

HIGHLAND REDEVELOPMENT COMMISSION

STUDY SESSION MINUTES

MONDAY OCTOBER 7TH, 2024

The Highland Redevelopment Commission ("Commission", "RC") met in Highland Town Hall on Monday October 7th, 2024. The Study Session was called to order at 6:00 P.M. by Vice President Phil Scheeringa

Commissioners Phil Scheeringa, Commissioner Tom Black, Commissioner Alex Robertson, and Pat Krull, Non-Voting Member/School Board Representative were present in person at Town Hall. Commissioner Turich and Commissioner George Georgeff were excused.

Other Officials present: Attorney Reed. Director Maria Becerra, Redevelopment Assistant Kendra Hernandez

Discussion about the Commercial Corridor Allocation Area Expansion by Dan Botich

Mr. Botich spoke about some of the revisions that were made as requested by the Commissioners and some of the additions. The area of the South Kennedy expansion was expanded to include a retention pond it is south of the Grand Trunk railroad.

To help you understand the area that was included in addition to Kennedy Avenue, South sub area expansion area number one. That was the original area. in order to get to the Retention Detention Pond, that is, south of the Grand Trunk and Western Railroad. We have to go through a parcel owned by the Wood River Pipeline Company. Basically, it extends from the Grand Trunk Railroad all the way south to the corporate limits, which is the center line of Main Street and it added about 11 acres

The real property total for development is 57.304 acres. The public right away included in, is about 3 acres. The addition of the number 2 area is 11 acres of taxable land and about 0.4 acres of the right of way, that is, in the main street, from the center line to the to the parcel that's owned by the Wood River pipelines

The assessed valuation of the parcels that have been added, is about \$255,500. The taxes paid on the 2 parcels is about \$5,500. The retention pond is actually \$75, because it's assessed at the lowest value. The pipeline parcel, which is about 3.9 acres. It has taxes of about \$5,450

On page 8 and 9, what you'll find is boundary description. The boundary description that's required by State statute to identify where the point of origin and running through all of the western. Southern, eastern and northern boundaries of that expansion area.

On page 6, the second bullet line item was added to the general objectives for the for the expansion, and that was to establish and develop appropriate drainage, to accommodate stormwater, runoff and environmentally safe manner, sensitive to the surrounding prairie land and existing land uses pretty much the retention pond was intended to remain a detention pond. However, it's the understanding. That the property owner is looking to sell the property, which means, it will be added to the acquisition list. Now for your purposes and the purposes of the

public that is here today, and those listening the acquisition list is put forth. It's required by statute. If you are interested in purchasing property by a willing buyer, you as the commission and a willing seller, the property owner.

If the Highland Redevelopment Commission were to look at eminent domain which it doesn't have that authority, it can recommend that to the Town Council to do it on its behalf but it still has to be on the acquisition list. Now, there's no intention here to use eminent domain by the town of Highland or the Board of Public Works of the town. It's a matter of that The property owners may be interested in selling the property because of the purposes they're paying a stormwater fee for property they cannot really develop. It's 3.9 acres. I'm sorry it's 7.7 .7. 1 acres approximately, and you can't develop it because it's a detention pond, but it could provide relief for the development that occurs on the eastern side of the development. Now you'd have to get onto the railroad. But you know it's not out of the realm. Those were the only changes that were made to the report, other than adding the 2 parcels on page 11.

You can pretty much see where the changes have been made, nothing material other than adding that area that was requested and adding to the acquisition list the amount, the parcel for the retention pond. It's owned by Elzinga. The husband and wife have half interest in a trust, and there is a family member that has the other half in the interest.

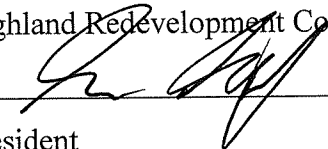
Maria stated the Commission granted Northwest Indiana Parkinson's A Grant earlier on in the year, for \$20,518.50. We have issued a check for the work that has been completed, which is the lift that's been completed, \$17,307. It left them, which isn't enough to do the roof. They did receive several estimates for the roof, their portion being \$52,087, is what they would be paying out 30% of that which they could be eligible, for under the grant, would be \$15,626. But they do have 3,000 left, so we would only need \$12,415 in addition appropriations. I spoke to Mark, and he said, it is possible, but in order for them to do it before the winter hits. Phil asked if we are capped out on our Grant funds for the year? We met our cap for the year. There was a hundred \$100,000 appropriated. An additional \$50,000 was appropriated, so a total of \$150,000 is encumbered. It's that they've been awarded. we don't have anything any additional funds this year. This was a request made by The Northwest Indiana Parkinson's Group and we told them we would bring it before you.

Maria made mention of the free video and who would like to be the opening speaker for the Welcome to Highland and how it's about 5 minutes long and has about 4 chapters but generally was asking who wanted to do the Opening for the welcome to highland Video.

Adjournment: Meeting was adjourned by Vice President Scheeringa at 6:16 PM.

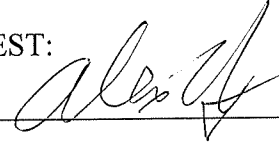
DULY PASSED AND RESOLVED by the Highland Redevelopment Commission, Highland, Lake county, Indiana, this 21 day of ~~September~~ September 2024, having passed by a vote 4 in favor and 0 opposed.

Highland Redevelopment Commission



President

ATTEST:



Secretary