

**HIGHLAND ECONOMIC DEVELOPMENT COMMISSION
PUBLIC MEETING MINUTES
THURSDAY, MAY 31, 2007**

The Highland Economic Development Commission (“EDC”, “Commission”) met on Thursday, May 31, 2007, at 9:05 AM for a Public Meeting in the Upper Conference Room 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 were Town Council Vice President Joseph Wszolek, Town Manager Rich Underkofler, Redevelopment Director Cecile Petro, and Rex Burton, a member of the Sanitary District Board. President Reardon stated that a quorum was present.

MINUTES OF THE PREVIOUS SESSIONS:

Commissioner VandeWerken made a motion to approve the minutes. Commissioner Beanblossom seconded the motion. **The motion passed upon unanimous consent.**

REPORTS AND COMMUNICATIONS: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

The Town Manager presented information on the Economic Development Target Area (EDTA) designation. He stated that this designation would allow retail establishments to apply for tax abatement. The proposed area is co-terminus with the 2006 Redevelopment Area and the Economic Revitalization Area (ERA). All applications will be routed to the Redevelopment Commission (RC) for their review. The Redevelopment Commission will examine the application to be sure that it is consistent with its design and architectural standards and guidelines which are currently being developed. The Redevelopment Commission will make a recommendation to the Town Council and the Town Council will decide whether or not the abatement will be approved.

The Economic Development Commissioners discussed the meaning of retail and requested clarification of the term. President Reardon explained that retail is considered an establishment that sells goods.

The Economic Development Commissioners also discussed the implications of the 15% limit on the area for establishing the EDTA. Commissioner Reardon stated that the proposed area could be modified or reduced in the future. Also, another area of town can be added until the 15% is reached. If this measure passes, the EDTA will make up about 4% of the town. Approval of the abatement and the designation of the area should be the same timeframe.

Commissioners also requested clarification on the repercussions for the applicant if he/she does not meet the tax abatement requirements after a tax abatement has been granted. President Reardon stated that the Town could negate the tax abatement for the next year. The Town Council can also limit the amount of abatement in the future.

Applicants for tax abatement may be required to provide 1% of the total project costs to the Redevelopment Commission for their use in the redevelopment of the town. The Redevelopment Commission will make a recommendation to the Town Council for the disposition of the monies and the Town Council will make the final decision.

Commissioner VandeWerken made a motion to designate the Economic Development Target Area, which will be co-terminus with the boundary of the 2006 Highland Redevelopment Area, in order for tax abatement to be available for retail uses. Commissioner Beanblossom seconded the motion. **Motion approved by unanimous consent.**

BUSINESS FROM THE FLOOR: None

PUBLIC COMMENT: None

CLAIMS: None

NEXT MEETING: Not established at this time

ADJOURNMENT:

At 9:36 AM, Commissioner Beanblossom made a motion to adjourn the meeting. Commissioner VandeWerken seconded the motion. **Motion approved by unanimous consent.**