

HIGHLAND REDEVELOPMENT COMMISSION

PLENARY BUSINESS MEETING MINUTES

MONDAY, JULY 28TH, 2025

The Highland Redevelopment Commission (“Commission”, “RC”) met in person at Town Hall on Monday, July 28th, 2025. The regular scheduled plenary business meeting was called to order at 8:23 p.m. by President Alex Robertson.

Roll Call: Commissioners Robertson, commissioner Black, Commissioner Georgeff, Commissioner Scheeringa and Commissioner Turich were present in person at Town Hall.

Additional Officials Present: Maria Becerra, Redevelopment Director; John Reed, Attorney; Pat Krull, Non-Voting Member/School Board Representative

Minutes of the Previous Meetings: 6/23/25,7/14/25 were approved

Communications: Cash Balance Report

Commissioner Robertson mentioned that there was \$2,000,000.00 transferred and we haven't gotten it back yet.

Maria stated it's highlighted here on the report as a reminder and she believed after the taxes were to be received that it was going to be funded back

Commissioner Robertson said he would follow up with Mark

Next was the NIRPC Road Audit Grant on 45th and Kennedy Ave

Maria explained that NIRPC is soliciting any projects that are highlighted and an area that was identified was 45th and Kennedy Ave by St. James Church . This is a road safety audit and with this audit in place we would be able to qualify for a Highway Safety Grant and it's a 4-question application and be easily submitted .

They are only giving out 9 road safety audits but if it's something that you want to pursue then we can fill that out . The approximate cost would be \$1500 to \$2000

Commissioner Robertson asked if they would fund 80% of the project ?

Maria answered it would be a 90/10 match if we were to apply for the Highway Safety Fund and reiterated that it would only cost between \$1500.00 to \$2000.00 and thinks it would be worth a shot to apply

Commissioner Black asked why this particular intersection ?

Maria answered they did an audit and it's one of the areas that showed 10-14 crashes in that cluster for the time that it was studied . It allows us to apply and the application deadline is the 31st

Public Comment: 1 person spoke

Unfinished Business: Resolution 2025-02 – motion by Commissioner Georgeff and Commissioner Scheeringa .

Commissioner Black stated I think, unless there is a time constraint that requires this to be passed for the future. I think we should keep this on hold until we actually have a project that is going to be built down there right now. We don't have a commitment from anyone.

Commissioner Georgeff stated We have a commitment from another government entity that I've met with John Reed and I, and in order to get that project accomplished. We have to pass this resolution and get it under the redevelopment jurisdiction.

Commissioner Black stated he wasn't familiar with that. We're talking about a pond and that has to be on a TIF Area why?

Commissioner Georgeff stated it had to be under Redevelopment jurisdiction

Attorney Reed stated the other issue is this it takes a number of months so when you get a project, they can't say how about you take a better part of the year and put us in a TIF and we'll talk about it

Commissioner Black stated I thought we had gotten to the last step where all we had to do was close the deal.

Commissioner Georgeff answered This is it , we had already passed it at the Town Council level this is the last step to implement it.

Attorney Reed stated with the value of the land and taxes that are there now continue to come in. It stays on the tax rolls. All that all that this TIF does is captures, increases, captures any increment increase in that area .It doesn't take away anything that's already there.

Dan Botich stated the Resolution itself is a confirming resolution and in general all it does is state that the redevelopment plan was presented . You declared the redevelopment area and designated it as a redevelopment area. You merged it with the Consolidated area you created, designated and created an allocation area. You established an allocation Fund. You sent it to the Plan commission. It went to the Town Council. The public notice was issued. All the notices were served, you held the public hearing. Basically, it's saying you did everything necessary to approve it. The State just requires that you then say yes, we did that. We did everything. That's the last step in our assessment.

Commissioner Robertson asked then the area would be locked in as of January 2024 ?

Dan Botich answered yes everything goes back to the declaratory.

Commissioner Robertson then asked if Commissioner Georgeff and Attorney Reed would speak on what's happening with the other government entity and with the bond .

Attorney Reed then began by saying I mean it's no crazy secret . we're asking the Little Cal to help with increasing the storage for it, if you can increase water storage in that area you can more about it. That's mainly it. They can get a deeper, bigger pond with different restrictor pipes in it, and just do some major improvements to it. Now you've cleared the way for some development without creating water problems

Commissioner Scheeringa asked they can use that for their water retention ?

Commissioner Georgeff answered they'll purchase that from the redevelop. Their retention requirements from the Redevelopment Commission

Attorney Reed added the value of that can be part of our add when somebody asks for TIF help. Water storage has a dollar value attached to it that can be part of calculation.

Commissioner Georgeff stated Any property along Indianapolis Boulevard that discharges into the Spring street, did, I was told, would be eligible for the town of Dyer, does it? Yeah, they can purchase allocation in that pond, in that in that area for stormwater retention that they wouldn't have to put on the property that they're building on so like. Maria came up last. She came to us last year before a medical facility that wanted to go at Martha and 41, but they didn't have enough room there because they had to put the stormwater retention on the site. And that's when I had talked to Derek about that, and he gave me the idea of this that that we came up with here.

Dan Botich stated it's land banking from a water perspective

Commissioner Robertson added this will help with future developments along and bring more money to the town .

Commissioner Georgeff also added that it will help with our tax situation definitely

Resolution 2025-02 passed with a vote of 4 in favor 1- opposed .

Next Dan Botich on the overlapping taxing units annual reporting

Dan Botich stated I did make a presentation on this report. The report was provided through Maria Becerra's office and redevelopment as a redevelopment director to the overlapping taxing units annually. The Redevelopment Commission is required to provide an annual report to the overlapping taxing units that would show the Commission's budget with respect to its allocated property tax proceeds. So it's specific only to the allocation funds. Long term plans for the allocation area as well as the tax rate impacts of the allocation, capture and capture of assessment the overlapping taxing units. Just so we all have a point of reference, are Lake County, North Township, town of Highland school, Corporation, lake, county, Public Library. Highland, Sanitary District, Highland Water District and the Lake County solid waste management district. They were each provided a copy of this presentation, along with a cover letter from Maria Becerra as the redevelopment director.

Just for reference purposes. There are 3 allocation areas in the town of Highland. You have the consolidated Highland allocation area, which was a merge of the Highland downtown allocation area and the commercial quarters, allocation area you have the Highland allocation area and the cardinal campus allocation area. The report does show allocation area, sunset dates, which includes a number of all the parcels, the base assessment date of that original area or its expansion, the end of the allocation or the termination of the allocation provision and the sunset date, which is the assessment date for final distribution of tax increment.as far as the allocation areas themselves. It does include the State DLGF code, gross assessed value current assessed value, base assessment and captured assessment of each one of the 3 allocation areas for again for reference purposes and presentation. The total gross assessed value of all the allocation areas was \$350,678,600 .

The current assessed value was \$316,025,193. The base assessment was \$239,419,635, with a captured assessment of \$76,605,558 that is captured assessed value. It is not a dollar value of tax increment distributed these values were taken from the reports provided by the Lake County Auditor, as of January 1st 2024 for pay 2025. The report also includes a map of each allocation area and the historical designation, including any amendments to those allocation areas the most important, so that meets the criteria of the 1st section of the Annual Report. The next section is allocation areas, a look back and a look ahead.

Over the past year allocation funds were used to develop a business park. South Kennedy Avenue and Main Street initiated Development of 8113-8200 Indianapolis Boulevard, a total of 6 acres owned by the town for future offered for future development.

Initiated development, commercial quarter acquisition of property on Kennedy Avenue development discussions of prospect at 8100 Indianapolis Boulevard and completed the Safe Streets for All a safety Action plan Federal Grant, which was \$300,000, with a match of \$240,000. The Redevelopment Commission paid \$60,000 or the 20%. In addition to that commercial property grants, there were 5 commercial property grants made available through the program. Highland, Main street collaboration and partnership efforts were identified, tax abatement, annual reporting, recapture and allocation tax unit notifications occurred.

As far as a look ahead. The comprehensive plan last updated in 2007, is now in the process of being updated safe streets for all Action plan is being prepared as the next step in that process through the Federal Government and Us. Department of Highway, Main Street, decorative fencing and fencing and electrical upgrades are in the process of being installed or being completed. Coach U.S.A. Property at 8141 Indianapolis Boulevard is being proposed for redevelopment opportunities consideration of the Ultra property for development. Kennedy Avenue retail condominium development with ongoing communications. Kennedy Avenue relocation of higher electric for redevelopment there is an opportunity, however, that from my understanding, is the time when this was printed that was still actionable. But my understanding is Hyre Electric is chosen an alternative location outside the town.

Cardinal Campus phase 2 boutique hotel redevelopment project is in progress and potential for senior citizen independent living on Cline Avenue. There's been no action on that, but if that were to once again creep up we would be in a position to negotiate or speak with the developers so that that applies to. Now that applies to criteria. Number 2, criteria number 3 is the tax impacts to tax unit 26 or Highland. The, as stated, the total amount of captured assessment for January 1st 2024, pay 2025 was \$76,605,558. Now, considering that is captured, it's not included in the net certified AV had that assessment been included in that certified AV your rate would have been reduced by 3.11%, or the tax rate impact would have been about 7.35 cents, and your rate would have been 2.2876. Now that is the tax rate implications. There is a tax fund implication and those are only provided to those are only impact cumulative funds. The total cumulative fund impact was \$61,667 after the capture of assessment the total distribution of tax increment revenue was \$1,748,135.12 so for a 3.1% reduction potential and an impact of \$61,667,000. You've allowed for 1.75 million dollars be placed in redevelopment to effectuate your redevelopment plan.

Now it does include the amount of tax increment that was distributed by spring and fall it does go through and show the amount and summarizes the Redevelopment Commission funds. In addition.as far as each one of the units, there are no units that are here. This evening, again they were provided this report, Lake County's tax rate impact was point 1.3 cents. cumulative impact was to their Qum. Fund was \$21,986. The tax rate impact to North Township was .05 cents. The cumulative impact was \$4,137 to their cumulative parks and Recreation fund. The tax rate to the town tax rate impact to the town of Highland was 3 cents. The Cumulative Fund impact for cumulative capital development was \$35,545.

The School town of Highland tax rate impact was 3.50 cents. The cumulative impact to their cumulative funds was 0. School does not have any cumulative funds.

The tax rate impact to the Lake County Library is point .03 cents. Cumulative fund impact was 0. They have no cum funds.

The special units Highland Water District, Highland Sanitary district and the solid waste management district of Lake County. They total a tax rate impact of .63 cents. However, they have no cumulative funds that are impacted.

So again, the report was provided in detail to all the units I have received no comments or questions from, and that was included in the letter to contact me. If there were I have not received any comments for any of the overlapping tax units, by presenting this to you as the Redevelopment Commission members, and as members of the Town Council. The Redevelopment Commission has fulfilled its requirement of presenting an annual report to the overlapping tax units so this is the last required reporting document that is necessary for closing calendar year 2024.

Business from the Commissioners: None.

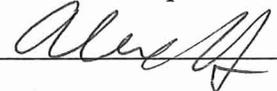
Action to Pay Accounts Payable Vouchers: The Motion to Pay Claims in the amount of \$806,845.75 was approved . Motion made by Commissioner Scheeringa and seconded by Commissioner Black . All in Favor 5-0

Next Meeting: Monday, August 25th, 2025.

Adjournment: Meeting was adjourned by President Alex Robertson at 8:45 PM.

DULY PASSED AND RESOLVED by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 25 day of August 2025, having passed by a vote 5 in favor and 0 opposed.

Highland Redevelopment Commission



President

ATTEST:

Secretary