

**HIGHLAND REDEVELOPMENT COMMISSION  
STUDY SESSION MINUTES  
TUESDAY, OCTOBER 26, 2021**

The Highland Redevelopment Commission ("Commission", "RC") met in an electronically convened meeting using the Zoom platform. The meeting was convened as an electronic meeting pursuant to Governor Eric Holcomb's Executive Order 20-04, 20-09 and 21-28, allowing such meetings pursuant to IC 5-14-1.5-3.6 for the duration of the COVID-19 emergency through to December 1, 2021. The plenary business meeting was called to order at 6:30 p.m. by Commission President Cyril (Cy) Huerter.

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

**Roll Call:** Commissioners present included Sean Conley, George Georgeff, Cyril Huerter, Bill Leep and Robyn Radford. A quorum was established.

**Additional Officials Present:** Ed Dabrowski, IT Director; Attorney John Reed, Abrahamson, Reed and Bilsie; and Kathy DeGuilio-Fox, Redevelopment Director.

*Also Present:* John Jurisa, Weichert Realtors; Lydia Shotts, Resident of Highland, Indiana and one unidentified guest.

**General Substance of the Discussion**

1. **Review of Plenary Business Meeting Agenda:** Ms. DeGuilio-Fox reviewed the plenary business meeting agenda with the Commissioners. Brief discussion ensued.
2. **Disposition of 2815 Jewett – Report:** Director DeGuilio-Fox advised that approval of Resolution 2021-28 will allow her to send notice of Request for Proposals and advertise the public offering of 2815 Jewett. She advised that the notice will be advertised twice and that proposals will be due to be submitted no later than 4:00 PM on November 23, 2021. If there are any proposals submitted they will be brought to the Redevelopment Commission to open and review during their public meeting the evening of November 23, 2021. If there are any proposals that meet the public offering requirements at that time the Commissioners will announce by whom that offer was submitted.
3. **Disposition of 2821 Jewett – Report:** Director DeGuilio-Fox advised she'd received photos of the roof at 2821 Jewett taken at the time of the buyer's inspection. She advised that upon receipt of the photos from Mr. Jurisa she called Eric Gluth at Gluth Roofers and requested estimates for repair and replacement as well as his opinion in regard to feasible options. Ms. DeGuilio-Fox reported she had just that afternoon, Tuesday October 26<sup>th</sup>, received the estimates from Eric Gluth via email. She reviewed that information with the commissioners. Discussion ensued. President Huerter suggested the commissioners offer an allowance for the repair of the roof to the buyers. Further brief discussion ensued. The buyer asked for a \$12,000 credit toward repair of the roof. The commission determined they would offer a credit of \$7,873 as estimated by Gluth Roofers. John Jurisa will submit a seller's response to the buyer's inspection response. The commissioners decided to amend the October 26<sup>th</sup> meeting agenda then add a new resolution amending Resolution 2021-27, which approved acceptance of the buyer's offer, and adopt

Resolution 2021 -29 approving a credit in the amount of \$7,873.00 which is equal to the Gluth roof repair estimate.

4. **Bult Oil Property – Update:** John Jurisa reported that the buyer submitted earnest money in the amount of \$1,500.00 and the title work was received. Mr. Jurisa further reported that attorney Vis had not submitted a complete legal description of the property. He submitted a legal description for one lot rather than all six. Ms. DeGuilio-Fox reported she had spoken with John Reed last week, after receiving emails from Dan Eriks, in regard to attorney Vis contacting her to express his displeasure and/or misunderstanding as to all of the steps that would be required to move forward with development. He believed that the Eriks needed only to receive approval for the property purchase from the Town Council. He did not understand that the Plan Commission and/or BZA must also provide approvals for the development of the property, nor did he understand that the Eriks were to submit a development plan and timeline to the Redevelopment Commission. Believing it was better for the Redevelopment Commission attorney to intervene, Ms. DeGuilio-Fox asked attorney Reed to contact attorney Vis to explain to him the procedures such that there would be no further misunderstanding. John Reed commented that he left two messages for attorney Vis but had not heard back as of the time of the Commission’s meeting. The Redevelopment Director will follow up with attorney Reed. Both agreed that the Eriks had yet to submit their development plan and project timeline to the Redevelopment Commission. Brief discussion ensued.
5. **Speedway Property at 8436 Kennedy Avenue – Update:** Ms. DeGuilio-Fox reminded the Commissioners that they had asked her to check into the property located at 8436 Kennedy, property owned by Speedway. She advised that she spoke with attorney Reed and knew that he had ordered title work. John Reed advised he had not received those documents to date. He felt he should receive them soon. Ms. DeGuilio-Fox will follow up with Mr. Reed. Discussion ensued in regard to whether the property is large enough to accommodate the CITGO Station, currently located at the corner of Highway and Kennedy Ave. Ms. DeGuilio-Fox will attempt to make contact with the CITGO owners and inquire as to whether they continue to be interested or not in the Speedway property at 8436 Kennedy.
6. **8200 Indianapolis Blvd – Discussion:** Ms. DeGuilio-Fox advised that the developer she’s been working with, and who purchased the Kennedy Avenue for development, had expressed interest in the Redevelopment-owned property located at 8200 Kennedy. He offered to work out a purchase arrangement with Redevelopment and then construct a building and storage facility if Aide Rental would agree to relocating their business to that location. Ms. DeGuilio-Fox asked what the Commissioners thoughts were in this regard. Discussion ensued. If the Commission agrees with the idea Mr. Lieser will contact the owner of Aide Rental. Commissioner Conley indicated he knows the owner and is willing to make an introduction.
7. **2021 Goals – Review:** Mr. Huerter commented that he’d reviewed the Redevelopment Commission’s 2021 Goals and is impressed by what the Commission has accomplished this year. He encouraged the other commissioners to take a close look at the goals and think about what they should set their sights on for 2022. Ms. DeGuilio-Fox encouraged the commissioners to consider what goals might be set for 2022 and do a little planning prior to the beginning of next year. President Huerter also asked about the Commercial Property Improvement Grant Program and if there are any pending applications. Ms. DeGuilio-Fox explained that the proposed buyer of the Highland Office Building has not yet closed on the purchase and so not submitted a grant

application. She explained there continues to be ongoing discussions between the owner and the buyer and that the project may not occur until next year.

- 8. Redevelopment Commission Comments:** Director DeGuilio-Fox asked attorney Reed why he went directly to the Council to arrange a meeting with Jay Lieser, proposed developer for the south Kennedy and downtown Kennedy projects, rather than reaching out to the Redevelopment Director first. She reminded everyone that she had initiated the projects with a cold call to the developer more than a year ago and that since then conversation and meetings have continued to move forward. She also reminded commissioners that this developer has a purchase agreement with the Redevelopment Commission for the downtown Kennedy Avenue properties and was to submit a concept plan to the Commissioners for their review prior to any others. Attorney Reed explained that he was trying to accommodate a request from the attorney for the developer to introduce the projects to the Town Council to receive their blessing before moving forward. Discussion ensued.

There being no further discussion the Redevelopment Commission study session was adjourned at 7:25 p.m.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary.

**HIGHLAND REDEVELOPMENT COMMISSION  
PLENARY BUSINESS MEETING MINUTES  
TUESDAY, OCTOBER 26, 2021**

The Highland Redevelopment Commission (“Commission”, “RC”) met in an electronically convened meeting using the Zoom platform. The meeting was convened as an electronic meeting pursuant to Governor Eric Holcomb’s Executive Order 20-04, 20-09 and 21-28, allowing such meetings pursuant to IC 5-14-1.5-3.6 for the duration of the COVID-19 emergency through to December 1, 2021. The Plenary Business Meeting was called to order at 7:25 p.m. by Commission President Cyril (Cy) Huerter.

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

**Roll Call:** Commissioners present included Sean Conley, George Georgeff, Cyril Huerter, Bill Leep and Robyn Radford. A quorum was established.

**Additional Officials Present:** Ed Dabrowski, IT Director; Attorney John Reed, Abrahamson, Reed and Bils; and Kathy DeGuilio-Fox, Redevelopment Director.

*Also Present:* John Jurisa, Weichert Realtors; Lydia Shotts, Resident of Highland, Indiana and one unidentified guest.

**Minutes of Previous Sessions:** Commission President Huerter asked if everyone had received and reviewed the minutes of the September 28, 2021 study session and plenary business meeting as well as the October 12, 2021 study session. Hearing that everyone had reviewed the minutes he called for a motion to approve. Commissioner Bill Leep made a motion to approve the minutes as presented. Commissioner George Georgeff seconded the motion. There being no corrections or discussion, Commission President Huerter approved the minutes as presented.

**Special Orders:** None

**Public Comment:** Ms. Lydia Shotts, referenced reviewing the agenda that was posted and asked about a south Kennedy Avenue development. Mr. Huerter recognized that she was referencing the 2021 Redevelopment Goals and mistook Goal #7 – Continue to Explore Feasibility of a New Business Park on Kennedy Avenue and Main Street - as a project currently under consideration by the Redevelopment Commission. President Huerter explained that this was not on the Commission’s agenda and therefore currently not a point of discussion. However, Ms. Shotts was briefly informed of the potential project that could come before the Plan Commission should developer 1<sup>st</sup> Metropolitan Builders petition for consideration. Ms. Shotts was advised to watch the Plan Commission and/or BZA agendas for further information about the project.

**Communications:** None

**Unfinished Business and General Orders:** None

**New Business:**

1. **Resolution 2021-28: A Resolution of the Highland Redevelopment Commission Regarding Disposition of Property Located at 2815 Jewett and Matters Related Thereto.** Commission President Huerter called for a motion to approve Resolution 2021-28. Commissioner Bill Leep moved to approve. Commissioner Robyn Radford

seconded the motion. There being no discussion a roll call vote was taken. The motion passed with a vote of five affirmatives and no negatives.

2. **Amendment of October 26, 2021 Agenda:** The Commissioners expressed their desire to add additional business to the agenda understanding such an action would require a motion to amend before proceeding to take up the new business. President Huerter called for a motion to amend the agenda to add the item concerning the sale of the 2815 Jewett property. Commissioner George Georgeff made a motion to add new business concerning the sale of the 2815 Jewett Street property to the agenda. Commissioner Bill Leep seconded the motion. There being no discussion a roll call vote was taken. The motion passed with a voice vote of five affirmatives and no negatives.
  
3. **Resolution 2021-29: A Resolution of the Highland Redevelopment Commission Amending Resolution 2021-27 Approving and Accepting an Offer to Purchase Redevelopment Department Owned Property Located at 2821 Jewett Avenue By Richard J. Kroll in the Amount of Eighty-Eight Thousand Dollars and 00/100 Cents (\$88,000.00) to Offer a Credit in the Amount of \$7,873.00 for Roof Repair of Said Property.** Discussion ensued. There being no further discussion, Commission President Huerter called for motion. Commissioner Bill Leep made a motion to accept Resolution 2021-29. Commissioner Sean Conley seconded the motion. Commissioner Huerter asked if there was any additional discussion. Commissioner George Georgeff advised he would abstain from voting on this motion because, as he'd advised during an earlier meeting, the purchaser had previously contacted him and were customers of his. There being no further discussion the roll was called for a voice vote. The motion passed by a voice vote of four affirmatives, no negatives and one abstention.

**Action to Pay Accounts Payable Vouchers:** Commissioner George Georgeff made a motion to pay accounts payable vouchers as filed on the pending accounts payable docket, covering the period September 29, 2021 through October 27, 2021 and the payroll dockets for October 8, 2021 and October 22, 2021 in the total amount of \$141,527.65. Commissioner Robyn Radford 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 five affirmatives and no negatives.

**Vendors Accounts Payable Docket:**

**Redevelopment General Fund, \$14,827.65; Highland Economic Development, \$0.00; Redevelopment Capital Fund, \$26,700.00; Downtown Redevelopment District Allocation Area, \$0.00; Redevelopment Bond & Interest, \$0.00; CEDIT Economic Development Income Tax Fund, \$0.00 and Cardinal Campus Allocation Area, \$0.00. Total: \$41,527.65.**

**Payroll Docket for Payday of October 8, 2021 and October 22, 2021: Redevelopment Department: Total Payroll: \$10,359.13.**

**Business from the Commissioners:** There was no business from the Commissioners however Redevelopment Director asked the commissioners if they would like to alter their December schedule as they had done for their December 2020 meetings. Commissioners agreed that if both study session and plenary business meeting for the month of December could be convened on Tuesday, December 14, 2021 they would proceed with altering their schedule to accommodate that change. Ms. DeGuilio-Fox will check with the Clerk-Treasurers and his staff to ask if that schedule change would work for them.

**Next Meeting:** President Huerter advised that the next Study Session is scheduled for Tuesday, November 9, 2021 and will convene at 6:30 PM. The next Plenary Business Meeting is scheduled for Tuesday, November 23, 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, November 10, 2021 at 6:30 p.m. The meetings will be convened in person at Town Hall unless otherwise advised through the issuance of a public notice.

**Adjournment:** There being no further business of the Highland Redevelopment Commission, the Tuesday, October 26, 2021 meeting of the Highland Redevelopment Commission was adjourned at 7:45 PM.

Respectfully submitted by Kathy DeGuilio-Fox, Recording Secretary

**TOWN OF HIGHLAND  
HIGHLAND REDEVELOPMENT COMMISSION  
RESOLUTION 2021-28**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT  
COMMISSION REGARDING DISPOSITION OF PROPERTY LOCATED  
AT 2815 JEWETT AND MATTERS RELATED THERETO**

**WHEREAS**, the Highland Redevelopment Commission (the “Commission”), as the governing body for the Highland Redevelopment Department (the “Department”), pursuant to Indiana Code 36-7-14, as amended (the “Act”), has established the Highland Redevelopment Area (the “Economic Revitalization Area”), as an economic development area pursuant to Section 41 of the Act; and

**WHEREAS**, the Commission desires to dispose of certain property as described in Exhibit A hereto (the “Property”), or a portion thereof, pursuant to the terms of an Offering Sheet substantially in the form set forth in Exhibit B hereto; and

**WHEREAS**, pursuant to Section 22 of the Act, the Commission is required to cause to be published in accordance with law a notice of disposition of the Property; and

**WHEREAS**, the Commission has obtained appraisals for the Property in Accordance with Law.

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

1. The Commission hereby authorizes and directs the Redevelopment Director to cause to be published a notice of disposition of the Property pursuant to Section 22 of the Act.
2. Appraisals for the Property have been obtained by the Commission as required by Section 22 of the Act and are hereby accepted and approved.
3. The Offering Sheet substantially in the form set forth in Exhibit B hereto is hereby approved.
4. This Resolution shall take effect immediately upon its adoption by the Commission.

**DULY RESOLVED AND ADOPTED** by the Redevelopment Commission of the Town of Highland, Lake County, Indiana this **26<sup>th</sup>** day of **October, 2021** having passed by a vote of 5 in favor and 0 opposed.

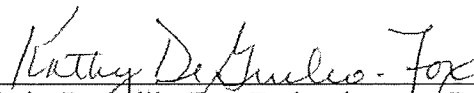
**REDEVELOPMENT COMMISSION of the  
TOWN of HIGHLAND, INDIANA**

  
\_\_\_\_\_  
Cyril Huerter, President

**ATTEST:**

  
\_\_\_\_\_  
Bill Leep, Secretary

10-27-21  
\_\_\_\_\_  
Dated

  
\_\_\_\_\_  
Kathy DeGuilio-Fox, Redevelopment Director  
Town of Highland Department of Redevelopment

Nov 26, 2021  
\_\_\_\_\_  
Dated



**NOTICE OF REQUEST FOR PROPOSALS  
HIGHLAND REDEVELOPMENT COMMISSION  
TOWN OF HIGHLAND, LAKE COUNTY, INDIANA**


Notice is hereby given that the Highland Redevelopment Commission (the "Commission") will accept sealed proposals at the office of the Redevelopment Commission, located in the Highland Town Hall at 3333 Ridge Road, Highland, Indiana, up to the hour of 4:00 PM (CST) on the 23<sup>rd</sup> day of November, 2021. Notice is further given that a public meeting of the Commission will be held on the 23<sup>rd</sup> day of November, 2021 at 6:30 PM (CST) at 3333 Ridge Road, Highland, Indiana, at which time and place the "Commission" shall open and consider each proposal pursuant to Indiana Code 36-7-14-22. For the purchase of real property located at 2815 Jewett Street, being made available for development purposes and/or highest and best use in the Highland Downtown Redevelopment Area I, said property including 0.16 acres, more or less.

The Offering Sheet containing a detailed description of the property located at 2815 Jewett, the offering price for the property described and the terms upon which the sale shall be awarded, as well as certain limitations on the use of the property described above, is available for review at the office of the Town of Highland Redevelopment Commission located at 3333 Ridge Road, Highland, Indiana.

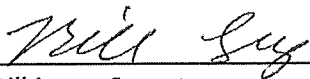
Each proposal shall be executed in the manner provided for in the Offering Sheet. Pursuant to Indiana Code 36-7-14-22, any proposal submitted by a trust (as defined in Indiana Code 30-4-1-1(a)) must identify each (i) beneficiary of the trust and (ii) settlor empowered to revoke or modify the trust.

Dated this 26<sup>th</sup> day of October, 2021

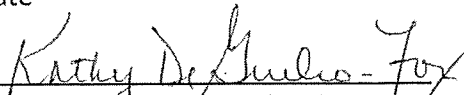
Town of Highland, Lake County, Indiana  
Redevelopment Commission

  
\_\_\_\_\_  
Cyril Huerter, President

ATTEST:

  
\_\_\_\_\_  
Bill Leep, Secretary

10-27-21  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Kathy DeGulio-Fox, Redevelopment Director

Nov 26, 2021  
\_\_\_\_\_  
Date

**EXHIBIT A**

**DESCRIPTION OF PROPERTY**

*(See Attached)*

## EXHIBIT A

### DESCRIPTION OF PROPERTY

The property offered for sale is located at 2815 Jewett Street. The subject property consists of three units and the present use is Mixed Commercial, considered the Highest and Best Use. It is situated on a common site measuring 54.6' x 125' and is an approximate total of 6,825 sq. ft. or 0.16 acres, more or less. The Gross Building Area of the three unit building is 6,195 sq. ft. +/- . The front of the building measures approximately 50' x 59' and is currently occupied by two commercial units, one a coffee house/restaurant and the other a retail store. Each business occupies approximately 1,475 sq. ft. +/- of the front commercial space. The rear storage garage area measures approximately 51' x 59' and occupies approximately 3,245 sq. ft. of the building. According to the Lake County Assessor's records, the site is legally described as Highland Lot 21, Block 14 Except the East 42FT, All of Lot 22, Block 14 in the Highland Addition to the Town of Highland, Lake County, Indiana. The Parcel ID Number is: 45-07-21-451-012.000-026

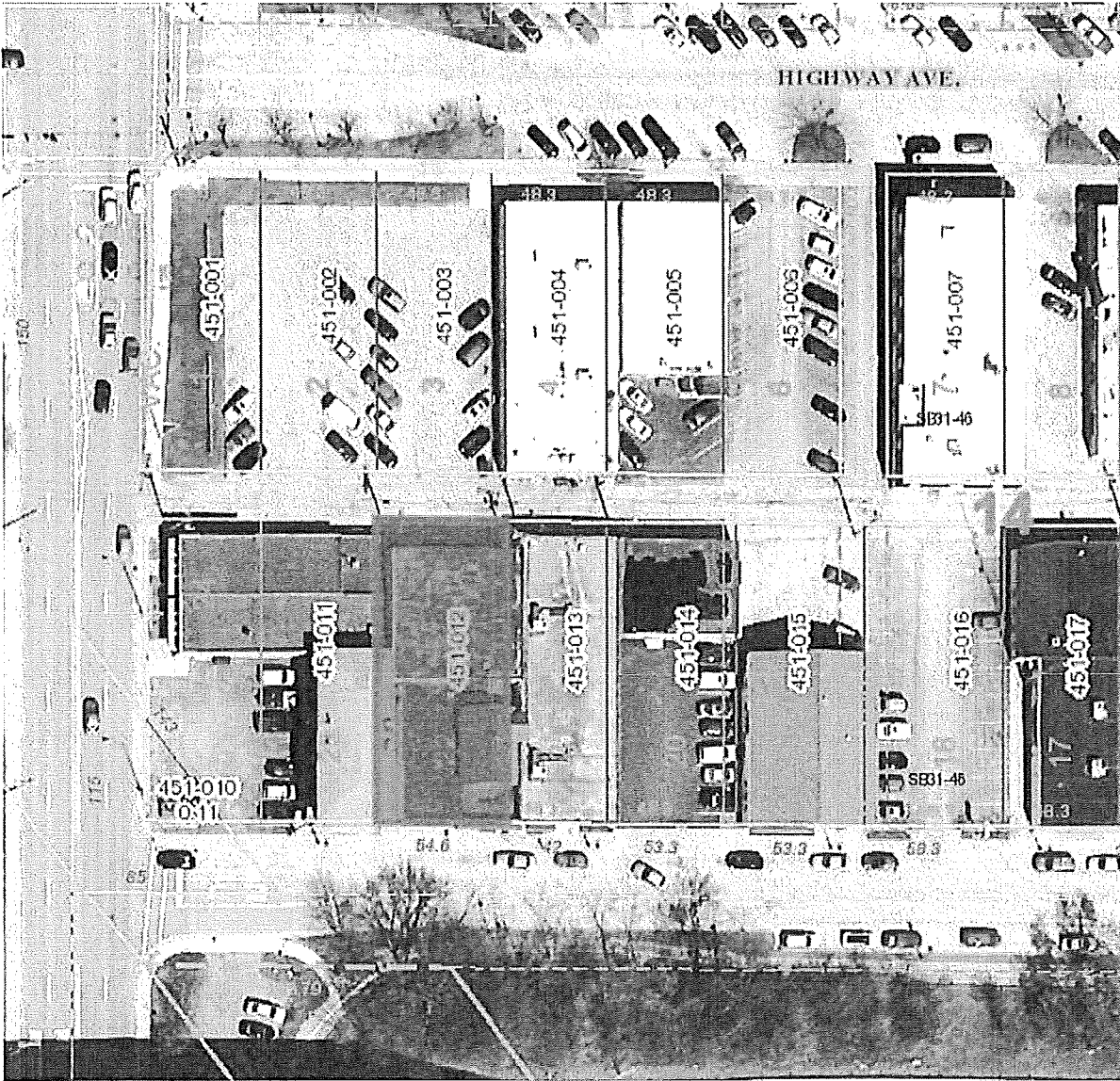
The subject property is situated on the north side of Jewett Street just east of Kennedy Avenue in the central business district of downtown Highland. Jewett Street is a secondary lane road that extends east from Kennedy Avenue about two blocks to 5<sup>th</sup> Street and is proximate to the major intersection of Highway Avenue and Kennedy Avenue. Jewett Street in this location is generally comprised of small commercial use properties. The subject property faces the Ridge Road viaduct approach way. Access to Jewett Street is via Kennedy Avenue, 4<sup>th</sup> or 5<sup>th</sup> Streets, or the public alleyway (between Jewett & Highway Avenues). The north side of Jewett Street has a variety of commercial uses from eateries to a Lake County Public Library branch, other uses include retail, small services and professional offices.

The subject property is located in B2 Central Business District zoning and is currently a mixed use property with three rental units including: a small café, a retail shop and a storage/garage. The district allows most retail, restaurant and service type business. This area of downtown Highland is located in an overlay district and requires specific design standards be followed as described in Highland's Master Plan found at: <https://www.highland.in.gov/MASTERPLAN>.

The subject property is well served by public utilities including municipal water and sanitary sewer services and NIPSCO gas & electric. These systems have adequate capacity to serve the redevelopment of the property. Police and fire protection services are readily available with both police and fire stations located in close proximity to the site.

The subject property is approximately 1.25 miles from the Kennedy Avenue interchange of Interstate 80/94. According to Flood Insurance Rate Maps published by the U.S. Federal Emergency Management Agency, the subject property is located in a Zone X area determined to be outside a special flood hazard zone as shown by map panel #18089C137F, dated 03/16/2016.

AERIAL GIS MAP -- 2815 Jewett





**2815 JEWETT AVENUE  
HIGHLAND, INDIANA**

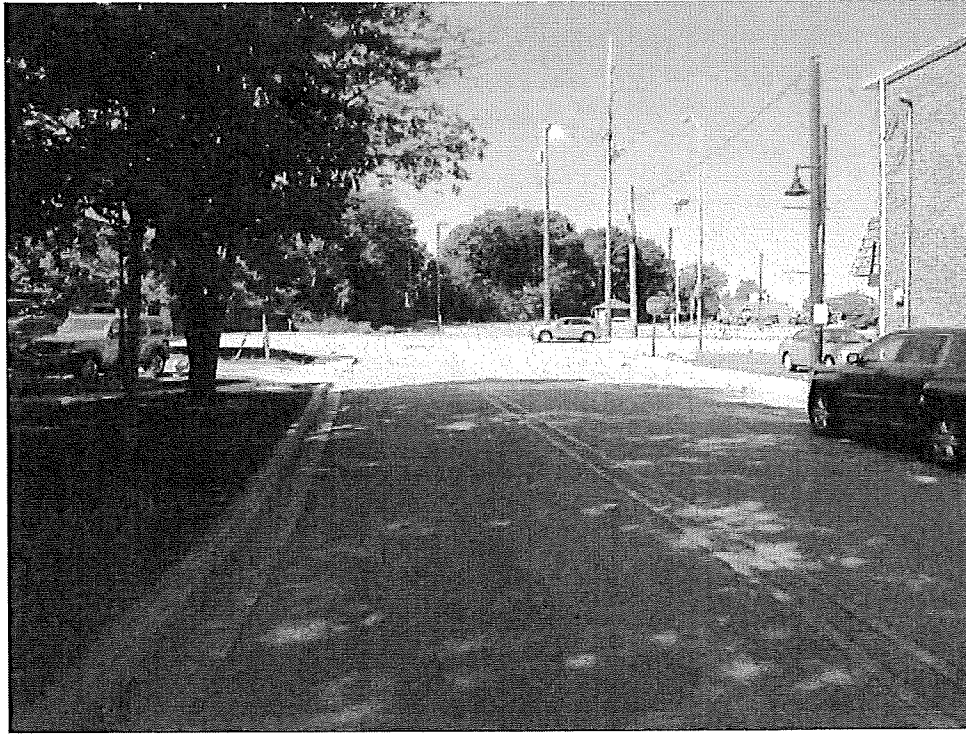


View of Interior Retail Space

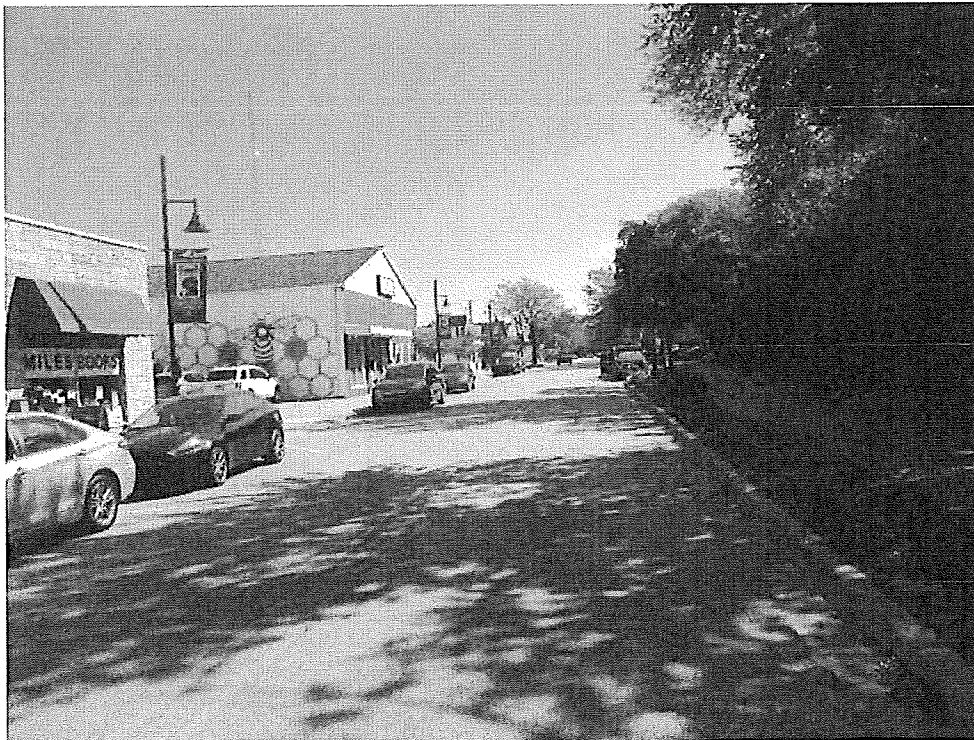


View of Interior Restaurant Space

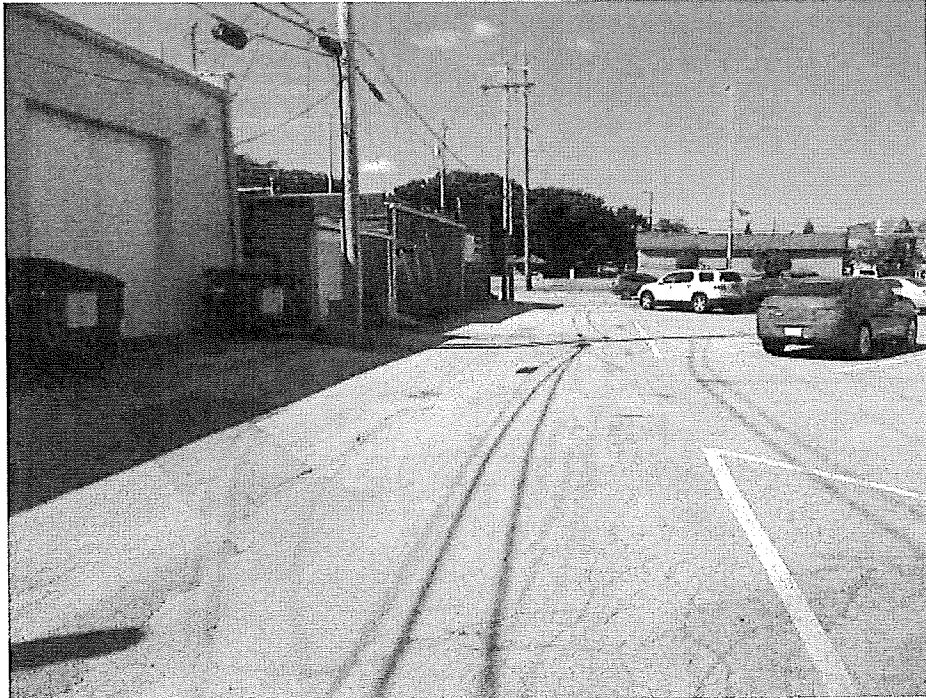




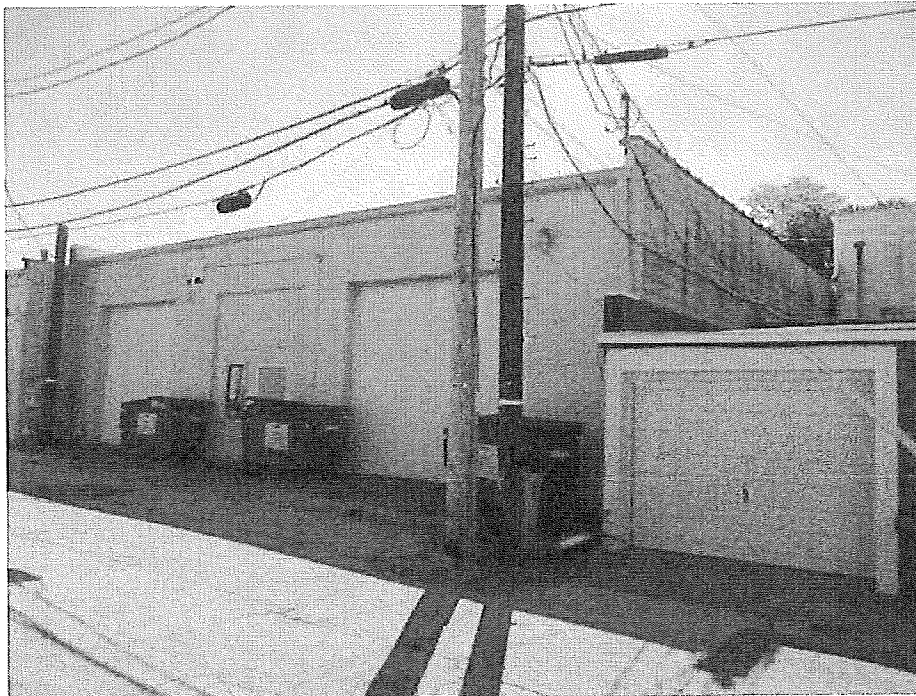
View Looking West Along Jewett Avenue



View Looking East Along Jewett Avenue

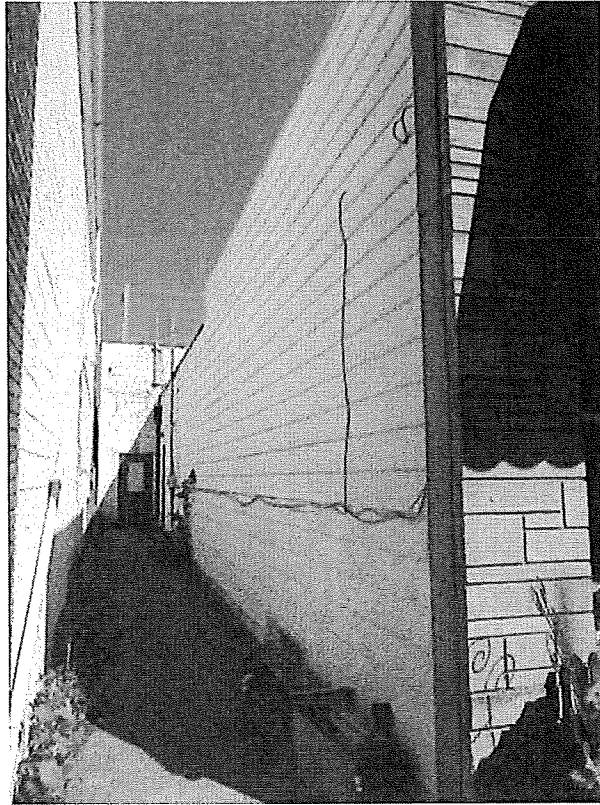


View of Alleyway - North Side of Building

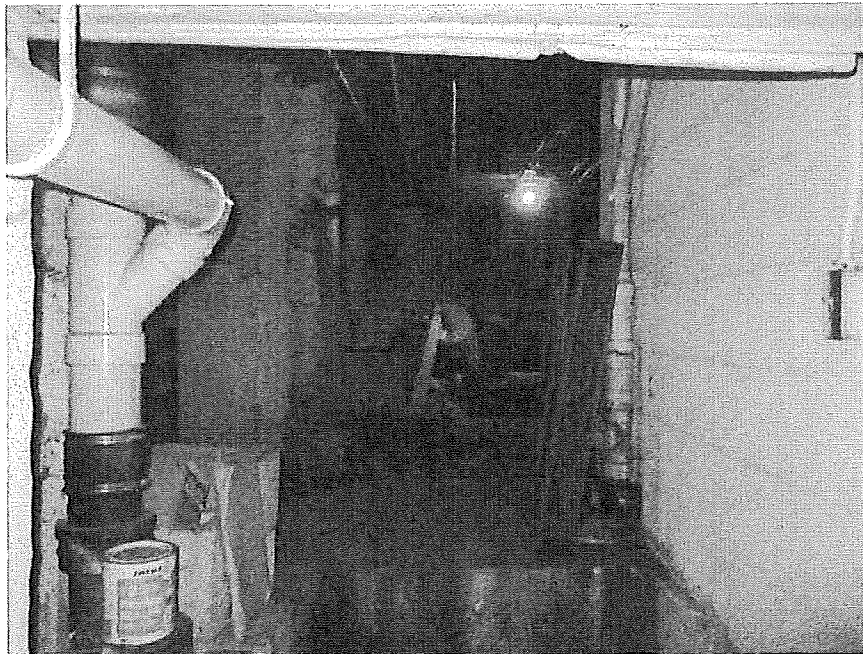


View of the Rear Garage Area – North Side of Building

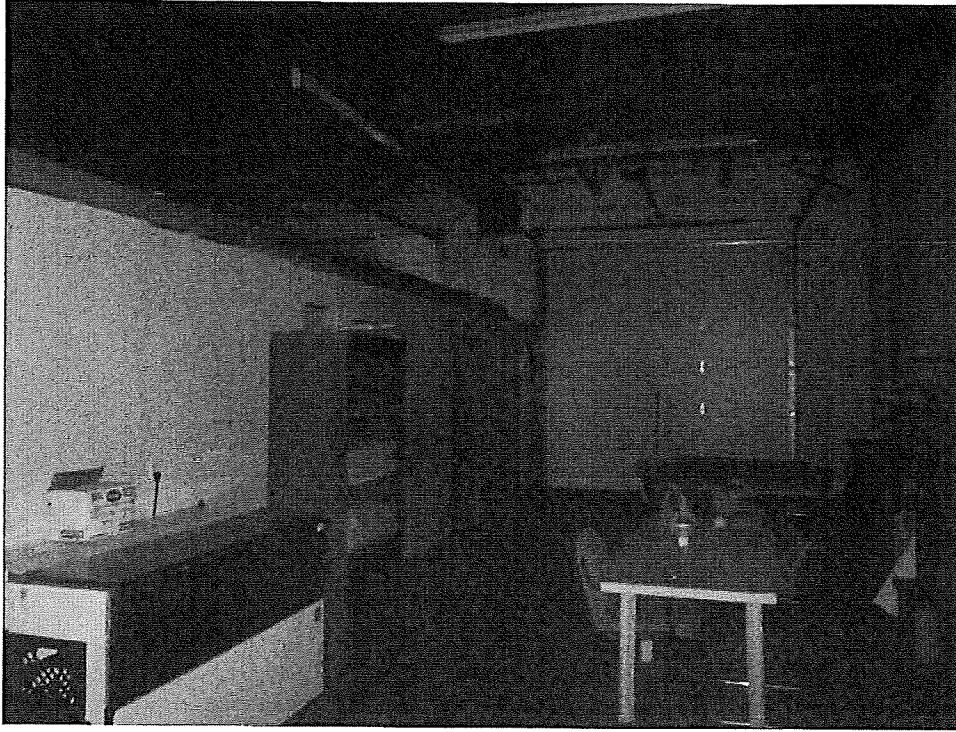




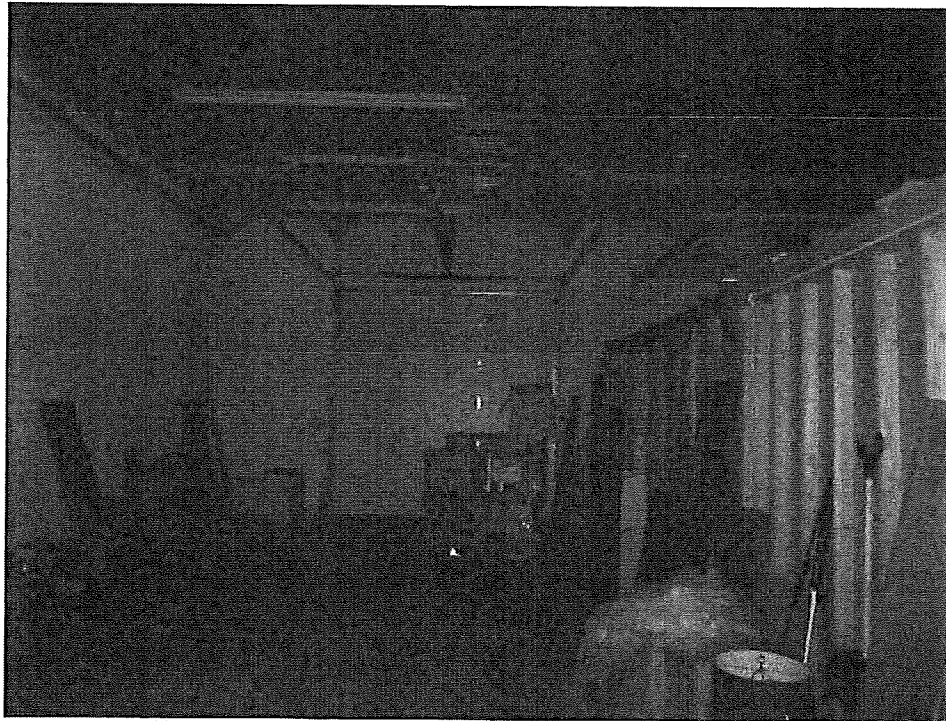
View of the East Facade Wall



View of Basement



View of Garage Interior



View of Garage Interior

**EXHIBIT B**  
**OFFERING SHEET**  
*(See Attached)*

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

**OFFERING SHEET**

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

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

**Minimum Offering Price:** Each bid must propose a purchase price of not less than \$303,500.00.

**Required Uses:** Commitments by bidder or bidders to undertake the following:

1. Investment of \$500,000.00 in improvements of the real estate.
2. Creation of 5-10 new full-time and/or part-time jobs at an average compensation rate per job of at least \$12.00 to \$13.00 per hour.

**Conditions of Bid Acceptance:**

The Commission will publicly open all written offers, and the bid price will be read aloud and the bidder's general plan will then be read on Tuesday, November 23, 2021. The Commission will then review all proposals and make an award or reject all offers. Bid proposals must meet the following conditions:

- a) The successful bidder must propose a development/use of the Offered Property for a project acceptable to the Highland Redevelopment Commission.
- b) The successful bidder must propose a development/use of the Offered Property that is acceptable to the Commission understanding it is contingent upon the Highland Plan. Commission and Highland Board of Zoning Appeals approvals.
- c) No proposal will be eligible for consideration that does not meet the Minimum Offering Price.

**Conditions to Closing:**

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

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

**RESOLUTION 2021-29  
REDEVELOPMENT COMMISSION**

**A RESOLUTION OF THE HIGHLAND REDEVELOPMENT COMMISSION AMENDING RESOLUTION 2021-27 APPROVING AND ACCEPTING AN OFFER TO PURCHASE REDEVELOPMENT DEPARTMENT OWNED PROPERTY LOCATED AT 2821 JEWETT AVENUE AS SUBMITTED BY RICHARD J. KROLL IN THE AMOUNT OF EIGHTY-EIGHT THOUSAND DOLLARS AND 00/100 CENTS (\$88,000.00) TO OFFER A CREDIT IN THE AMOUNT OF \$7,873.00 FOR ROOF REPAIR OF SAID PROPERTY.**

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

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

**Whereas**, The Redevelopment Commission wishes to dispose of property located at 2821 Jewett Avenue;

**Whereas**, The Redevelopment Commission did advertise and, through a public offering pursuant to Indiana Code 36-7-14-22, offered for sale on November 18, 2019 the property located at 2821 Jewett Avenue;

**Whereas**, The Redevelopment Commission did not receive, nor accept, an proposals and/or offers;

**Whereas**, The Redevelopment Commission determined to list the property through a real estate broker and during their meeting of August 24, 2021 did consider all offers that were subsequently submitted;

**Whereas**, The Redevelopment Commission, during their regularly scheduled plenary business meeting of August 24, 2021 did consider a motion to reject four offers to purchase property located at 2821 Jewett Avenue and invite the remaining four offerors to present their plan for the property in an Executive Session convened on September 14, 2021;

**Whereas**, The Redevelopment Commission did interview representatives of all four offers and determined that the highest and best use of the property was presented by representatives of the Zorn Brewing Company; and

**Whereas**, The Town of Highland, through its Redevelopment Commission, now desires to accept the offer as presented by Rick Kroll and the Zorn Brewing Group in the amount of \$88,000.00; and

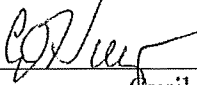
**Whereas**, The Redevelopment Commission now desires to offer Rick Kroll and the Zorn Brewing Group a credit in the amount of \$7,873.00 for roof repairs of property located at 2821 Jewett.

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

1. The prefatory statements set forth above are incorporated herein as if set forth at length.
2. That it is in the best interest of the Town and necessary in furtherance of the Redevelopment Plan to amend Resolution 2021-27 and offer a credit in the amount \$7,873.00 and thereby reducing the purchase amount to \$80,127.00 of said property located at 2821 Jewett Avenue.
3. Further all parties involved understand that the final sale of the property located at 2821 Jewett Avenue will be contingent on approvals from the Town of Highland Plan Commission and Board of Zoning Appeals.
4. Further still, the Redevelopment Director is hereby authorized to execute the agreement and all documents necessary to implement the project, except where IC 36-7-14-22(i) requires otherwise.
5. This resolution shall be in full force and effect after its passage and adoption by the Redevelopment Commission.

**DULY PASSED AND RESOLVED** by the Redevelopment Commission of the Town of Highland, Lake County, Indiana, this 26<sup>th</sup> day of October, 2021 having passed by a vote of 4 in favor and 0 opposed. *and 1 abstention.*

REDEVELOPMENT COMMISSION of the  
TOWN OF HIGHLAND, INDIANA

By:   
Cyril Huerter, President

ATTEST:

By: Bill Leep  
Bill Leep, Secretary  
Town of Highland, Indiana Redevelopment Commission

Nov. 27, 2021  
Dated

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

Nov 26, 2021  
Dated

Resolution 2021-29\_Adopted 10-26-2021



GL Number	Invoice Line Desc	Ref #	Vendor	Invoice Description	Amount	Check #
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Fund 094 REDEVELOPMENT GENERAL						
Dept 0000	OFFICE SUPPLIES	94568	OFFICE DEPOT, INC	OFFICE SUPPLIES	444.31	
094-0000-20003	D/S BULK PAPER ORDER	94375	THE PAPER CORPORATION	D/S BULK PAPER ORDER	168.40	
094-0000-20003	PORTABLE TOILET RENTAL	94564	AIDE RENTALS AND SALES, INC	PORTABLE TOILET RENTAL	156.00	
094-0000-31004	CHAMBER OCTOBER MEETING	94566	HIGHLANDRIFLETH CHAMBER OF	CHAMBER OCTOBER MEETING	20.00	
094-0000-34023	HEALTH AND DENTAL INSURANCE	94550	TOWN OF HIGHLAND INS FUND (	OCT 2021 HEALTH/LIFE INS PREM RED	3,238.65	
094-0000-34043	LIFE INSURANCE	94550	TOWN OF HIGHLAND INS FUND (	OCT 2021 HEALTH/LIFE INS PREM RED	14.24	
094-0000-35008	UTILITIES-2821 JEWETT	94399	NISOURCE INC.	UTILITIES-2821 JEWETT	98.45	999322
094-0000-35008	UTILITIES-2811 JEWETT	94400	NISOURCE INC.	UTILITIES-2811 JEWETT	145.53	999322
094-0000-35008	STORM-2917 HIGHWAY	94569	TOWN OF HIGHLAND UTILITIES	STORM-2917 HIGHWAY	15.22	
094-0000-35008	STORM-2605 CONDDIT	94570	TOWN OF HIGHLAND UTILITIES	STORM-2605 CONDDIT	15.22	
094-0000-35008	STORM-8610 KENNEDY	94571	TOWN OF HIGHLAND UTILITIES	STORM-8610 KENNEDY	15.22	
094-0000-35008	STORM-8612 KENNEDY	94572	TOWN OF HIGHLAND UTILITIES	STORM-8612 KENNEDY	15.22	
094-0000-35008	STORM-8618 KENNEDY	94573	TOWN OF HIGHLAND UTILITIES	STORM-8618 KENNEDY	61.03	
094-0000-35008	STORM-8620 KENNEDY	94574	TOWN OF HIGHLAND UTILITIES	STORM- 8620 KENNEDY	61.03	
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	94398	PAYROLL ACCOUNT	10/8PRL D/S TRANSFER REDEVELOPME	5,036.83	34418
094-0000-45200	REDEVELOP GEN TRANSFER GROSS	94564	PAYROLL ACCOUNT	10/22PRL D/S TRANSFER REDEVELOPME	5,322.30	34435
Total For Dept 0000					14,827.65	
Total For Fund 094 REDEVELOPMENT GENERAL					14,827.65	

Fund 096 REDEVELOPMENT CAPITAL						
Dept 0000	COMM PROPERTY IMPROVEMENT GRA	94567	IES TRINITY GROUP LLC	COMM PROPERTY IMPROVEMENT GRANT	23,700.00	
096-0000-34002	APPRAISAL-2815 JEWETT	94565	BOCHNOWSKI APPRAISAL CO	APPRAISAL-2815 JEWETT	1,800.00	
096-0000-39025	APPRAISAL-2815 JEWETT	94575	VALE APPRAISAL GROUP	APPRAISAL- 2815 JEWETT	1,200.00	
Total For Dept 0000					26,700.00	
Total For Fund 096 REDEVELOPMENT CAPITAL					26,700.00	

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DB: Highland

INVOICE GL DISTRIBUTION REPORT FOR TOWN OF HIGHLAND

EXP CHECK RUN DATES 09/30/2021 - 10/27/2021

BOTH JOURNALIZED AND UNJOURNALIZED

BOTH OPEN AND PAID

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

Fund 094 REDEVELOPMENT GENERAL	14,827.65
Fund 096 REDEVELOPMENT CAPITAL	26,700.00

41,527.65