

**Enrolled Memorandum of the Meeting  
Study Session/Meeting (In person)  
Thirtieth Town Council of Highland  
Monday, April 13, 2026**

The Thirtieth Town Council of the Town of Highland, Lake County, Indiana met in a study session on **Monday, April 13, 2026**, after the adjournment of the April 13, 2026 Plenary Meeting (7:39 O'clock P.M.), in the regular place, the Highland Municipal Building, 3333 Ridge Road, Highland, Indiana.

\*\*Pursuant to Enrolled House Bill 1167, this meeting is convened as an in person meeting and live streamed to the Town of Highland Facebook. Facebook permits the public to observe and record the proceedings but allows no interaction between and among the Town Council and members of the public. The public is able to participate in person. If you are in the audience and unwilling to be recorded and live streamed, we ask you to depart the meeting now, otherwise your continued presence is your consent to be recorded and live streamed.

\*All Councilors were simultaneously seen and heard. Councilor Georgeff; Councilor Doug Turich; Councilor Alex Robertson, Councilor Tom Black and Councilor Philip Scheeringa all participated in person.

**Silent Roll Call:** Councilors George Georgeff, Doug Turich, Alex Robertson, Tom Black and Philip Scheeringa were present in person as indicated. Clerk-Treasurer, Mark Herak was present to memorialize the proceedings. *A quorum was attained.*

*Officials Present:* IT Director Ed Dabrowski, Redevelopment Director Maria Becerra, Metropolitan Police Chief Ralph Potesta and Fire Chief Glenn Schlessler were in person.

x. **Discussion:** Appointments. None  
*Unless otherwise noted, all terms expire on the 1<sup>st</sup> Monday in January 2026 and or until a successor is appointed or qualified, not exceeding ninety (90) days.*

• **Statutory Boards and Commissions**  
*Executive Appointments (May be made in meeting or at another time)*

• **Regional Statutory Appointments**

**Home Rule Commissions or Boards**

• **Legislative Appointments**

• **Regional Statutory Appointments**

• **Home Rule Commissions or Boards**

Place Holders should the Council decide to take up:

- 1. Main Street Bureau Board:** (17) appointments to be made by the Town Council.  
Term: Two years ending 1 Jan 2027. *Currently only 8 of 17 appointed.*  
(Note: *Current Appointees are: Diane Barr-Roumbus, James Roumbus, Sandy McKnight, Al Simmons, Sandy Ray, Ben Tomera, and Desiree Biro, term ending 1<sup>st</sup> Monday January 2027). Term is for two (2) years.*

x. Discussion: Demo with Catalis



**Executive Summary for Council over Catalis (Focused on Request311)**  
**Town of Highland, Indiana**

**Why we're here**

Highland needs to demonstrate accountability and implement KPI tracking. Council member Alex Robertson initiated this after recognizing that phone calls, emails, and manual tracking make it impossible to measure performance or show residents their concerns are addressed.

**The problem**

**Current state:**

- ~15 citizen requests per week (potholes, trees, signs, etc.) via scattered phone/email
- No centralized tracking or response time data
- Residents call back for updates - no automated communication
- "There's a lot of people out there that think we just sit on our hands, but we're hard at work trying to solve a lot of problems"

**What's needed:**

- Forward-facing transparency tools with streamlined public communication
- KPI tracking with baseline data
- Multi-department solution (Public Works, Parks)

**Monday's 30-minute demo**

**For residents:**

- Mobile app/web portal with photo and GPS submission
- Automatic routing and status updates via text/email
- Public transparency dashboard showing what's being accomplished

**For staff:**

- Single intake system replacing scattered requests
- Automatic assignment and duplicate consolidation
- Complete audit trail from submission to resolution

**For leadership:**

- Real-time KPI dashboards and automated weekly reports
- Response time tracking and workload metrics with public accountability tools

**Investment for Request311**

**Annual:** \$14,750 (\$11,750 Request311 + \$3,000 Performance Dashboard)

**One-time setup:** \$7,500 (includes 5 hours training)

**Why now**

Highland's consent decree already requires call log tracking. Request311 adds public-facing capabilities and automated communication- turning existing tracking into a tool that demonstrates value to residents and provides the data foundation for meaningful KPIs.

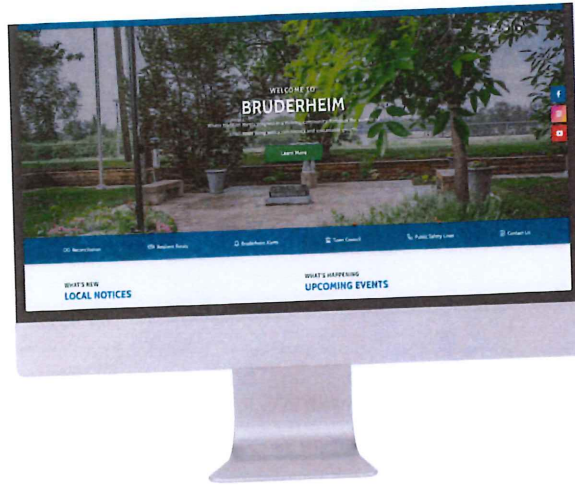


Our Website Portfolio

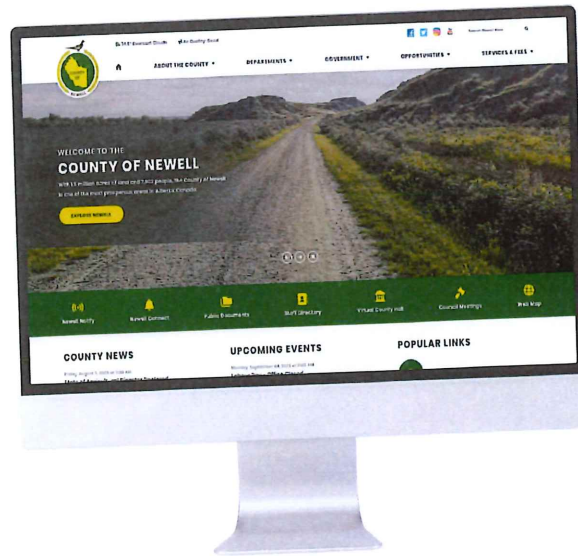
CANADA

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# CATALIS®



BRUDERHEIM, AB

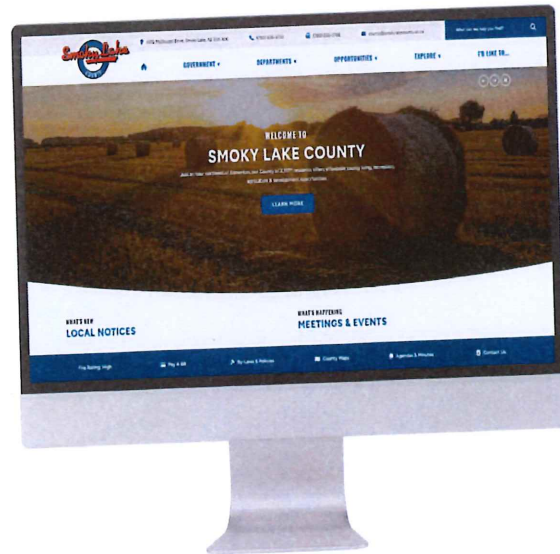


COUNTY OF NEWELL, AB

# CATALIS®



NORTHERN SUNRISE COUNTY, AB

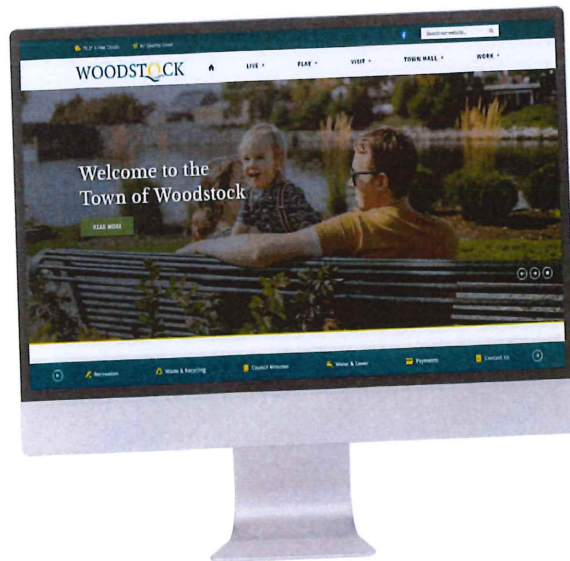


SMOKY LAKE COUNTY, AB

# CATALIS®



EVANTUREL TOWNSHIP, ON

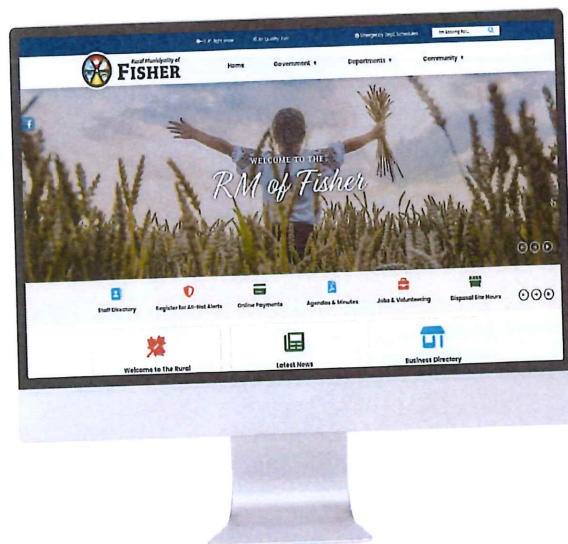


WOODSTOCK, NB

# CATALIS®

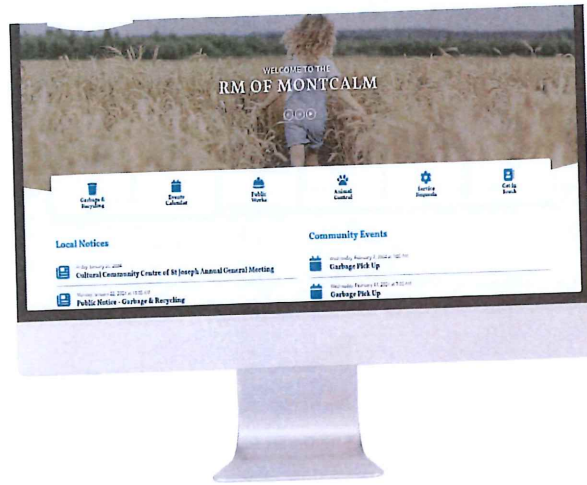


VILLAGE OF CARMACKS, YK

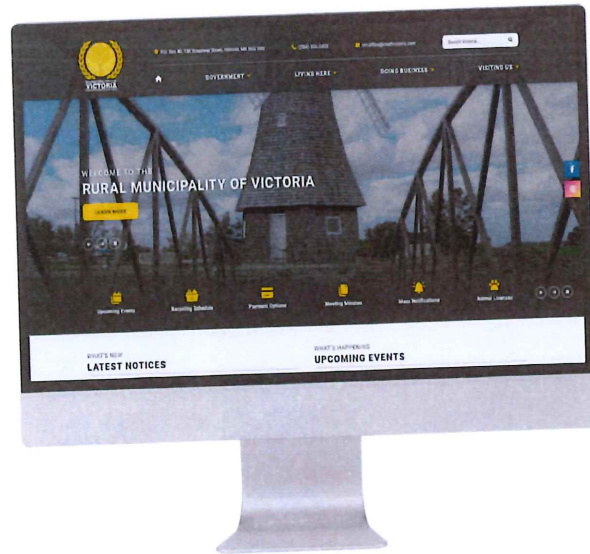


RM OF FISHER, MB

# CATALIS®



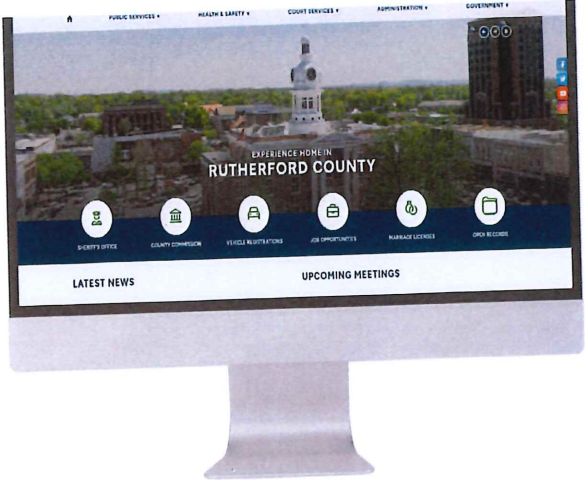
RM OF MONTCALM, MB



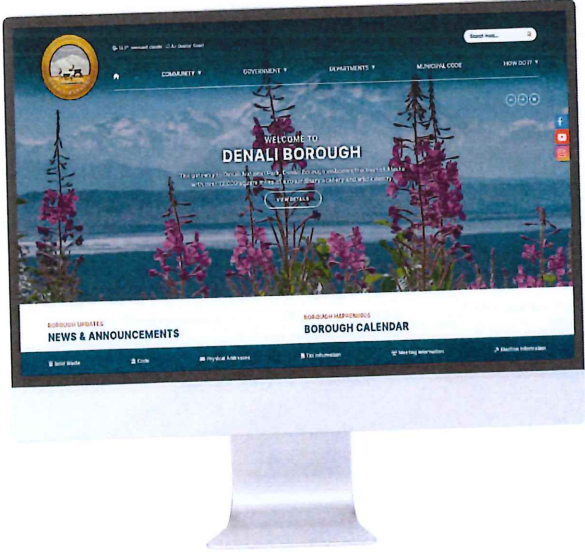
VICTORIA, MB

USA

# CATALIS®

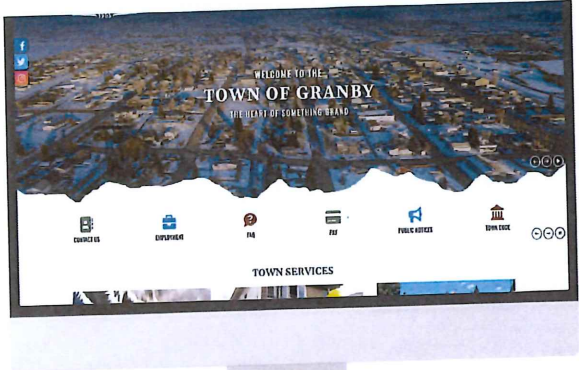


RUTHERFORD COUNTY, TN



DENALI BOROUGH, AK

# CATALIS®



GRANBY, CO

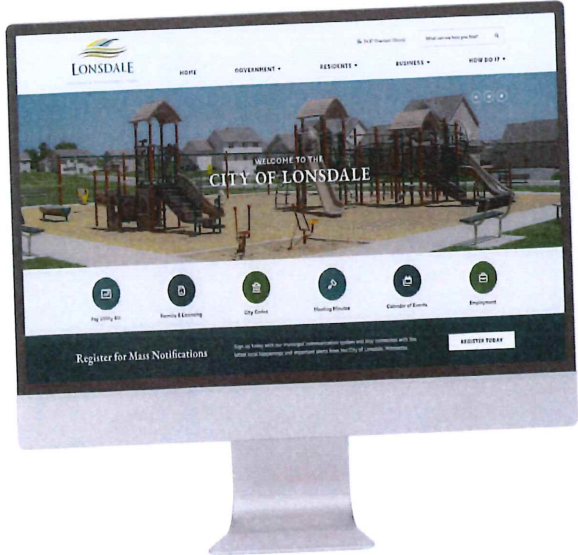


LANCASTER, WI

# CATALIS®



WEST MIAMI, FL



LONSDALE, MN

# CATALIS®



CITY OF BRAHAM, MN

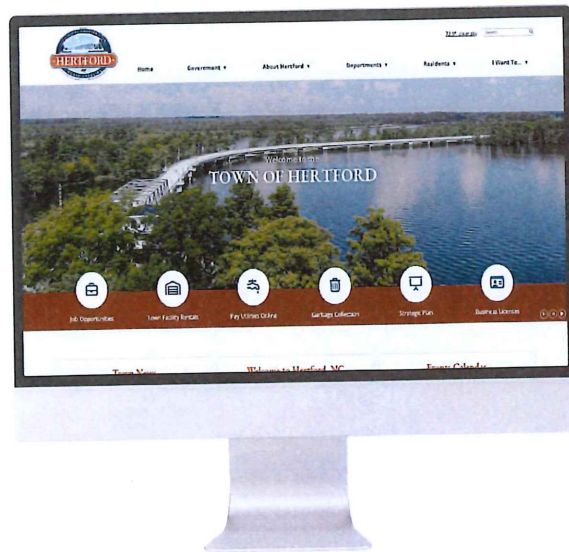


DARIEN, WI

# CATALIS®

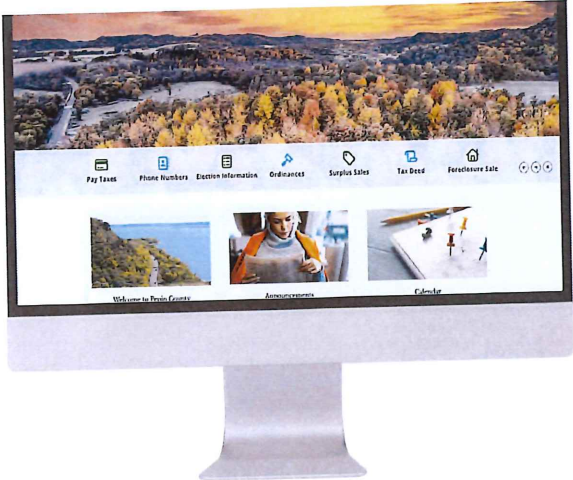


TUPPER LAKE, NY



HERTFORD, NC

# CATALIS®



PEPIN COUNTY, WI

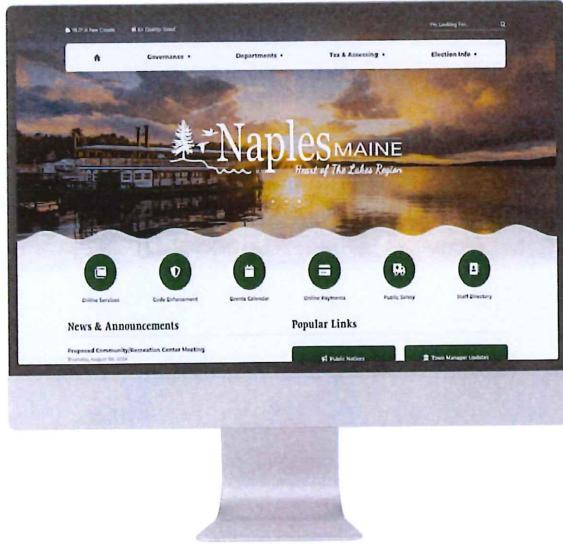


PERHAM, MN

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PLYMOUTH, OH



NAPLES, ME

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MADISON LAKE, MN

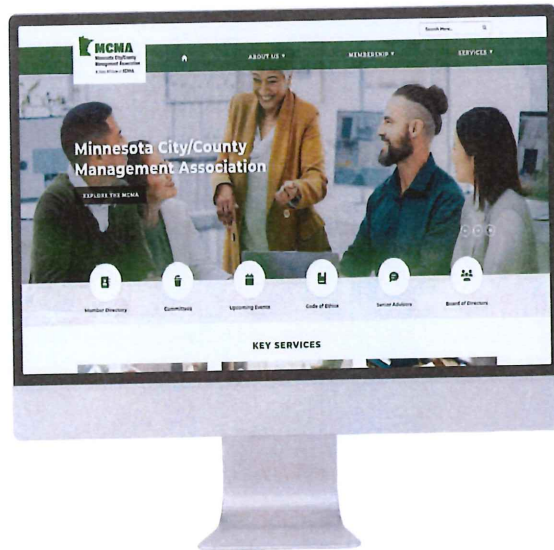


HAMPDEN, ME

# CATALIS®



HAMPDEN, ME LIBRARY



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# CATALIS®



SHELL ROCK RIVER WATERSHED DISTRICT



WINSLOW TOWNSHIP FIRE DEPARTMENT, NJ

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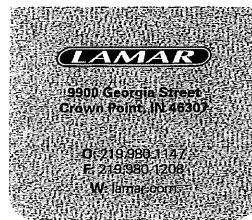
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[Allegiance Cost Transparency](#)

- x. Discussion: Revised renewal lease documentation regarding the Town's property which has the Lamar Advertising sign structure on it.

The Council asked the Clerk-Treasurer to reach out to Shawn Pettit, of Lamar Advertising and propose to two (2) options. The first proposal is to sell the easement for \$2m. The second option is to lease the easement for ten (10) years, at \$200,000 a year, with a 5% escalation clause starting in year six (6).



January 12, 2026

Mr. Mark Herak  
Clerk/Treasurer  
Town of Highland  
3333 Ridge Road  
Highland, IN 46322-2085

Re: Lease #249-09825-01 – (Panels #80141 & 80142)  
Billboard Location: U.S. 41 W/S, .4 miles S/O 45th Avenue, Highland, IN  
Current Lease Expiration: August 31, 2026

Dear Mark,

The above referenced lease has come up for renewal. Enclosed please find the revised renewal lease documentation regarding the Town's property which has a Lamar Advertising sign structure on it. At Lamar, our landowner relationships are the most important relationships we have. We would like to work together to ensure that both parties enjoy the benefits of our relationship for years to come.

After you have reviewed the Renewal Sign Location Lease, if it meets with your approval, please sign your name where highlighted, in the presence of a notary. If the property is deeded to any other party, please have that person sign the documentation also. Your notarized signature is a requirement for recording in the public records. The enclosed Memorandum of Lease will be the only document recorded in the public records and ensures the privacy of our financial arrangement, as it does not state the rental amount. Please provide a current deed of record and a current plat of survey, as well.

Once all completed items are returned to us, we will fully execute the Sign Location Renewal Lease and Memorandum of Lease, and a copy of each document will be forwarded to you.

If you have any questions, please do not hesitate to contact me at (219) 484-2927

LAMAR ADVERTISING COMPANY  
  
Shawn Michael Pettit  
Real Estate Manager

Enc. Renewal Sign Location Lease  
Memorandum of Lease



Lease #249-009825-01

**RENEWAL SIGN LOCATION LEASE**

THIS RENEWAL SIGN LOCATION LEASE ("Lease"), made this \_\_\_\_\_ day of \_\_\_\_\_, ("Effective Date"), by and between TOWN OF HIGHLAND, ("Lessor") and LAMAR ADVANTAGE GP COMPANY, LLC ("Lessee"). The Lessor and Lessee may at times hereinafter be referred to collectively as "Parties" or individually as "Party."

WHEREAS, Lessor is the owner, easement holder or lessee under written lease of certain real property located in LAKE COUNTY, INDIANA as more particularly described or depicted on Exhibit A attached hereto (the "Leased Premises"); and

WHEREAS, Lessor and Lessee are Parties or successors in interest to that lease of the Leased Premises dated the 25th day of April 2011 (the "Previous Lease") for the purposes of constructing, maintaining and operating a sign on the Leased Premises and the Parties desire to renew, amend supersede and replace the terms of the Previous Lease to the extent more specifically described herein.

NOW, THEREFORE, in consideration of and reliance upon the mutual benefits and obligations to be conveyed by this Lease and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Lessor hereby leases and grants to Lessee, its successors or assigns, the right to use the Leased Premises, with free access over and across the Leased Premises, for the purposes of constructing, installing, operating, maintaining, servicing, altering, replacing, relocating or removing an outdoor advertising structure ("Sign"), including supporting structures, illumination facilities and connections, display panels, and other appurtenances and ancillary equipment, and the right to post, illuminate and maintain advertisements on the Sign, and to modify the Sign to have as many advertising faces, including changeable copy faces or electronic faces, as are allowed by applicable local and state law. Lessor also grants to Lessee and/or its agents, contractors, subcontractors, sublessees and assigns (i) the right and easement to and from the Sign over and across the Leased Premises for the vehicular and pedestrian ingress and egress necessary to effect any action allowed herein or required by this Lease or by applicable law, (ii) the right to provide, establish, install and maintain electrical power to the Sign at Lessee's expense, and (iii) the right to place incidental and ancillary equipment onto and add any commercially reasonable use to the Sign, including but not limited to wireless or telecommunication devices. The Parties acknowledge that, except as otherwise provided for herein, the Sign shall remain at its present location within the Leased Premises as described in Exhibit B attached hereto (the "Sign Location") and any discrepancies or errors in the Sign Location and/or the orientation of the Sign have been waived.

2. This Lease shall be for an initial term of TEN (10) year commencing on SEPTEMBER 1, 2026 ("Rent Commencement Date"). Each one-year period following the Rent Commencement Date shall be referred to herein as a "Lease Year." Lessee may renew this Lease for an additional term, of equal length as the initial term, on the same terms and conditions set forth herein. Said renewal term shall automatically become effective unless Lessee gives to Lessor written notice of non-renewal at least sixty (60) days prior to the expiration of the initial term. Upon expiration of both the initial term and the renewal term of this Lease, this Lease shall automatically renew and continue from year to year, on the same terms and conditions contained herein, unless either Party provides to the other Party written notice of non-renewal at least sixty (60) days prior to the expiration of the then-current term.

3. Lessee shall pay to Lessor the annual rental of \$40,00.00 ("Annual Rent"), payable annually in advance in equal installments of \$40,000.00 each, with the first installment due upon the Rent Commencement Date. Rent shall be considered tendered upon due mailing or attempted hand delivery during reasonable business hours at the address designated by Lessor, whether or not actually received by Lessor. Should Lessee fail to pay rent or perform any other obligation under this Lease within thirty (30) days after such performance is due, Lessee will be in default under the Lease. In the event of such default, before exercising any remedies, Lessor must give Lessee written notice by certified mail and allow Lessee thirty (30) days thereafter to cure any default.

\_\_\_\_ Lessee Initials

Page 1 of 6

\_\_\_\_ Lessor Initials

Memorandum of Meeting  
Monday, April 13, 2026

4. Lessor shall not erect or allow to be erected any other off-premise advertising structure(s), other than Lessee's, on property owned or controlled by Lessor within two thousand (2,000) feet of Lessee's Sign or erect or allow to be erected any other structure or allow any vegetation on the Leased Premises that may obstruct the roadway view of Lessee's Sign. Lessor hereby authorizes Lessee, at Lessee's option, to remove any such obstruction of Lessee's Sign.

5. Should Lessee be prevented from constructing or maintaining a Sign at the Leased Premises by reason of any final governmental law, regulation, subdivision or building restriction, order or other action, Lessee may, at its sole discretion, elect to immediately terminate this Lease without any obligation or liabilities due to Lessor. Additionally, Lessee may terminate this Lease upon providing thirty (30) days' written notice to Lessor in the event the Sign becomes entirely or partially obstructed in any way or, in Lessee's sole opinion, the location becomes economically or otherwise undesirable. Upon termination of this Lease prior to expiration, Lessor shall return to Lessee any unearned prepaid rentals on a pro rata basis.

6. Lessee, at Lessee's sole discretion, shall have the right to make any necessary applications with, or obtain permits or entitlements from, governmental bodies for the construction, operation, maintenance and removal of Lessee's Sign. The Sign and all such permits and entitlements obtained by Lessee, as well as any nonconforming rights pertaining to the Leased Premises, shall remain the property of Lessee. Upon the expiration or earlier termination of this Lease, Lessor shall provide Lessee with continued access to the Leased Premises to remove the Sign and to restore the surface of the Leased Premises to its original condition, less ordinary wear-and-tear.

7. Lessor represents that it is the owner, easement holder, or lessee under written lease of the Leased Premises and has the right to enter into this Lease and to grant Lessee free access to the Leased Premises to perform all acts necessary to exercise its rights pursuant to this Lease. Lessor is not aware of any recorded or unrecorded rights, servitudes, easements, subdivision or building restrictions, or agreements affecting the Leased Premises that prohibit the erection, posting, painting, illumination or maintenance of the Sign. Lessor shall disclose to Lessee the existence of any deeds of trust, mortgages or similar encumbrances on the Leased Premises and shall, if requested by Lessee, deliver a non-disturbance agreement in recordable form reasonably acceptable to Lessee prior to the Rent Commencement Date. Lessor shall be responsible for the payment of all real property ad valorem taxes assessed against the Leased Premises. If Lessor fails to pay the real property taxes for which it is responsible, Lessee shall have the right, but not the obligation, to pay such taxes on behalf of Lessor and be reimbursed therefor upon demand or, at Lessee's sole discretion, deduct the amount of such taxes from future rental payments. The Parties shall follow all local, state, and federal laws with respect to collection, withholding, and payment of any taxes due under this Lease. Lessor acknowledges that the terms and conditions of this agreement are confidential and proprietary and shall not be disclosed to any third-party without the written consent of Lessee.

8. Before Lessor sells or otherwise transfers any interest in the Leased Premises, Lessor shall first grant to Lessee the exclusive right and option to purchase a perpetual easement encompassing the Sign Location along with the access, utility service and visibility rights set forth herein. Lessee must elect to exercise this option within thirty (30) days of receiving written notification from Lessor of its desire to sell or transfer any interest in the Leased Premises. Lessee's failure to exercise this option within said period following Lessor's written notice shall be deemed a waiver of this option by Lessee for that particular transaction. Any waiver of rights under this provision by Lessee shall apply only to the contemplated transaction for which notice was provided by Lessor and this provision shall remain in full force and effect for all future transactions during the term of this Lease. The purchase price for such easement shall be six (6) times the previous Lease Year's total rental amount pursuant to the terms hereof. The Parties shall cooperate and use commercially reasonable efforts to ensure that closing occurs within forty-five (45) days of Lessee's exercise of this option. Notwithstanding the foregoing, Lessor shall allow Lessee a reasonable amount of time to perform the customary due diligence and shall transfer the easement to Lessee free and clear of liens, mortgages and encumbrances or obtain subordination, non-disturbance and attornment agreements for the same in recordable form, reasonably acceptable to Lessee, prior to closing.

9. In the event of any change of ownership of the Leased Premises, Lessor shall notify Lessee in writing of the name, address, and phone number of the new owner, and Lessor shall further give the new owner formal written notice of the existence of this Lease and deliver a copy thereof to such new owner prior to or upon closing. In the event that Lessee assigns this Lease, the assignee shall be fully obligated under this Lease and Lessee shall no longer be bound by the Lease. This Lease shall be binding upon the personal representatives, heirs, executors, successors, and assigns of both Lessee and Lessor.

\_\_\_\_ Lessee Initials

Page 2 of 6

\_\_\_\_ Lessor Initials

Memorandum of Meeting  
Monday, April 13, 2026

10. In the event of condemnation or eminent domain activities affecting any portion of the Leased Premises that results in the removal or diminished value of Lessee's Sign or Sign Location, (i) any condemnation award for Lessee's property shall accrue to Lessee, and (ii) Lessee shall have the right and option to relocate the Sign onto any remaining portion of the Leased Premises on the same terms contained herein.

11. Lessee shall indemnify Lessor from all claims of injury and damages to Lessor or third parties as well as repair any damages to the Leased Premises, less ordinary wear-and-tear, or personal property at the Leased Premises caused by the installation, operation, maintenance and removal of Lessee's Sign during the term of this Lease. Lessor shall indemnify Lessee from any and all damages, liability, costs and expenses, including attorney's fees, resulting from any inaccuracy in or nonfulfillment of any representation, warranty or obligation of Lessor under this Lease.

12. During the term of this Lease, and for five (5) years following the removal of Lessee's Sign, Lessor hereby grants Lessee the right of first refusal to meet any offer which Lessor receives from a third party for the purposes of installing and operating an off-premise advertising structure on any portion of the Leased Premises. Lessee must elect to match any such offer within ten (10) business days after Lessor provides to Lessee a written and executed copy of the third-party offer.

13. If required by Lessee, Lessor shall execute and acknowledge a memorandum of lease suitable for recordation. In addition to the foregoing, Lessor authorizes and appoints Lessee as Lessor's agent, representative, and attorney-in-fact for the limited purpose of executing on behalf of Lessor such memorandum of lease and any amended memoranda of lease that are necessary or desirable to correct, amend, or supplement any matter set forth in such memorandum. Lessor further authorizes Lessee to perform all acts that are incidental to or necessary for the execution and recordation of such memorandum or memoranda.

14. This Lease is **NOT BINDING UNTIL EXECUTED** by all Parties. All written notifications, demands or requests pertaining to this Lease shall be sent via certified mail to the addresses on the following signature page.

*[SIGNATURES ON FOLLOWING PAGE]*

\_\_\_\_ Lessee Initials

Page 3 of 6

\_\_\_\_ Lessor Initials

RENEWAL SIGN LOCATION LEASE SIGNATURE PAGE

LAMAR ADVANTAGE GP COMPANY, LLC, LESSEE:

TOWN OF HIGHLAND, LESSOR:

BY: \_\_\_\_\_  
JEFF P. BURTON, SR. VP/TERRITORY MGR

BY: \_\_\_\_\_

BY: \_\_\_\_\_  
PLEASE PRINT NAME & TITLE

Date:

Date:

Address: 9900 GEORGIA STREET  
CROWN POINT, IN 46307

Address: 333 RIDGE ROAD  
HIGHLAND, IN 46322-2085

Email: jburton@lamar.com

Email:

Witnesses (Lessee)

Witnesses (Lessor)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

This Instrument Prepared by  
*James R. McIlwain*  
5321 Corporate Boulevard  
Baton Rouge, Louisiana 70808

**EXHIBIT A**  
"The Leased Premises"

That certain piece or parcel of land as conveyed in the certain QUIT CLAIM DEED, dated AUGUST 8th 2014 by and between CALUMET MACHINE & WELDING, INC., and TOWN OF HIGHLAND, recorded on AUGUST 11, 2014, File No. 2014-048131, of the official records of Lake County, Indiana as more specifically described below.

Approx. 9960 Indianapolis Blvd., Highland, IN 46322

#45-07-32-281-009.000-026

Part of the Northeast Quarter of Section 32, Township 36 North, Range 9 West of the 2nd Principal Meridian described as beginning at the intersection of the Southwesterly right-of-way line of the Grand Trunk Railroad and the Westerly right-of-way line of U. S. Highway No. 41; thence Southeasterly along the Westerly line of said Highway No. 41 a distance of 451.9 feet; to a point on the South line of said Northeast Quarter; thence West along the South line of said Northeast Quarter a distance of 60.21 feet; thence Northwesterly along a line which is parallel with and 60.0 feet Westerly, measured at right angles, of the Westerly right-of-way line of U. S. Highway No. 41, a distance of 407.40 feet; thence Northwesterly along a line parallel with and 60.0 feet Southwesterly, measured at right angles, of the Southwesterly right-of-way line of the Grand Trunk Railroad a distance of 160.44 feet; thence North a distance of 63.29 feet to a point on the Southwesterly right-of-way line of the Grand Trunk Railroad; thence Southeasterly along said railroad right-of-way line a distance of 220.0 feet to the point of beginning, all in the Town of Highland, Lake County, Indiana, containing 0.05380 acres, more or less.

**NON TAXABLE**

MAR 20 - 1977  
*Joe Ambrosio*  
AUDITOR LAKE COUNTY

*Key 27-26-17 replace from 27-26-5*

Together with an easement of ingress and egress over the following described parcel as granted in Document No. 596147 recorded in Book 565, pages 182 and 183 in Lake County, Indiana. Commencing at a point on the South line of the North Half of Section 32, Township 36 North, Range 9 West of the 2nd Principal Meridian, which is 88.277 feet West of the Southeast corner thereof; thence West along the South line of the North Half of Section 32, Township 36 North, Range 9 West of the 2nd Principal Meridian, a distance of 15.0 feet; thence South-

easterly 453.76 feet to a point 25.0 feet West of the Southwesterly right-of-way line of U. S. Highway No. 41; thence East 25.0 feet to the above said right-of-way line; thence Northwesterly along the Southwesterly right-of-way line of U. S. Highway No. 41 a distance of 454.5 feet to the point of beginning, containing 0.200 acres, more or less, all in Lake County, Indiana.

(This transfer is not subject to Indiana gross income tax.)

\_\_\_\_ Lessee Initials

\_\_\_\_ Lessor Initials

**EXHIBIT B**  
"The Sign Location"



\_\_\_\_ Lessee Initials

\_\_\_\_ Lessor Initials



Lease #249-009825-01

**RENEWAL SIGN LOCATION LEASE**

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WHEREAS, Lessor and Lessee are Parties or successors in interest to that lease of the Leased Premises dated the 25th day of April 2011 (the "Previous Lease") for the purposes of constructing, maintaining and operating a sign on the Leased Premises and the Parties desire to renew, amend supersede and replace the terms of the Previous Lease to the extent more specifically described herein.

NOW, THEREFORE, in consideration of and reliance upon the mutual benefits and obligations to be conveyed by this Lease and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Lessor hereby leases and grants to Lessee, its successors or assigns, the right to use the Leased Premises, with free access over and across the Leased Premises, for the purposes of constructing, installing, operating, maintaining, servicing, altering, replacing, relocating or removing an outdoor advertising structure ("Sign"), including supporting structures, illumination facilities and connections, display panels, and other appurtenances and ancillary equipment, and the right to post, illuminate and maintain advertisements on the Sign, and to modify the Sign to have as many advertising faces, including changeable copy faces or electronic faces, as are allowed by applicable local and state law. Lessor also grants to Lessee and/or its agents, contractors, subcontractors, sublessees and assigns (i) the right and easement to and from the Sign over and across the Leased Premises for the vehicular and pedestrian ingress and egress necessary to effect any action allowed herein or required by this Lease or by applicable law, (ii) the right to provide, establish, install and maintain electrical power to the Sign at Lessee's expense, and (iii) the right to place incidental and ancillary equipment onto and add any commercially reasonable use to the Sign, including but not limited to wireless or telecommunication devices. The Parties acknowledge that, except as otherwise provided for herein, the Sign shall remain at its present location within the Leased Premises as described in Exhibit B attached hereto (the "Sign Location") and any discrepancies or errors in the Sign Location and/or the orientation of the Sign have been waived.
2. This Lease shall be for an initial term of TEN (10) year commencing on SEPTEMBER 1, 2026 ("Rent Commencement Date"). Each one-year period following the Rent Commencement Date shall be referred to herein as a "Lease Year." Lessee may renew this Lease for an additional term, of equal length as the initial term, on the same terms and conditions set forth herein. Said renewal term shall automatically become effective unless Lessee gives to Lessor written notice of non-renewal at least sixty (60) days prior to the expiration of the initial term. Upon expiration of both the initial term and the renewal term of this Lease, this Lease shall automatically renew and continue from year to year, on the same terms and conditions contained herein, unless either Party provides to the other Party written notice of non-renewal at least sixty (60) days prior to the expiration of the then-current term.
3. Lessee shall pay to Lessor the annual rental of \$40,000.00 ("Annual Rent"), payable annually in advance in equal installments of \$40,000.00 each, with the first installment due upon the Rent Commencement Date. Rent shall be considered tendered upon due mailing or attempted hand delivery during reasonable business hours at the address designated by Lessor, whether or not actually received by Lessor. Should Lessee fail to pay rent or perform any other obligation under this Lease within thirty (30) days after such performance is due, Lessee will be in default under the Lease. In the event of such default, before exercising any remedies, Lessor must give Lessee written notice by certified mail and allow Lessee thirty (30) days thereafter to cure any default.

\_\_\_\_ Lessee Initials

Page 1 of 6

\_\_\_\_ Lessor Initials

Memorandum of Meeting  
Monday, April 13, 2026

4. Lessor shall not erect or allow to be erected any other off-premise advertising structure(s), other than Lessee's, on property owned or controlled by Lessor within two thousand (2,000) feet of Lessee's Sign or erect or allow to be erected any other structure or allow any vegetation on the Leased Premises that may obstruct the roadway view of Lessee's Sign. Lessor hereby authorizes Lessee, at Lessee's option, to remove any such obstruction of Lessee's Sign.

5. Should Lessee be prevented from constructing or maintaining a Sign at the Leased Premises by reason of any final governmental law, regulation, subdivision or building restriction, order or other action, Lessee may, at its sole discretion, elect to immediately terminate this Lease without any obligation or liabilities due to Lessor. Additionally, Lessee may terminate this Lease upon providing thirty (30) days' written notice to Lessor in the event the Sign becomes entirely or partially obstructed in any way or, in Lessee's sole opinion, the location becomes economically or otherwise undesirable. Upon termination of this Lease prior to expiration, Lessor shall return to Lessee any unearned prepaid rentals on a pro rata basis.

6. Lessee, at Lessee's sole discretion, shall have the right to make any necessary applications with, or obtain permits or entitlements from, governmental bodies for the construction, operation, maintenance and removal of Lessee's Sign. The Sign and all such permits and entitlements obtained by Lessee, as well as any nonconforming rights pertaining to the Leased Premises, shall remain the property of Lessee. Upon the expiration or earlier termination of this Lease, Lessor shall provide Lessee with continued access to the Leased Premises to remove the Sign and to restore the surface of the Leased Premises to its original condition, less ordinary wear-and-tear.

7. Lessor represents that it is the owner, easement holder, or lessee under written lease of the Leased Premises and has the right to enter into this Lease and to grant Lessee free access to the Leased Premises to perform all acts necessary to exercise its rights pursuant to this Lease. Lessor is not aware of any recorded or unrecorded rights, servitudes, easements, subdivision or building restrictions, or agreements affecting the Leased Premises that prohibit the creation, posting, painting, illumination or maintenance of the Sign. Lessor shall disclose to Lessee the existence of any deeds of trust, mortgages or similar encumbrances on the Leased Premises and shall, if requested by Lessee, deliver a non-disturbance agreement in recordable form reasonably acceptable to Lessee prior to the Rent Commencement Date. Lessor shall be responsible for the payment of all real property ad valorem taxes assessed against the Leased Premises. If Lessor fails to pay the real property taxes for which it is responsible, Lessee shall have the right, but not the obligation, to pay such taxes on behalf of Lessor and be reimbursed therefor upon demand or, at Lessee's sole discretion, deduct the amount of such taxes from future rental payments. The Parties shall follow all local, state, and federal laws with respect to collection, withholding, and payment of any taxes due under this Lease. Lessor acknowledges that the terms and conditions of this agreement are confidential and proprietary and shall not be disclosed to any third-party without the written consent of Lessee.

8. Before Lessor sells or otherwise transfers any interest in the Leased Premises, Lessor shall first grant to Lessee the exclusive right and option to purchase a perpetual easement encompassing the Sign Location along with the access, utility service and visibility rights set forth herein. Lessee must elect to exercise this option within thirty (30) days of receiving written notification from Lessor of its desire to sell or transfer any interest in the Leased Premises. Lessee's failure to exercise this option within said period following Lessor's written notice shall be deemed a waiver of this option by Lessee for that particular transaction. Any waiver of rights under this provision by Lessee shall apply only to the contemplated transaction for which notice was provided by Lessor and this provision shall remain in full force and effect for all future transactions during the term of this Lease. The purchase price for such easement shall be six (6) times the previous Lease Year's total rental amount pursuant to the terms hereof. The Parties shall cooperate and use commercially reasonable efforts to ensure that closing occurs within forty-five (45) days of Lessee's exercise of this option. Notwithstanding the foregoing, Lessor shall allow Lessee a reasonable amount of time to perform the customary due diligence and shall transfer the easement to Lessee free and clear of liens, mortgages and encumbrances or obtain subordination, non-disturbance and attornment agreements for the same in recordable form, reasonably acceptable to Lessee, prior to closing.

9. In the event of any change of ownership of the Leased Premises, Lessor shall notify Lessee in writing of the name, address, and phone number of the new owner, and Lessor shall further give the new owner formal written notice of the existence of this Lease and deliver a copy thereof to such new owner prior to or upon closing. In the event that Lessee assigns this Lease, the assignee shall be fully obligated under this Lease and Lessee shall no longer be bound by the Lease. This Lease shall be binding upon the personal representatives, heirs, executors, successors, and assigns of both Lessee and Lessor.

\_\_\_\_ Lessee Initials

Page 2 of 6

\_\_\_\_ Lessor Initials

Memorandum of Meeting  
Monday, April 13, 2026

10. In the event of condemnation or eminent domain activities affecting any portion of the Leased Premises that results in the removal or diminished value of Lessee's Sign or Sign Location, (i) any condemnation award for Lessee's property shall accrue to Lessee, and (ii) Lessee shall have the right and option to relocate the Sign onto any remaining portion of the Leased Premises on the same terms contained herein.

11. Lessee shall indemnify Lessor from all claims of injury and damages to Lessor or third parties as well as repair any damages to the Leased Premises, less ordinary wear-and-tear, or personal property at the Leased Premises caused by the installation, operation, maintenance and removal of Lessee's Sign during the term of this Lease. Lessor shall indemnify Lessee from any and all damages, liability, costs and expenses, including attorney's fees, resulting from any inaccuracy in or nonfulfillment of any representation, warranty or obligation of Lessor under this Lease.

12. During the term of this Lease, and for five (5) years following the removal of Lessee's Sign, Lessor hereby grants Lessee the right of first refusal to meet any offer which Lessor receives from a third party for the purposes of installing and operating an off-premise advertising structure on any portion of the Leased Premises. Lessee must elect to match any such offer within ten (10) business days after Lessor provides to Lessee a written and executed copy of the third-party offer.

13. If required by Lessee, Lessor shall execute and acknowledge a memorandum of lease suitable for recordation. In addition to the foregoing, Lessor authorizes and appoints Lessee as Lessor's agent, representative, and attorney-in-fact for the limited purpose of executing on behalf of Lessor such memorandum of lease and any amended memoranda of lease that are necessary or desirable to correct, amend, or supplement any matter set forth in such memorandum. Lessor further authorizes Lessee to perform all acts that are incidental to or necessary for the execution and recordation of such memorandum or memoranda.

14. This Lease is **NOT BINDING UNTIL EXECUTED** by all Parties. All written notifications, demands or requests pertaining to this Lease shall be sent via certified mail to the addresses on the following signature page.

*[SIGNATURES ON FOLLOWING PAGE]*

\_\_\_\_ Lessee Initials

Page 3 of 6

\_\_\_\_ Lessor Initials

RENEWAL SIGN LOCATION LEASE SIGNATURE PAGE

LAMAR ADVANTAGE GP COMPANY, LLC, LESSEE:

TOWN OF HIGHLAND, LESSOR:

BY: \_\_\_\_\_  
JEFF P. BURTON, SR. VP/TERRITORY MGR

BY: \_\_\_\_\_

BY: \_\_\_\_\_  
PLEASE PRINT NAME & TITLE

Date:

Date:

Address: 9900 GEORGIA STREET  
CROWN POINT, IN 46307

Address: 333 RIDGE ROAD  
HIGHLAND, IN 46322-2085

Email: jburton@lamar.com

Email:

Witnesses (Lessee)

Witnesses (Lessor)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

This Instrument Prepared by  
James R. McIlwain  
5321 Corporate Boulevard  
Baton Rouge, Louisiana 70808

**EXHIBIT A**  
"The Leased Premises"

That certain piece or parcel of land as conveyed in the certain QUIT CLAIM DEED, dated AUGUST 8th 2014 by and between CALUMET MACHINE & WELDING, INC., and TOWN OF HIGHLAND, recorded on AUGUST 11, 2014, File No. 2014-048131, of the official records of Lake County, Indiana as more specifically described below.

Approx. 9960 Indianapolis Blvd., Highland, IN 46322

#45-07-32-281-009.000-026

Part of the Northeast Quarter of Section 32, Township 36 North, Range 9 West of the 2nd Principal Meridian described as beginning at the intersection of the Southwesterly right-of-way line of the Grand Trunk Railroad and the Westerly right-of-way line of U. S. Highway No. 41; thence Southeasterly along the Westerly line of said Highway No. 41 a distance of 451.9 feet; to a point on the South line of said Northeast Quarter; thence West along the South line of said Northeast Quarter a distance of 60.21 feet; thence Northwesterly along a line which is parallel with and 60.0 feet Westerly, measured at right angles, of the Westerly right-of-way line of U. S. Highway No. 41, a distance of 407.40 feet; thence Northwesterly along a line parallel with and 60.0 feet Southwesterly, measured at right angles, of the Southwesterly right-of-way line of the Grand Trunk Railroad a distance of 160.44 feet; thence North a distance of 63.29 feet to a point on the Southwesterly right-of-way line of the Grand Trunk Railroad; thence Southeasterly along said railroad right-of-way line a distance of 220.0 feet to the point of beginning, all in the Town of Highland, Lake County, Indiana, containing 0.85380 acres, more or less.

**NON TAXABLE**

MAR 3 - 1977

*Joe Anderson*  
AUDITOR LAKE COUNTY

*Key 27-26-17 split from 27-26-5*

Together with an easement of ingress and egress over the following described parcel as granted in Document No. 596147 recorded in Book 565, pages 182 and 183 in Lake County, Indiana. Commencing at a point on the South line of the North Half of Section 32, Township 36 North, Range 9 West of the 2nd Principal Meridian, which is 88.277 feet West of the Southeast corner thereof; thence West along the South line of the North Half of Section 32, Township 36 North, Range 9 West of the 2nd Principal Meridian, a distance of 15.0 feet; thence South-

easterly 453.76 feet to a point 25.0 feet West of the Southwesterly right-of-way line of U. S. Highway No. 41; thence East 25.0 feet to the above said right-of-way line; thence Northwesterly along the Southwesterly right-of-way line of U. S. Highway No. 41 a distance of 454.5 feet to the point of beginning, containing 0.208 acres, more or less, all in Lake County, Indiana.

(This transfer is not subject to Indiana gross income tax.)



STATE OF INDIANA  
COUNTY OF LAKE

MEMORANDUM AND NOTICE OF LEASE AGREEMENT

The undersigned (hereinafter referred to as "Lessor") has executed and delivered to LAMAR ADVANTAGE G.P. COMPANY, LLC (hereinafter referred to as "Lessee") a SIGN LOCATION LEASE AGREEMENT dated \_\_\_\_\_, leasing a portion of the premises located in the County of Lake, State of Indiana more particularly described as follows:

Approx. 9960 Indianapolis Blvd., Highland, IN 46322

#45-07-32-281-009.000-026

Part of the Northeast Quarter of Section 32, Township 36 North, Range 9 West of the 2nd Principal Meridian described as beginning at the intersection of the Southwesterly right-of-way line of the Grand Trunk Railroad and the Westerly right-of-way line of U. S. Highway No. 41; thence Southeasterly along the Westerly line of said Highway No. 41 a distance of 451.9 feet; to a point on the South line of said Northeast Quarter; thence West along the South line of said Northeast Quarter a distance of 60.21 feet; thence Northwesterly along a line which is parallel with and 60.0 feet Westerly, measured at right angles, of the Westerly right-of-way line of U. S. Highway No. 41, a distance of 407.40 feet; thence Northwesterly along a line parallel with and 80.0 feet Southwesterly, measured at right angles, of the Southwesterly right-of-way line of the Grand Trunk Railroad a distance of 160.44 feet; thence North a distance of 63.29 feet to a point on the Southwesterly right-of-way line of the Grand Trunk Railroad; thence Southeasterly along said railroad right-of-way line a distance of 220.0 feet to the point of beginning, all in the Town of Highland, Lake County, Indiana, containing 0.65388 acres, more or less.

NON TAXABLE

MAY 10 - 1977  
Joe C. ...  
LAKELAND COUNTY

Key 27-26-17 signed June 27-26-5

Together with an easement of ingress and egress over the following described parcel as granted in Document No. 286147 recorded in Book 565, pages 102 and 103 in Lake County, Indiana. Commencing at a point on the South line of the North Half of Section 32, Township 36 North, Range 9 West of the 2nd Principal Meridian, which is 88.277 feet West of the southeast corner thereof; thence West along the South line of the North Half of Section 32, Township 36 North, Range 9 West of the 2nd Principal Meridian, a distance of 15.0 feet; thence South-

...easterly 453.76 feet to a point 25.0 feet West of the Southwesterly right-of-way line of U. S. Highway No. 41; thence East 25.0 feet to the above said right-of-way line; thence Northwesterly along the Southwesterly right-of-way line of U. S. Highway No. 41 a distance of 454.5 feet to the point of beginning, containing 0.208 acres, more or less, all in Lake County, Indiana.

(This transfer is not subject to Indiana gross income tax.)

WHEREAS, said SIGN LOCATION LEASE AGREEMENT (hereinafter referred to as "Lease"), provided for an initial term of TEN (10) years and a renewal term of TEN (10) years. The Lease may be continued in force thereafter in accordance with the provisions set out as well as other rights and obligations of the parties thereto.

Memorandum of Meeting  
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The lease further provides that before Lessor sells or otherwise transfers any interest in the Leased Premises, Lessor shall first grant to Lessee the exclusive right and option to purchase a perpetual easement encompassing the Sign Location along with the access, utility service and visibility rights set forth herein. Lessee must elect to exercise this option within thirty (30) days of receiving written notification from Lessor of its desire to sell or transfer any interest in the Leased Premises. Lessee's failure to exercise this option within said period following Lessor's written notice shall be deemed a waiver of this option by Lessee for that particular transaction. Any waiver of rights under this provision by Lessee shall apply only to the contemplated transaction for which notice was provided by Lessor and this provision shall remain in full force and effect for all future transactions during the term of this Lease. The purchase price for such easement shall be six (6) times the previous Lease Year's annual rental paid by Lessee to Lessor pursuant to the terms hereof. The Parties shall cooperate and use commercially reasonable efforts to ensure that closing occurs within forty-five (45) days of Lessee's exercise of this option. Notwithstanding the foregoing, Lessor shall allow Lessee a reasonable amount of time to perform the customary due diligence and shall transfer the easement to Lessee free and clear of liens, mortgages and encumbrances or obtain subordination, non-disturbance and attornment agreements for the same in recordable form, reasonably acceptable to Lessee, prior to closing.

NOW, THEREFORE, for the consideration set out in the Lease, Lessor hereby grants, leases and lets to Lessee all rights as specified therein in and upon the said premises, subject to all of the provisions and conditions set out in the Lease for all purposes and the Lease is made a part hereof to the same extent and with the same force and effect as though the same were fully and completely incorporated herein. Lessor authorizes and appoints Lessee as Lessor's agent, representative, and attorney in fact for the limited purpose of executing on behalf of Lessor any amended memoranda of lease that are necessary or desirable to correct, amend, or supplement any matter set forth herein. Lessor further authorizes Lessee to perform all acts that are incidental to or necessary for the execution and recordation of such memoranda.

IN WITNESS WHEREOF, this instrument is duly executed on the date hereinabove specified.

LAMAR ADVANTAGE G.P. COMPANY, LLC, LESSEE

\_\_\_\_\_  
JEFF P. BURTON, SR, VP/TERRITORY MGR.

Date:

ACKNOWLEDGMENT

State of \_\_\_\_\_

County of \_\_\_\_\_

That on this day came before me the undersigned, a Notary Public, duly commissioned, qualified and acting within and for the said County and State, appeared in person the within named \_\_\_\_\_ to me personally known, who stated that he is the \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_, and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said entity, and further stated and acknowledged that he had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

In testimony whereof, I have hereunto set my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Notary Public

Printed Name: \_\_\_\_\_

Notary No/Bar Roll No.: \_\_\_\_\_

My commission is: \_\_\_\_\_

TOWN OF HIGHLAND, LESSOR

\_\_\_\_\_

\_\_\_\_\_  
PLEASE PRINT NAME & TITLE

Date:

ACKNOWLEDGMENT

State of \_\_\_\_\_

County of \_\_\_\_\_

That on this day came before me the undersigned, a Notary Public, duly commissioned, qualified and acting within and for the said County and State, appeared in person the within named \_\_\_\_\_ to me personally known, who stated that he is the \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_, and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said entity, and further stated and acknowledged that he had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

In testimony whereof, I have hereunto set my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

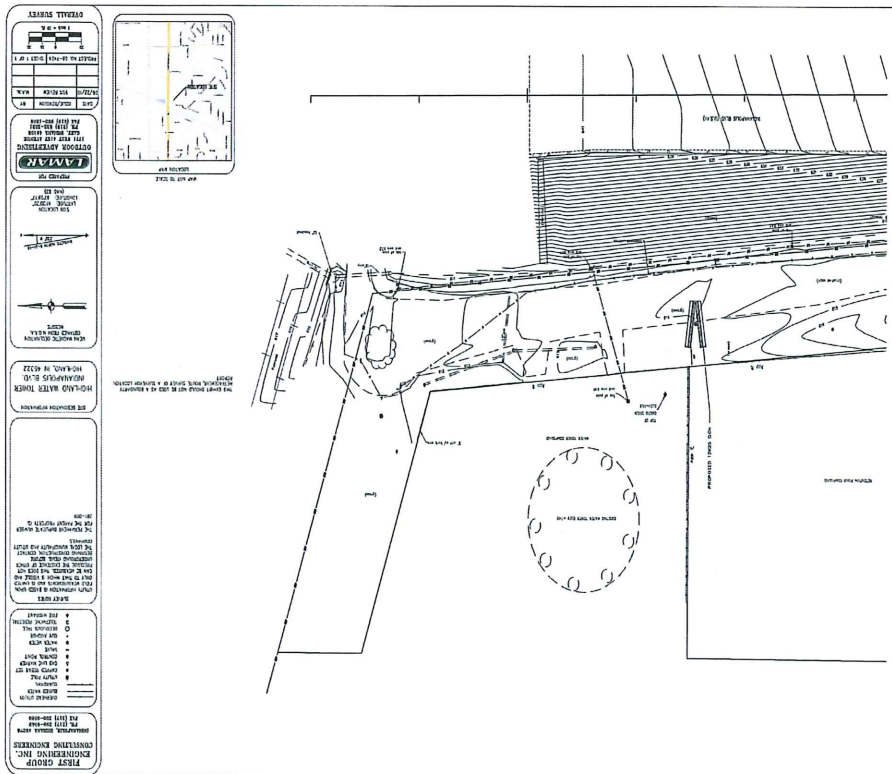
Notary Public

Printed Name: \_\_\_\_\_

Notary No/Bar Roll No.: \_\_\_\_\_

My commission is: \_\_\_\_\_

Memorandum of Meeting  
Monday, April 13, 2026





- x. Discussion: Determination of the type, location and the number of chargers for the recently purchased EV vehicles.

Prior to discussion, Building Commissioner Mika advised the Council that he was advised by Administrative Commander Banasiak that the gentleman from NIRPC advised Commander Banasiak to hold off on the chargers, as NIRPC has applied for another grant that will pay municipalities 80% of the cost of the chargers and installation cost.

The Council decided to hold off until it was determined if NIRPC receives the grant.





COST PROPOSALS FOR EV CHARGING STATIONS

Date: 3/17/26

<u>Contractor</u>	<u>Town Hall</u>	<u>PD</u>	<u>Total</u>
Emcor Hyre Elect.	\$ 11,260.00	\$ 9,960.00	\$ 21,220.00
Sweney Elect. Co.	\$ 13,100.00	\$ 19,150.00	\$ 32,250.00
Midwest Electric, LLC.	\$ 17,900.00	\$ 19,120.00	\$ 37,020.00
Foster Electric, Inc.	\$ 6,590.00	\$ 13,750.00	\$ 20,340.00

Place Holders should the Council decide to take up:

- x. Discussion: Wheel Tax (placeholder)

Attorney Reed said he should have a sample draft to the Council within the next two (2) meetings.

- x. Discussion: E-Bikes & Scooters (placeholder)

Attorney Reed said he should have a sample draft to the Council within the next two (2) meetings.

- x. Discussion: Food & Beverage Tax (placeholder)

Attorney Reed said he should have a sample draft to the Council within the next two (2) meetings.

- x. Discussion: Proposed Ordinance No. 1845: An Ordinance to Amend the Compensation, Benefits and Personnel Program of the Municipality, to be known as the Compensation and Benefits Ordinance commonly known as the Employee Handbook, particularly creating a Residency Stipend Provision in the Public Works Department (Agency) and the Parks and Recreation Department. (placeholder)

Councilor Turich advised that he had met with Councilor Robertson to discuss both ordinances and then also met with Councilor Scheeringa, separately. He said they had good discussions and are about ready to present to the entire Council to discuss. He said they will probably have one more meeting before presenting to the Council.

- x. Discussion: Proposed Ordinance No. 1842-A: An Ordinance to Amend Ordinance No. 1842 to establish the Wage and Salary Rates of the Elected Officers, the Non-Elected Officers and the Employees of the Town of Highland, Indiana particularly creating a Residency Provision in the Parks and Recreation Department and the Public Works Department (Agency). (placeholder)

Councilor Turich advised that he had met with Councilor Robertson to discuss both ordinances and then also met with Councilor Scheeringa, separately. He said they had good discussions and are about ready to present to the entire Council to discuss. He said they will probably have one more meeting before presenting to the Council.

- x. Discussion: Proposed Ordinance No. 1839 – Violations Bureau Payable Fines

Building Commissioner asked the Council to consider Ordinance No. 1839 without the fines related to E-Bikes and Scooters. He said he is in his busy season and would like the increased fines for building code violations to take effect.

Attorney Reed said he should have a sample draft to the Council within the next two (2) meetings.

**Plenary Business Meeting of Monday April 27, 2026**

- Minutes of the Meeting of Monday, April 13, 2026.
- Accounts Payable Voucher
-