturer's warranty only.

If electric is required, this proposal assumes a functioning electrical whip will be at the proposed sign location. Estimates also assume all existing electrical / sign components are in good working order. Any and all additional time / labor or material needed to complete installation will be billed separately from above quoted prices.

In the event that VIA Marketing sustains a loss as a result of a claim, suit or proceeding brought against you as a result of these projects which you approved and authorized us to produce for you, you agree to indemnify us for any such losses.

Signatures transmitted via facsimile, PDF or JPG are considered as originals for all purposes of this agreement. Signature represents and warrants that on this date you are duly authorized to bind your company to this agreement.

This bid is valid for (30) days.

Authorized Approval Signature _____ Date _____
Kathy DeGuilio-Fox, Town of Highland

Print Name _____ Title _____

AGENDA FOR PLENARY MEETING

HIGHLAND REDEVELOPMENT COMMISSION

Monday, JULY 27, 2021

6:30 P.M.

DRAFT

Roll Call:

**Commissioner Sean Conley
Commissioner George Georgeff
Commissioner Cyril Huerter
Commissioner William "Bill" Leep
Commissioner Robyn Radford**

Minutes of Previous Sessions:

1. Approve Minutes of Study Session and Plenary Business Meeting of June 22, 2021.

Special Orders: None

Public Comment:

Communications: None

Unfinished Business and General Orders:

New Business:

1. **Consideration of Resolution 2021-18: A Resolution of the Highland Redevelopment Commission Approving an Agreement with Weichert Realtors for Broker Services for the Disposition of Properties Owned by the Highland Redevelopment Commission and Located at the Common Address 2811 Jewett Street.**
2. **Consideration for Resolution 2021-19: A Resolution of the Highland Redevelopment Commission Approving an Agreement with Weichert Realtors for Broker Services for the Disposition of Properties Owned by the Highland Redevelopment Commission and Located at the Common Address 2821 Jewett Street.**
3. **Consideration of Resolution 2021-20: A Resolution of the Highland Redevelopment Commission to Approve and Agreement with VIA Marketing for a Wayfinding Sign for the Downtown Parking Lot.**
4. **Consideration of Resolution 2021-21: A Resolution of the Highland Redevelopment Commission to Approve an Agreement with VIA Marketing for Wayfinding Sign Frames and Business Signs for Installation in Downtown Highland.**

Action to Pay Accounts Payable Vouchers:

094	Redevelopment General	\$	18,284.49
095	Highland Economic Development	\$	0.00
096	Redevelopment Capital	\$	0.00
098	Downtown Redevelopment District Allocation Area	\$	0.00
101	Redevelopment Bond & Interest	\$	0.00
107	Cardinal Campus Allocation	\$	1,250.00
250	CEDIT Econ. Dev. Income Tax Fund	\$	<u>0.00</u>
	TOTAL	\$	19,534.49

Business from the Commissioners:

Next Meeting: The next full Study Session will be August 10, 2021 and convene at 6:30 PM. The next Plenary Meeting will be held on August 24, 2021 and convene immediately following the Study Session. A study session will precede the plenary meeting at 6:30 PM and reconvene following the plenary business meeting, if necessary. The next meeting of Highland Main Street is scheduled for Wednesday, August 11, 2021 at 6:30 PM. The meetings will be convened in person at Town Hall unless advised otherwise.

AGENDA for 07-27-2021_Plenary Business Mtg.

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES - DRAFT
TUESDAY, JUNE 22, 2021**

The Highland Redevelopment Commission ("RC", "Commission") met in person at Town Hall as well as electronically using the Zoom platform on Tuesday, June 22, 2021. The meeting was convened electronically pursuant to Governor Eric Holcomb's Executive Order 20-04, 20-09 and 20-25 now extended through 1 July 2021 by his Order 21-14, allowing such meetings pursuant to IC 5-14-1.5-3.6 for the duration of the COVID-19 emergency. The Study Session was called to order at 7:02 p.m. by Commission President Cy Huerter.

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

Roll Call: Commissioners Sean Conley, George Georgeff, Cyril Huerter, and Bill Leep were present in person at Town Hall. Commissioner Robyn Radford was absent with notice. A quorum was established.

Additional Officials Present: Patrick Krull, School Town of Highland Liaison and non-voting member; Roger Sheeman, Council Liaison to the Redevelopment Commission; Attorney John Reed, Abrahamson, Reed and Bilse; Ed Dabrowski, IT Consultant; and Kathy DeGuilio-Fox, Redevelopment Director were present in person.

Also Present: John Jurisa, Weichert Realtors; Derek Snyder, NIES Engineering and one participant via zoom and identified only as KSE473.

General Substance of the Discussion

- 1. Review of Plenary Business Meeting Agenda:** Having already adjourned the June 22, 2021 plenary business meeting item the commissioners found Item #1 to have been completed.
- 2. Disposition of 2811 and 2821 Jewett – Discussion:** Director DeGuilio-Fox opened discussion by reminding the commissioners that during the most recent discussion in this regard she had been unsure as to whether the time elapsed had been more than was allowed for the Commissioners to continue to pursue a buyer without having new appraisals conducted and a new offering made publicly. She explained she'd reached out to Attorney John Reed and his opinion was that the commission may move forward with pursuing a buyer and negotiating a sale. Ms. DeGuilio-Fox advised that the appraisal averages for the properties were as follows: \$50,350.00 for 2811 Jewett Street and \$70,000.00 for 2821 Jewett Street. She went on to advise she had taken John Jurisa into 2811 Jewett to take a look around. Mr. Jurisa presented the information he had gathered from his visit to 2811 Jewett Street. Discussion ensued. The Commissioners agreed that they did not want to spend any additional monies on 2821 Jewett. And, they agreed that the fewer conditions on the offer listing the better so that the property may be sold and back on the tax rolls. Commissioners agreed that the appraisal averages should be used as the starting offers. Ms. DeGuilio-Fox will prepare for consideration at the July 27th plenary business meeting the appropriate resolutions for approval of listings of the properties located at 2811 Jewett and 2821 Jewett.
- 3. Bult Oil Property – Report:** John Jurisa was asked to provide an update. He reminded those present of the offer to purchase, in the amount of \$65,000, submitted by Louis Jamison of Calumet Region Realty. He also reported they signed an amendment for termination of offer to be extended to July 30, 2021. Mr. Jurisa also reported Mr. Jamison's client's request that Redevelopment install all the sewer infrastructure to the property. Mr. Jurisa mentioned that the Commission could counteroffer if they are interested in the offer. There was no indication from the prospective buyer as to the intended use of the property. Mr. Jurisa also reported that there has been no further contact from Nathan Vis, attorney representing the Highland Body Shop in regard to their letter of intent. John Reed commented that he spoke with Attorney Vis and that if the Highland Redevelopment Commission wanted to install sewers

to the property they would be interested in tapping into the new sewer. Discussion ensued. Ms. DeGuilio-Fox advised that upon talking with Derek Snyder, NIES Engineering, the three cost options that had been received several years ago would be approximately 20% higher today causing the least expensive option for new sewer installation from Highway Avenue north on First Street to Condit to be about \$70,000. Derek Snyder was asked for his comments. Derek presented the revised option information and commented that the major issue regarding cost is the elevation of the BP pipeline. He reported that the most expensive option, Option A, would be the best and last the longest although the upfront costs are higher. He added that the only option for serving the Highland Auto Body would be Option A because of the depth of the pipeline on First Street. For information purposes Derek presented each of the three options. Derek recommended that gravity system sewers are the most desirable and the duplex grinder pump station, Option C, would be the least desirable. It was noted that all of the options would require engineering and incur additional costs to the construction options presented. Discussion ensued and turned to the consideration of u-lock storage on the Bult property. Councilman Sheeman stated he would not be opposed to recommending the Town look anew at the code related to storage facilities. After much discussion Commissioner Leep reminded others that there is an active offer and asked how it should be addressed. Discussion ensued. Derek reminded the Commissioners that the duplex grinder pump station would be the responsibility of the buyer to install and maintain. Commissioner Georgeff suggested going back to the broker and counter-offering \$80,000 which would include the cost of engineering, installation and maintenance of the duplex grinder pump station as well as compliance with all aspects of the town code. Commissioners asked Mr. Jurisa to go back to the prospect and share the costs of sewer with them so they understand their current offer is not adequate and submit a counteroffer of \$100,000.

4. **Downtown Parking Lot Project – Report:** Director DeGuilio-Fox provided a brief project update. The asphalt has been poured however Gallagher is waiting until the weather breaks to do the stamping and color. Ms. DeGuilio-Fox will check with Grimmer Construction about the schedule.
5. **Lvl2 EV Charger Installation – Discussion:** Director DeGuilio-Fox advised that Ozinga Energy was ready to begin the prep work however NIPSCO only today signed off on the work. Ozinga Energy is ready to move forward. Brief discussion ensued.
6. **8610-8620 Kennedy Avenue – Discussion:** No additional discussion was necessary after opening and accepting a bid from 1st Metropolitan Builders and hearing comments about their vision.
7. **Wayfinding Signs – Discussion:** Due to the long running study session this topic was tabled until the July 27th study session.
8. **Highland Plaza – Discussion:** Director DeGuilio-Fox reported she had met with a representative of DLC, owner of the southern section of Highland Plaza as well as Karen Lauerman of LCEA, the representing attorney and Ken Mika. DLC presented a potential development vision that was well received by everyone. Ms. DeGuilio-Fox shared that it is a planned use development and at first glance looks like it could transform the plaza into something that Highland would be good for Highland. However, the project would require a use variance. To that end an executive session with the Highland Redevelopment Commission, the Highland Plan Commission and the Highland Board of Zoning Appeals was suggested. A date will be determined for this join session and steps will be taken to advertise and schedule the meeting.
9. **Redevelopment Commission Comments:** There were no comments and no further discussion.

There being no further discussion the Redevelopment Commission study session was adjourned at 8:40 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.

**HIGHLAND REDEVELOPMENT COMMISSION
PLENARY BUSINESS MEETING MINUTES - DRAFT
TUESDAY, JUNE 22, 2021**

The Highland Redevelopment Commission ("Commission", "RC") met in person at Town hall as well as electronically using the Zoom platform. The meeting was convened as an electronic meeting pursuant to Governor Eric Holcomb's Executive Order 20-04, 20-09 and 20-25 now extended through 1 July 2021 by his Order 21-14, allowing such meetings pursuant to IC 5-14-1.5-3.6 for the duration of the COVID-19 emergency. The Plenary Business Meeting was called to order by Commission President Cy Huerter at 6:30 p.m. Commission President Huerter called for a roll call.

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

Roll Call: Commissioners Sean Conley, George Georgeff, Cy Huerter, and Bill Leep were present at Town Hall. Commissioner Robyn Radford was absent with notice. A quorum was established.

Additional Officials Present: Patrick Krull, School Town of Highland Liaison and non-voting member; Town Council Liaison Roger Sheeman; Attorney John Reed, Abrahamson, Reed and Bilde; Ed Dobrowski, IT Consultant and Kathy DeGuilio-Fox, Redevelopment Director were all present in person.

Also Present: Jay Lieser, President of 1st Metropolitan Builders; Thomas Corsiglia, President and CEO of EMCOR Hyre Electric; John Jurisa, Weichert Realtors; Derek Snyder, NIES Engineering and one participant via zoom and identified only as KSE473.

Commission President Huerter asked that the Commissioners change the order of the agenda for the purpose of addressing new business first. Commissioner Huerter called for a motion. Commissioner George Georgeff made a motion to change the order of the agenda in order to address new business first. Commissioner Bill Leep seconded the motion. There being no discussion Commission President Huerter called for a roll call vote. Upon a roll call vote, the motion passed. The minutes were approved by a voice vote of four affirmatives and no negatives.

New Business: Consideration of Proposals for Purchase of 8610-8620 Kennedy Avenue:

- a. **Attorney Verification of Proof of Publication:** Attorney Reed verified that the proofs of publication were in order and had been advertised on two separate dates less than thirty days and more than ten days from the date of the meeting.
- b. **Opening of Proposals for Disposition of Property:** Commission President Huerter proceeded to open the single proposal that had been submitted to the Redevelopment Commission. As announced by Commission President Huerter the proposal was submitted by 1st Metropolitan Builders. The offer to purchase properties located at 8610-8620 Kennedy Avenue as offered was read in its entirety.
- c. **Review of Proposals for Disposition of Property:** The public offering was reviewed and it was found that the asking price of \$117,500.00 was met and surpassed by the offer to purchase submitted by 1st Metropolitan Builders.
- d. **Selection of Complying Proposal for Disposition of Property:** Having met the terms of the public offering Redevelopment Commission President Huerter asked for a motion to accept the offer. Commissioner Bill Leep made a motion to accept the offer

submitted by 1st Metropolitan Builders. Commissioner George Georgeff seconded the motion. There being no further discussion Commission President Huerter called for a roll call vote. Upon a roll call vote the motion passed. The offer as submitted by 1st Metropolitan Builders, in the amount of \$120,000.00, was accepted by a voice vote of four affirmatives and no negatives.

Commission President Huerter asked Jay Lieser, President of 1st Metropolitan Builders, to please describe in as much detail as possible his plans for the development. Questions and discussion ensued.

Having completed discussion in regard to the proposed project Commission President returned to the agenda.

Minutes of Previous Session: Commission President Huerter asked if everyone had reviewed the minutes. Hearing that everyone had received the minutes prior to the meeting and reviewed them he called for a motion to approve. Commissioner Sean Conley made a motion to approve the minutes as presented. Commissioner George Georgeff seconded the motion. There being no discussion Commission President Huerter asked for a roll call vote. Upon a roll call vote the motion passed. The minutes of the May 25, 2021 meetings and the June 8, 2021 meeting were approved as presented by a voice vote of four affirmatives and no negatives.

Public Comment: None

Communications: None

Unfinished Business and General Orders: None

Action to Pay Accounts Payable Vouchers: Commissioner Bill Leep made a motion to pay accounts payable vouchers as filed on the pending accounts payable docket, covering the period May 27, 2021 through June 23, 2021 and the payroll dockets for June 4, 2021 and June 18, 2021 in the amount of \$48,048.25. Commissioner Sean Conley seconded the motion to approve the Accounts Payable Vouchers. There being no discussion Commission President Huerter called for a roll call vote. Upon a roll call vote the motion passed with four affirmatives and no negatives.

Vendors Accounts Payable Docket:

Redevelopment General Fund, \$22,322.25; Highland Economic Development, \$0.00; Redevelopment Capital Fund, \$26,138.10; Downtown Redevelopment District Allocation Area, \$0.00; Redevelopment Bond & Interest, \$0.00; CEDIT Economic Development Income Tax Fund, \$25,726.00 and Cardinal Campus Allocation Area, \$0.00. Total: \$48,048.25.

Payroll Docket for Payday of June 4, 2021 and June 18, 2021: Redevelopment Department: Total Payroll: \$10,349.37.

Business from the Commissioners: None

Next Meeting: President Huerter advised that the next Study Session is scheduled for Tuesday, August 10, 2021 and will convene at 6:30 PM. The next Plenary Business Meeting is scheduled for Tuesday, July 27, 2021 immediately following the study session at 6:30 PM. A Study Session will reconvene following the public meeting, if deemed necessary. The next meeting of the Highland Main Street is tentatively scheduled to convene on Wednesday, July 14, 2021 at 6:30 p.m. The meetings will be convened in person at Town Hall unless advised otherwise.

Adjournment: There being no further business of the Highland Redevelopment Commission, the Tuesday, June 22th meeting of the Highland Redevelopment Commission was adjourned at 7:30 PM.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary

**TOWN OF HIGHLAND
HIGHLAND REDEVELOPMENT COMMISSION
RESOLUTION 2021-18**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION
APPROVING AN AGREEMENT WITH WEICHERT REALTORS FOR BROKER SERVICES
FOR THE DISPOSITION OF PROPERTIES OWNED BY THE HIGHLAND REDEVELOPMENT
COMMISSION AND LOCATED AT THE COMMON ADDRESS 2811 JEWETT STREET**

Whereas, The Redevelopment Commission of the Town of Highland is authorized to undertake redevelopment activities under IC 36-7-14 and Chapter 216 of the Highland Municipal Code, which are public uses and purposes for which public money may be spent and private property may be acquired, and

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

Whereas, The Redevelopment Commission may adopt rules and bylaws it considers necessary for the proper conduct of their proceedings, the carrying out of their duties; and

Whereas, The Redevelopment Commission is authorized to negotiate and enter into contract by statute; and

Whereas, The Redevelopment Commission does from time to time need general real estate and brokerage services to carry out its duties; and,

Now Therefore Be It Hereby Resolved by the Highland Redevelopment Commission, Highland, Lake County, Indiana:

That it is in the best interest of the Town of Highland to enter into an Agreement with John Jurisa of Weichert Realty to list the sale of the Highland Redevelopment-owned property, located at the common address as follows: 2811 Jewett Street, Highland, Lake County, Indiana, for a listing term of six months from the date said agreement is fully executed and for a real estate commission of six percent (6%) of the selling price, with a minimum of \$3,500.

DULY PASSED and RESOLVED by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 27th day of July, 2021 having passed by a vote of ____ in favor and ____ opposed.

**REDEVELOPMENT COMMISSION of the
TOWN of HIGHLAND, INDIANA**

Cyril Huerter, President

ATTEST:

Robyn Radford, Secretary

Date

Kathy DeGuilio-Fox, Redevelopment Director

Date

Resolution 2021-19
Executed July 27, 2021

**TOWN OF HIGHLAND
HIGHLAND REDEVELOPMENT COMMISSION
RESOLUTION 2021-19**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION
APPROVING AN AGREEMENT WITH WEICHERT REALTORS FOR BROKER SERVICES
FOR THE DISPOSITION OF PROPERTIES OWNED BY THE HIGHLAND REDEVELOPMENT COMMISSION
AND LOCATED AT THE COMMON ADDRESS 2821 JEWETT STREET**

Whereas, The Redevelopment Commission of the Town of Highland is authorized to undertake redevelopment activities under IC 36-7-14 and Chapter 216 of the Highland Municipal Code, which are public uses and purposes for which public money may be spent and private property may be acquired, and

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

Whereas, The Redevelopment Commission may adopt rules and bylaws it considers necessary for the proper conduct of their proceedings, the carrying out of their duties; and

Whereas, The Redevelopment Commission is authorized to negotiate and enter into contract by statute; and

Whereas, The Redevelopment Commission does from time to time need general real estate and brokerage services to carry out its duties; and,

Now Therefore Be It Hereby Resolved by the Highland Redevelopment Commission, Highland, Lake County, Indiana:

That it is in the best interest of the Town of Highland to enter into an Agreement with John Jurisa of Weichert Realty to list the sale of the Highland Redevelopment-owned property, located at the common address as follows: 2821 Jewett Street, Highland, Lake County, Indiana, for a listing term of six months from the date said agreement is fully executed and for a real estate commission of six percent (6%) of the selling price, with a minimum of \$3,500.

DULY PASSED and RESOLVED by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 27th day of July, 2021 having passed by a vote of ____ in favor and ____ opposed.

**REDEVELOPMENT COMMISSION of the
TOWN of HIGHLAND, INDIANA**

Cyril Huerter, President

ATTEST:

Robyn Radford, Secretary

Date

Kathy DeGuilio-Fox, Redevelopment Director

Date

Resolution 2021-19
Executed July 27, 2021

**THE TOWN OF HIGHLAND
HIGHLAND REDEVELOPMENT COMMISSION
RESOLUTION 2021-20**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION APPROVING AN AGREEMENT
WITH VIA MARKETING FOR A WAYFINDING SIGN FOR THE DOWNTOWN PARKING LOT**

Whereas, The Redevelopment Commission of the Town of Highland is authorized to undertake redevelopment activities under IC 36-7-14 and Chapter 216 of the Highland Municipal Code, which are public uses and purposes for which public money may be spent and private property may be acquired, and

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

Whereas, The Redevelopment Commission may adopt rules and bylaws it considers necessary for the proper conduct of their proceedings, the carrying out of their duties; and

Whereas, The Redevelopment Commission is authorized to negotiate and enter into contract by statute; and

Whereas, The Redevelopment Commission does from time to time require professional design and fabrication of product to enhance the downtown and carry out its duties; and,

Now Therefore Be It Hereby Resolved by the Highland Redevelopment Commission, Highland, Lake County, Indiana:

That it is in the best interest of the Town of Highland Redevelopment Commission to enter into an Agreement with VIA Marketing to design and supply a 4' X 6' Wayfinding Sign for installation in the downtown parking lot for a not-to-exceed amount of \$12,000.00.

DULY PASSED and RESOLVED by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 27th day of July, 2021 having passed by a vote of ____ in favor and ____ opposed.

**REDEVELOPMENT COMMISSION of the
TOWN of HIGHLAND, INDIANA**

Cyril Huerter, President

ATTEST:

Robyn Radford, Secretary

Date

Kathy DeGuilio-Fox

Date

**THE TOWN OF HIGHLAND
HIGHLAND REDEVELOPMENT COMMISSION
RESOLUTION 2021-21**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION APPROVING
AN AGREEMENT WITH VIA MARKETING FOR WAYFINDING SIGN FRAMES AND SIGNS
FOR INSTALLATION IN DOWNTOWN HIGHLAND**

Whereas, The Redevelopment Commission of the Town of Highland is authorized to undertake redevelopment activities under IC 36-7-14 and Chapter 216 of the Highland Municipal Code, which are public uses and purposes for which public money may be spent and private property may be acquired, and

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

Whereas, The Redevelopment Commission may adopt rules and bylaws it considers necessary for the proper conduct of their proceedings, the carrying out of their duties; and

Whereas, The Redevelopment Commission is authorized to negotiate and enter into contract by statute; and

Whereas, The Redevelopment Commission does from time to time require professional design and fabrication of product to enhance the downtown and carry out its duties; and,

Now Therefore Be It Hereby Resolved by the Highland Redevelopment Commission, Highland, Lake County, Indiana:

That it is in the best interest of the Town of Highland Redevelopment Commission to enter into an agreement with VIA Marketing to design and supply six Wayfinding Sign Frames and Business Signs for installation in downtown Highland for a not-to-exceed amount of \$30,000.00.

DULY PASSED and RESOLVED by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 27th day of July, 2021 having passed by a vote of ____ in favor and ____ opposed.

**REDEVELOPMENT COMMISSION of the
TOWN of HIGHLAND, INDIANA**

Cyril Huerter, President

ATTEST:

Robyn Radford, Secretary

Date

Kathy DeGuilio-Fox

Date

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

GL Number	Invoice Line Desc	Ref #	Vendor	Invoice Description	Amount	Check #
Fund 094 REDEVELOPMENT GENERAL						
Dept 0000						
094-0000-20003	MEETING NAMEPLATES	93161	ALLIN PLASTIC ENGRAVING	MEETING NAMEPLATES	59.25	
094-0000-20003	OFFICE SUPPLIES	93162	OFFICE DEPOT, INC	OFFICE SUPPLIES	193.65	
094-0000-31001	LEGAL FEES- MARCH-JUNE 2021	93171	ABRAHAMSON, REED & BILSE	LEGAL FEES- MARCH-JUNE 2021	2,014.00	
094-0000-31001	LEGAL FEES	93174	BARNES & THORNBURG, LLP	LEGAL FEES	270.00	
094-0000-31003	GENERAL ENGINEERING SERVICES	93169	NIES ENGINEERING, INC.	GENERAL ENGINEERING SERVICES	1,797.88	
094-0000-33001	LEGAL AD-ECON DEV FUND	93170	THE TIMES OF NW INDIANA	LEGAL AD-ECON DEV FUND	24.31	
094-0000-34023	HEALTH INS	92801	TOWN OF HIGHLAND INS FUND (JULY 2021 HEALTH/LIFE INS PREM RE	3,238.65	
094-0000-35008	LIFE INS	92801	TOWN OF HIGHLAND INS FUND (JULY 2021 HEALTH/LIFE INS PREM RE	15.88	
094-0000-35008	UTILITIES-2821 JEWETT	92778	NISOURCE INC.	UTILITIES- 2821 JEWETT	44.45	999311
094-0000-35008	UTILITIES-2811 JEWETT	92779	NISOURCE INC.	UTILITIES-2811 JEWETT	129.57	999311
094-0000-35008	STORM-8620 KENNEDY	93163	TOWN OF HIGHLAND UTILITIES	STORM- 8620 KENNEDY	61.03	
094-0000-35008	STORM-8618 KENNEDY	93164	TOWN OF HIGHLAND UTILITIES	STORM-8618 KENNEDY	61.03	
094-0000-35008	STORM-8612 KENNEDY	93165	TOWN OF HIGHLAND UTILITIES	STORM-8612 KENNEDY	15.22	
094-0000-35008	STORM-8610 KENNEDY	93166	TOWN OF HIGHLAND UTILITIES	STORM-8610 KENNEDY	15.22	
094-0000-35008	STORM-2605 CONDIR	93167	TOWN OF HIGHLAND UTILITIES	STORM-2605 CONDIR	15.22	
094-0000-35008	STORM-2917 HIGHWAY	93168	TOWN OF HIGHLAND UTILITIES	STORM-2917 HIGHWAY	15.22	
094-0000-39001	RAI ANNUAL DUES	93173	AIM, ACCELERATE IND MUNICIP	STORM-2917 HIGHWAY	125.00	
094-0000-39001	52 WEEK SUBSCRIPTION	93172	THE TIMES	RAI ANNUAL DUES	124.99	
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	92774	PAYROLL ACCOUNT	52 WEEK SUBSCRIPTION	5,031.96	34011
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	93092	PAYROLL ACCOUNT	7/2 PRL D/S TRANSFER REDEVELOPMEN	5,031.96	34032
094-0000-45200	REDEVELOP GEN TRANSFER GROSS			7/16PRL D/S TRANSFER REDEVELOPMEN		
Total For Dept 0000					18,284.49	
Total For Fund 094 REDEVELOPMENT GENERAL					18,284.49	
Fund 107 CARDINAL CAMPUS ALLOCATION						
Dept 0000						
107-0000-39013	PAYING AGENT FEE	92751	REGIONS BANK	CARDINAL CAMPUS PAYING AGENT FEE	1,250.00	999309
Total For Dept 0000					1,250.00	
Total For Fund 107 CARDINAL CAMPUS ALLOCATION					1,250.00	

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

Fund Totals: Fund 094 REDEVELOPMENT GENERAL 18,284.49
Fund 107 CARDINAL CAMPUS ALLOCATI 1,250.00

19,534.49