

**HIGHLAND ECONOMIC DEVELOPMENT COMMISSION  
PUBLIC MEETING MINUTES  
FRIDAY, MARCH 28, 2008**

The Highland Economic Development Commission (“EDC”, “Commission”) met on Friday, March 28, 2008 at 1:11 PM for a Public Meeting in the Council Chambers of the Highland Municipal Building, 3333 Ridge Road, Highland, Indiana. The meeting was called to order by Commission President, Matt Reardon. Minutes were recorded by Redevelopment Director Cecile Petro.

**ROLL CALL:**

Present on roll call included Commissioners David Beanblossom, Matthew Reardon, and George VandeWerken. Also in attendance was Redevelopment Director Cecile Petro. President Reardon stated that a quorum was present.

**MINUTES OF THE PREVIOUS SESSIONS:**

Commissioner VandeWerken made a motion to approve the minutes of the Public Meeting and Study Session of May 20, 2007. Commissioner Beanblossom seconded the motion. **The motion passed 3 ayes and 0 nays.**

**REPORTS AND COMMUNICATIONS:**

On March 27, 2008, Mr. Joseph Wszolek sent an electronic letter to the EDC regarding the creation of an Economic Development Target Area for 2609 45<sup>th</sup> Street. His concern was that the entire 45<sup>th</sup> Street business corridor had not been reviewed or studied before action is taken by the EDC. He suggested that the “district needs further study as to its impacts to the surrounding area including traffic flow prior to adoption”.

The EDC considered Mr. Wszolek’s comments. Commissioner Beanblossom requested more information on the need to move forward with this designation before a comprehensive study could be accomplished. Commissioner VandeWerken stated that the request came from the owner of Bell Parts Supply and that they want to expand and rehab their exterior during this construction season. He also stated that the retail at this location is limited. The Director stated that the company has looked at several other towns and needs a larger facility immediately. Commissioner Reardon stated that the Town should review 45<sup>th</sup> Street from Munster to Griffith and convene a planning session to study this corridor. The Commission requested that the Director transmit this suggestion to the Council.

**UNFINISHED BUSINESS: None**

**NEW BUSINESS:**

Commissioner VandeWerken made a motion to approve the creation of an Economic Development Target Area and subsequent tax abatement for 2609 45<sup>th</sup> Street subject to adherence to the Redevelopment Commission’s Design Standards, to the greatest extent possible. Commissioner Beanblossom seconded the motion.

During discussion the Commissioners reviewed the parking situation at the site. The Director stated that the Building Superintendent declared that there was sufficient parking for the expansion. The Commissioners also discussed the proposed Design Standards and their desire to see those incorporated into the façade improvement. In addition, Commissioner Reardon presented an in-depth description of the effect of tax abatement on Bell Parts Supply, the Town, and other units of government. **Motion carried 3 ayes and 0 nays.**

The Director reviewed the Annual Report for 2007. Commissioner VandeWerken made a motion to approve the Annual Report for 2007. Commissioner Beanblossom seconded the motion. **Motion passed 3 ayes and 0 nays.**

**BUSINESS FROM THE FLOOR: None**

**PUBLIC COMMENT: None**

**CLAIMS: None**

**NEXT MEETING: Not established at this time**

**ADJOURNMENT:**

At 2:25 PM, Commissioner Beanblossom made a motion to adjourn the meeting. Commissioner VandeWerken seconded the motion. **Motion approved by unanimous consent.**



**STATEMENT OF BENEFITS  
REAL ESTATE IMPROVEMENTS**

State Form 51767 (R2 / 1-07)  
Prescribed by the Department of Local Government Finance

20 <u>    </u> PAY 20 <u>    </u>
FORM SB-1 / Real Property

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
 Eligible vacant building (IC 6-1.1-12.1-4.3)

**INSTRUCTIONS:**

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
- Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, BEFORE a deduction may be approved.
- To obtain a deduction, application Form 322 ERA/VRE or Form 322 ERA/VBO, whichever is applicable, must be filed with the County Auditor by the later of: (1) May 10; or (2) thirty (30) days after the notice of addition to assessed valuation or new assessment is mailed to the property owner at the address shown on the records of the township assessor.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must attach a Form CF-1/Real Property annually to the application to show compliance with the Statement of Benefits. [IC 6-1.1-12.1-5.1(b) and IC 6-1.1-12.1-5.3(i)]
- The schedules established under IC 6-1.1-12.1-4(d) for rehabilitated property and under IC 6-1.1-12.1-4.8(1) for vacant buildings apply to any statement of benefits approved on or after July 1, 2000. The schedules effective prior to July 1, 2000, shall continue to apply to a statement of benefits filed before July 1, 2000.

**SECTION 1 TAXPAYER INFORMATION**

Name of taxpayer <i>Bell Parts Supply, Inc.</i>		
Address of taxpayer (number and street, city, state, and ZIP code) <i>2609 45th St.</i>		
Name of contact person <i>Scott Bell</i>	Telephone number <i>219-924-1200</i>	E-mail address <i>sbell@bellparts.com</i>

**SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT**

Name of designating body <i>Town of Highland</i>	Resolution number
Location of property <i>2609 45th Highland, Ind</i>	County <i>Lake</i>
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <i>4,200 Sq Ft. Expansion</i> <i>Improvements to Facade, Signage, &amp; Parking</i>	Estimated start date (month, day, year) Estimated completion date (month, day, year)

**SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT**

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
<i>22</i>	<i>\$761,592</i>	<i>22</i>		<i>3-5</i>	<i>\$100,000 - \$180,000</i>

**SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT**

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	REAL ESTATE IMPROVEMENTS		
	COST	ASSESSED VALUE	
	Current values	<i>525,000</i>	<i>747,200</i>
	Plus estimated values of proposed project	<i>475,000</i>	
	Less values of any property being replaced		
Net estimated values upon completion of project	<i>1,000,000</i>		

**SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER**

Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
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Other benefits

**SECTION 6 TAXPAYER CERTIFICATION**

I hereby certify that the representations in this statement are true.

Signature of authorized representative <i>Scott W Bell</i>	Title <i>Owner</i>	Date signed (month, day, year) <i>07/18/08</i>
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I affirm under penalties of perjury that the above information is true and correct.

(Signed) Arthur W. Seale

(Title) Owner

(Date) 2/18/08

Estimated number of trucks per day (if applicable):

\_\_\_\_\_

Description of financial capacity with regard to this project:  
(Please Attach Exhibit E Letter of Financial Commitment)

Financing secured through First Midwest Bank.

Number of years that the applicant is requesting tax abatement:

10 years

Other incentives requested from the Town of Highland or State of Indiana:

Facade improvements may be a large part of project. Incentives or assistance would be helpful. State funds for training or business development would also be beneficial.

Upon favorable review and passage by the Town Council, the successful applicant will be required to contribute an amount of up to 1% of the total project investment to the Town of Highland Redevelopment Improvement Fund. The Town Council will determine the specific dollar amount at time of final approval for tax abatement. Contributions to this fund shall be used for community and economic development purposes, and other public benefit as directed by the Town Council.

Application for Tax Abatement

Town of Highland

Company Name:

Bell Parts Supply, Inc.

Address:

2609 45<sup>th</sup> St.  
Highland, IN 46322

Web Address (if available):

bellparts.com

Contact name and title:

Scott Bell - Owner  
Dave Bell - Owner

Phone number:

924-1300

Fax number:

924-2047

E-mail address:

sbell@bellparts.com

Brief description of business including SIC code and or principal business activity:

Bell is the largest distributor of appliance parts in Indiana, offering parts & supplies for major home appliances, furnaces, & gas grills.  
SIC code 423990

Legal description and address of project property:  
(Attach additional sheets if necessary)

2609 45<sup>th</sup> St. Highland, IN.

Current uses and conditions of property:

Retail, Warehouse, & office space.

Is the project an expansion or relocation?

Expansion

If the project is relocation, please identify the State, County and local jurisdiction that you are relocating from and why:

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

What is the project estimated start and completion date?

Start of construction 4/1/08  
Completed in 4-6 months

Type and amount of new Investment:

Real Property:

Land: \$ 75

Improvements: \$ 400,000

Personal Property:

Manufacturing equipment: 0 -

Research and development equipment: 0 -

Estimated tax benefits to the Town of Highland:

Real Property: Add \$ 475,000 in assessed value.

Personal Property: \_\_\_\_\_

Attach copies the following:

Exhibit A Plats or maps of project area

Exhibit B Drawings and photos

Exhibit C Signage and landscape plans as applicable

Current number of employees in the Town:

22

Current number of employees in the State of Indiana:

38

Estimated number of construction jobs (if applicable):

Number of estimated new full and part-time jobs as a result of the project:  
(Attach Exhibit D job descriptions, and wage ranges)

Within 3 years 3-5 full time (17-22/hr)

2-4 part time (same)