

HIGHLAND REDEVELOPMENT COMMISSION

PLENARY MINUTES

MONDAY, FEBRUARY 24TH, 2025

Members of the Highland Redevelopment Commission (RC Commission) met in person at Town Hall on Monday, February 24, 2025. The Plenary Meeting was called to order at 6:00 PM by Commissioner Robertson.

Present: Commissioners Robertson, Commissioner Black and Commissioner Scheeringa were present in person at Town Hall. Commissioner Georgeff and Commissioner Turich and Commissioner Krull (non -voting)were excused .

Additional Officials Present: Maria Becerra, Redevelopment Director; Kendra Hernandez, Assistant Redevelopment Director; John Reed, Attorney, Ken Mika Building Commissioner

Also Present: Several members of the Public

Clerk Treasurer Mark Herak came in and chaired the meeting since the President and Vice President were not present call the attendance to roll and called for a nomination for someone to be Pro chair just for tonight's meeting . He accepted nominations for chairman pro tem. and Commissioner Scheeringa nominated Commissioner Robertson . Nominations were closed and Commissioner Robertson was our chairman Pro-Tem.

Clerk Treasurer Mark Herak did a swearing in ceremony for the 3 Commissioners that were present .

Next order of business was the election of Officers .

Commissioner Scheeringa made a motion to make Commissioner Robertson President .

Commissioner Black made a motion to close the nomination and cast unanimous ballot for Commissioner Robertson. All in favor 3-0

Next was nominations for Vice President , Commissioner Scheeringa nominated Commissioner Black .

Nominations were closed and Commissioner Black was nominated as Vice President. All in favor 3-0.

Next were nominations for Secretary , Commissioner Black nominated Commissioner Scheeringa .

Nominations were closed and Commissioner Scheeringa was nominated as Secretary . All in Favor 3-0

The minutes for January 6th, 13th, 27 and February 10th were minutes .

One person made a comment .

Resolution 2025-06, 07& 08 – Dan Botich stated that these are Capture Notices that go to the Lake County Auditor. It is required by June 15th so we're early . We will continue that designation with the auditor. How much of the potential captured , assessed value , that is incremental , that we intend to capture to pay for the obligations or projects within the Redevelopment District .

The Highland Acres Allocation area, The Highland Consolidated Allocation area and the cardinal Campus Allocation area, showing that we intend to capture 100% of the potential captured assessed valuation for the January 1st 2025 assessment date for tax increment revenue to be generated and calculated for pay 2026. So, it's next years .

Resolution 2025-06 Highland Acres Commissioner Black moves to adopt , 2nd by Commissioner Scheeringa . All in favor 3-0

Resolution 2025-07 Commercial Corridor . Commissioner Black moves to adopt , 2nd by Commissioner Scheeringa . All in favor .

Resolution 2025-08 Cardinal Camp. Commissioner Black moves to adopt , 2nd by Commissioner Scheeringa . All in favor 3-0.

Resolution 2028-09 The American Structurepoint Contract .Commissioner Scheeringa moved to adopt 2nd by Commissioner Black. All In favor 3-0.

Resolution 2025-10 2909 Jewett St. Commercial Contract some questions were asked .
Commissioner Scheeringa asked If they had previously received a Grant ?
Commissioner Robertson answered and stated that a Grant was received under a different property address and business.

Commissioner Scheeringa answered that he understood.

Attorney Reed stated that Maria asked about that as well and it was different and the other issue was additional bids which Mr. Belmonte was done.

Commissioner Black stated that the presentation he gave was not too in depth and wanted Mr. Belmonte to provide us with what portion is going to facade and what portion is going to something else. We just want to make sure that a majority is going to the facade.

Mr. Belmonte got up to answer some questions.

He had built the first one next door and after he looked next door , he asked the owner if he wanted to sell it. They are 2 separate Grants for 2 separate properties . He is going to do the outside because there are still people occupying the premises. 90% would be to do the outside

Commissioner Robertson added that having been through the Grant process himself that it only covers certain improvements and after the improvements are made we have to verify that the eligible improvements are made using that money and if we find that it wasn't then we don't have to release the full amount of the money .

Attorney Reed added that according to the estimate crown and concrete base mesh and quartz finished and doors \$12,500 and outer doors \$17,500 . A great deal of this , more than half of this is exterior with \$150,000 estimate .

Mr. Belmonte added that the smaller building he basically just gutted the inside and he spend just over \$200,000 just on the outside and that's a 1/3 of the building . The materials are on the high end but when it's done that it looks like it's new.

Attorney Reed added that masonry is \$26,400


Resolution 2025-10 2909 Jewett St. Commercial Contract, Commissioner Scheeringa moved to adopt, 2nd by Commissioner Black. All In favor 3-0.

Communication Maria stated that they had the cash balance report as of January 31st and you will continue to get this each month .

Accounts Payable motion made to pay claims by Commissioner Black and 2nd by Commissioner Scheeringa . All in Favor 3-0

The meeting was adjourned by Commissioner Robertson at 6:19 PM.

Duly Passed and Resolved by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 24 day of MARCH 2025, having passed by a vote 3 in favor and 0 opposed.

Highland Redevelopment Commission


Alex Robertson, President

ATTEST: _____
Phil Scheeringa , Secretary