

**HIGHLAND ECONOMIC DEVELOPMENT COMMISSION
PUBLIC MEETING MINUTES
TUESDAY, MARCH 1, 2016**

The Highland Economic Development Commission ("EDC", "Commission") met on Tuesday, March 1, 2016 at 9:31 AM 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 and Matthew Reardon. Also in attendance were Nathan Damasius from Vyto's Pharmacy and Anthony Peuquet from Chester, Inc. Introductions were made.

MINUTES OF THE PREVIOUS SESSIONS:

Commissioner Beanblossom made a motion to approve the minutes of the Public Meeting and Study Session of December 3, 2014 as published and reviewed. Commissioner Reardon seconded the motion. **By unanimous voice vote, the motion passed.**

ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS: None

SPECIAL ORDERS:

The election of officers was tabled until a third member is appointed by the Town Council.

COMMUNICATIONS: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

Commissioners reviewed the information provided regarding the designation of 8835-8845 Kennedy Avenue as an **Economic Development Target Area**. President Reardon asked Mr. Damasius and Mr. Peuquet to provide information on their request for Tax Abatement. Mr. Peuquet, the architect and construction manager, stated that Vyto's wanted to relocate and expand within Highland. They have looked at several sites, but this site at 8834-8845 Kennedy Avenue offered approximately one acre of land that would accommodate a drive through and two road cuts. Mr. Damasius expanded upon Mr. Peuquet's remarks by stating that their emphasis will be on general pharmacy, pharmaceutical compounding, and specialty products for mastectomies, lactation, high-end vitamins, and etc. The pharmacy will be more of a laboratory environment, rather than retail. Medical, commercial, and/or retail opportunities will be available in other spaces within the building. **The total investment for the project will be \$1.4M and they expect to hire four additional people and retain six for a total salary amount of \$550K.**

Commissioner Beanblossom emphasized the importance of hiring qualified and trained construction workers in the local area and paying them prevailing and comparable wages. He also was concerned

that the quality of the building be within the standards. Mr. Pequet stated that that was their intention.

Commissioner Reardon suggested that Vyto's meet with the Lake County Assessor to reevaluate the land. He suggested that it may be higher than comparable properties and they should investigate this before they purchase and rebuild. Director Petro also mentioned that the Council may require companies that receive Tax Abatement to notify the town if they are going to appeal their real estate assessment during their abatement period. This would allow the town to revisit the abatement.

Director Petro reviewed discussion regarding this project during a recent Redevelopment Commission (RC) meeting. The RC recommended that the Council consider the accelerated five year abatement that would provide the benefits of a ten year abatement within five years. That group also recommended that Vyto's maintain the number of employees and salary amounts for ten years.

Director Petro directed their attention to pages 7 and 8 of the Economic Development Analysis prepared by Cender & Company for this project. On page 7, the estimated real property taxes for this improved property is estimated at \$309,941 based upon a \$1.4M investment. With a five year accelerated tax abatement, Vyto's would continue to pay the amount due on the land, but would pay zero (0) on the improvements for five years. After five years, the abatement would cease and the full amount of taxes for land and improvements would come into effect. Over five years, approximately **\$123,976.00 would be saved in taxes**. The Director requested the Commission's attention to page 8 which stated that **\$18,595 would be due from Vyto's for the Economic Development Fund fee** payable after Town Council approval and before a building permit would be approved.

President Reardon requested *a motion to establish an Economic Development Target Area for 8835-8845 Kennedy Avenue and to support the Tax Abatement application provided by Vyto's Pharmacy, including their SB-1 Form with an accelerated five-year Tax Abatement*. Commissioner Beanblossom made the motion and Commissioner Reardon seconded the motion. **Motion carried by unanimous voice vote.**

BUSINESS FROM THE COMMISSIONERS:

President Reardon suggested that the town establish an Economic Development Target Area for all of the Art & Cultural District once the plan has been approved. He stated that this would encourage development in that area.

PUBLIC COMMENT: None

NEXT MEETING: Scheduled on an as needed basis

ADJOURNMENT:

At 10:07 AM, Commissioner Beanblossom made a motion to adjourn and Commissioner Reardon seconded the motion. **Motion carried by unanimous voice vote.**