

**HIGHLAND ECONOMIC DEVELOPMENT COMMISSION  
STUDY SESSION MINUTES  
MONDAY, May 24, 2010**

The Highland Economic Development Commission (“EDC”, “Commission”) met on Monday, May 24, 2010 at 7:35 AM for a Study Session 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.

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.

President Reardon requested comments on the Agenda. He asked if a previous recommendation making all of Forty Fifth Street an ERA (Economic Revitalization Area) and an EDTA (Economic Development Target Area) had been considered by the Town. The Director responded that the Redevelopment Commission is currently taking steps to designate and prepare all of the major corridors as ERAs and EDTAs.

Commissioners discussed the election of officers and suggested a possible slate.

Commissioners reviewed a proposed retail project requesting a tax abatement located at 2440 45<sup>th</sup> Street. Discussion ensued on the estimated cost and value of the proposed project, including the number of jobs to be retained and added.

The Annual Reports were reviewed.

The Study Session was adjourned at 7:46 AM for the Public Meeting.

**HIGHLAND ECONOMIC DEVELOPMENT COMMISSION  
PUBLIC MEETING MINUTES  
MONDAY, May 24, 2010**

The Highland Economic Development Commission (“EDC”, “Commission”) met on Monday, May 24, 2010, at 7:47 AM 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 March 28, 2008. Commissioner Beanblossom seconded the motion. **By unanimous voice vote, the motion passed.**

**ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS: None**

**SPECIAL ORDERS:**

Commissioner VandeWerken made a motion to maintain the current officers: Matt Reardon, President, George VandeWerken, Vice President, and David Beanblossom, Secretary. Commissioner Beanblossom seconded the motion. **By unanimous voice vote, the motion passed.**

**COMMUNICATIONS: None**

**UNFINISHED BUSINESS: None**

**NEW BUSINESS:**

President Reardon opened the public hearing on designating 2440 45<sup>th</sup> Street an Economic Development Target Area by requesting comments. No comments were received. Commissioner VandeWerken made a motion to close the public hearing. Commissioner Beanblossom seconded the motion. **By unanimous voice vote, the motion passed.**

Commissioner VandeWerken made a motion to recommend to the Town Council the creation of an Economic Development Target Area and subsequent ten year tax abatement for 2609 45<sup>th</sup> Street as reflected by Exhibit F with the following stipulations: a) prevailing construction wages will be paid, b) Highland residents will be considered for opened positions, and c) an assessed fee will be charged either at the time of approval

(1% of the total project investment) or on the gross tax savings (15%) in each year of the ten year abatement. Commissioner Beanblossom seconded the motion. During discussion, the Commission discussed the assessment fee and how it is calculated. Commissioners also suggested that the \$250 application fee be considered a part of the assessment fee. Commissioners also discussed the importance of paying the prevailing wage to construction workers and, when possible, hiring from the community. **By unanimous voice vote, the motion passed.**

The Director reviewed the Annual Reports for 2008 and 2009. Commissioner Beanblossom made a motion to approve the Annual Reports for 2008 and 2009. Commissioner VandeWerken seconded the motion. **By unanimous voice vote, the motion passed.**

**BUSINESS FROM COMMISSIONERS: None**

**PUBLIC COMMENT: None**

**NEXT MEETING: Scheduled on an as needed basis**

**ADJOURNMENT:**

At 8:44 AM, the President adjourned the meeting.