

HIGHLAND REDEVELOPMENT COMMISSION

STUDY SESSION MINUTES

MONDAY JULY 14TH, 2025

The Highland Redevelopment Commission ("Commission", "RC") met in Highland Town Hall on Monday July 14th, 2025. The Study Session was called to order at 8:05 P.M. by Commissioner Robertson

Commissioners Phil Scheeringa, Commissioner Torn 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

Unfinished Business : Dan Botich did a presentation on the overlapping taxing units and annual reporting. Dan Botich stated this is the last in the series of refilling and reporting that's required by the redevelopment commissions in the State of Indiana. Typically this report is to be completed before the end of the calendar year December 31st however, Highland typically gets all their reporting done on the front end. This, this is the report to the overlapping taxing units. I will be brief tonight and give you a quick overview, because it'll be on your this more detailed presentation will be made at the July 31st meeting of the Redevelopment Commission. It is consistent with Indiana Code 36- 7- 25-8.

The Redevelopment Commission is required to submit a financial report for the prior year. That is, basically the financials of what was received, what was spent, what was received, your balance was received, what was spent, and what your final balances of those funds. You're required to have an annual report that includes all the basic information and activities of the Redevelopment Commission which we've already done, I believe that was done in May. This report is a report to the overlapping tax units.

It is based upon the Commission's reiterating the Commission's budget and the tax increment funds distributed for each allocation area. The long- term plans for the allocation areas and the allocation funds. But more specifically, the tax rate impacts and tax levy impacts of the total captured assessed value for each of the representative overlapping tax units, those being Lake County, Indiana, North Township, Highland, the town of Highland School Board of Highland, Lake County Public Library, Board of Sanitary Commissioners, Board of Directors for the Water Works District and the Lake county solid waste management.

As of December 31st, 2024, and on January 1st ,2025. For this calendar year you had 4 allocation areas, Highland Downtown allocation area, Commercial corridors, allocation area with and the Highland Acres Allocation Area and Cardinal Campus Allocation Area which were merged into the Consolidated Corridor commercial corridors.

The presentation itself identifies all the sunset dates as amended as of the last year. January 1st 2024, the redevelopment captured \$76,605,58 in assessed value. Now, that's assessed value, that is not dollars. Just so that you are aware.

What we've identified from that is, if you're if that assessed value, that's 76,605,000 were included in your net certified, assessed. Value your tax rate for pay, 2025 of 2.3611 would have been reduced by 7.34 cents or down to 2.2876, a reduction of 3.11%. Overall that capture of assessed value reduce the tax rate by that amount the 7.34 cents. That's the overall tax rate impact the overall cumulative fund impact, those funds that are based upon what I call fixed rates. If your assessed value goes up, you get more funds in your cumulative funds like your capital cumulative fund.

Next on the Agenda North Gateway Corridors -Kendig Keast Collaborative- Site specific planning

Commissioner Robertson stated the master plan isn't going to get too in depth with site specific planning, and I think it would be a It would be a good thing to come out of our master plan with some site-specific plans for areas of town that we want to see development activity. We don't have a hard quote from him, he gave us kind of a range and it all depends on if there's going to be any engineering needs in these plans so figured, we would have a discussion to see if we want to pursue more site-specific plans If a developer does show interest that we, we have a plan, we know what we want to see there, what sort of development, so that we can say this is what we want to see rather than and waiting to see what they come up with.

Commissioner Black stated I like the idea of site - specific planning, because it would. In essence it would give us the tools and force us to get off the pot on some of these daydreams we've had in the past and commit to something right.

Commissioner Scheeringa stated we think the \$75,000 seemed very large . He asked what the price range for Kendig-Keast ?

Commissioner Robertson answered Kendig Keast would be between \$75,000 to \$120,000 and I did look through some of the plans that they've been a part of. They did some work for Valparaiso, Michigan City, municipality in Texas, Westville. They're very detailed plans, like, you know, looking at it, it would be hard for us to do that in house without having a team.

Maria mentioned Kendig Keast did mention that if engineering wasn't part of it, that it would decrease the cost. So we did mention that we have NIES Engineering that knows the town like the back of their hand they would just collaborate with them.

Commissioner Scheeringa asked if there were any Grants that would pay for this type of thing .

Maria answered not that she knew of , Lake County When we do apply for money there they use it more for the parks any CDBG planning kind of money.

Commissioner Scheeringa I mean might be something worth looking into, I mean, between our Senators, representatives, or the Nipsco thing. I don't might be something out there just because after our conversation in our previous study session. I'm just reluctant to commit to anything at the moment right like it was brought up, possibly using some redevelopment funds to backfill police and fire for a year or 2.

Commissioner Robertson stated he looked at it as an investment to bring in.

Commissioner Scheeringa stated I don't disagree with you by any means, like I think it's a good investment. I just want to make sure we extinguish every option. If we can get half of it paid for through a grant that right or someone would be willing to flip it, flip the bill or add on. I just think just we need to explore. Every option can be good stewards of your money side, I mean, that's our job, anyway. But an independent of paying someone to help us put this together

Commissioner Robertson stated independent of paying someone to help us put this together also. Another piece of this was specifically with the Kendig-Keast ,the gentleman said that he not only would help us with getting a site plan together for these different areas, but also how to incentivize and fund the projects

Commissioner Scheeringa stated which could be huge that could be big and they're willing to work along with Structure Point

Commissioner Robertson stated You know, have one in the chamber. Once this thing is complete, you know. Okay, we have a master plan. This is what we want to see. This is the future of the town, and then to come right out, say, all right. Well, these are the sites identified. Let's say there's 5 places in town that we want to see redevelopment, hey? We know exactly what we want here, or you know a lot better than what we do currently that way. When a developer does come along, we're not kind of scratching our heads and I worry that you know some of these sites. We don't want to get into a situation where we have a developer approach us. We're just like, you know what? Yeah, we want to see some development. We just go after the 1st thing that's presented. we have a vision something long term, something that future councils could take the ball on as well to really get something done. We need to figure that out amongst ourselves, too this starting point.

Attorney Reed stated Like you said, you know previously, it's like we had a master plan before. The problem is, when you get a master plan, that's, you know consultants input with the public's input with the current. You know, whoever that current council Redevelopment Commission's input was and then it's okay Now, how do you execute? Right? Here's the vision. The vision's on paper how do you execute? Find a developer? What for? Bids to, you know, really put the sort of the last nail to get that.

Commissioner Robertson stated that we had spoken to 2 companies and we can speak to a couple more

Commissioner Scheeringa stated we could bring it to the table and have further discussion and maybe have a couple of the companies come in a give a presentation.

Commissioner Robertson stated I think all this tie back into what we had discussed several meetings ago about prioritizing our own projects, areas in town get down in favor what we want to see, because that's going to be part of the questions that need to be answered. If we do end up working with someone on the outside with this together.

Next on the Agenda Benches in the downtown area

Maria spoke and stated the Commission had requested that we actually log what you know the benches that were out there? We received, I guess, a complaint or 2 with the ones that are out there, and the pictures we took a few of them are really rusted out. So we did mark the ones that are bad. They're at least 20 years old. Mark Knesek had mentioned about power washing them but there is a vinyl coating on them . What do we next , repair them, replace them and Kendra had checked the pricing and it was from \$1020.00 - \$2400.00 . The Allocation money should be going into the down town area but they are really bad .

Commissioner Robertson mentioned about talking to Mark Knesek about sprucing them up and he thinks would it be worth reaching out to get a number

Commissioner Scheeringa I've seen other communities do it, too, where you can have like sponsors of the bench, or memorialize the benches, and people will pay to do that.

Maria mentions that there are some benches that are really nice , she also mentions that the benches were pretty spread out .

Commissioner Robertson mentioned getting with Main Street to pursue doing the benches

Commissioner Krull mentioned doing something with the benches like they did with the downtown ducks .

Attorney Reed stated It's a good thought, and then maybe put something like an agenda item on a Plenary meeting to say, Well, there's 7 that are bad, right? and the Council or the Redevelopment Commission could approve 7 benches, figure maximum, \$1,500.00 or \$2,000.00 pieces, and say, here's the whole total budget. Maybe it could blast and fixed , some maybe replaced , but as long as it moves within the budget number and if it couldn't be then Maria could come back and we got 6 out of the 7

Commissioner Robertson mentioned that Main Street could possibly buy one .

Commissioner Scheeringa mentioned making a budget for it like doing 2 benches a year

Commissioner Krull mentioned about the matting for the Main Square Park and there was some discussion about that and Attorney Reed mentioned getting more quotes

Adjournment: Meeting was adjourned by Commissioner Robertson at 8:38 PM.

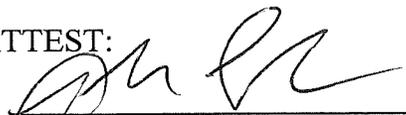
DULY PASSED AND RESOLVED by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 28th day of July 2025, having passed by a vote ___ in favor and ___ opposed.

Highland Redevelopment Commission



President

ATTEST:



Secretary