

## **HIGHLAND REDEVELOPMENT COMMISSION**

### **STUDY SESSION MEETING MINUTES**

**MONDAY April 13<sup>th</sup>, 2026**

The Highland Redevelopment Commission ("Commission", "RC") met in person at Town Hall on Monday April 13<sup>th</sup>, 2026. The regular scheduled study session was called to order at 9:26<sup>pm</sup> by President, Alex Robertson.

**Roll Call:** Commissioners Phil Scheeringa, Commissioner Tom Black, Commissioner Alex Robertson, Commissioner Georgeff, Commissioner Doug Turich and Patrick Krull (non-voting) were present in person at Town Hall.

**Additional Officials Present:** Maria Becerra, Redevelopment Director

**Also Present:** 1 member of the audience

#### **T.I.F. tracking software proposal :**

Commissioner Robertson introduced Adam Stone from Stone Municipal Group concerning his TOF tracking software

Adam Stone spoke and did a demonstration of the software that they developed for TIF and economic development and explained how it is used .

Adam Stone has been in local government finance for the last 15 years in Indiana , He is a licensed CPA and municipal advisor and he predominantly works with cities and towns on economic and development and TIF finance related items and as a result of that he has come across a lot of different things and projects and wanted to make a tool that was really going to revolutionize that.

Adam Stone explained that the software scores projects with customizable criteria for downtown/redevelopment and TIF districts to enable objective, data driven incentive decisions . It computes property tax estimates, T.I.F. calculations , tax abatements compliance reminders and automatic updates for state tax rates . Its expected outcome ROI assessments in seconds instead of weeks , reduced staff and legal time and costs . It also has improved negotiation leverage . This tool enables upfront developer request to determine if it is suitable for Highland.

#### **Belmonte Commercial Grant :**

Mr. Belmonte spoke and gave his presentation concerning 2909 Jewett St. , commercial grant extension. He stated that the permits were pulled before the Grant expired but the contractor work was delayed by tenant occupancy and winter weather . The contractor plans to start in May and complete exterior work by the end of July .

Commissioner Robertson asked if you're going after the grant to complete the work on the exterior of the building and I don't know if I'm interpreting this in correctly as far as our current grant program is structured but that would exclude then if a tenant moved in and they wanted to do internal renovations.

They could apply for a grant but if we award the grant to that building now than when you get a tenant in there and there is a buildout then they wouldn't be able to apply for grant money or you could get involved in that process . You could apply for grant funds when you go to buildout.

Mr. Belmonte answered if I don't do the outside nobody's is going to rent it .

Commissioner Georgeff stated that Mr. Belmonte had made an offer on the property next door and had spoken to Mr. Van Layton concerning the delays.

Commissioner Black asked about reapplying and was told that would require bidding and delay the whole process .

It was agreed to put the matter to a vote at the next meeting

#### **Commercial Grant and Claw back provisions :**

Commissioner Black stated There were clawback provisions in the original, isn't there, already?

Commissioner Robertson answered No

Commissioner Black stated well then I think we should probably looking at putting some clawback provisions in. One example is the Cardinal Campus.

Commissioner Robertson we will have to have John Reed bless these

Will be reviewed at the next meeting

#### **Quote for Zoning Code Revisions :**

Maria stated 2 companies and 1 attorney and had a zoom call with Civic Plus this morning and he said he would give us a quote in 5 days .

The other company Code Publishing the gentleman's name was Brad Johnson and he had worked here back 20 years ago and he worked for Ball State and he also stated he would get something to us this week . He works for Zionsville Planning Commission . Maria stated he really knows his stuff.

Commissioner Robertson commented that he spoke with Civic Plus and from start to finish it would be about 18 months and it wasn't going to be cheap.

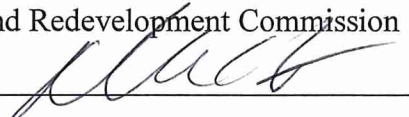
Commissioner Scheeringa stated he knows a lot of people in the code world and he could ask around

Maria asked Commissioner Georgeff if he knew Adam Decker and he stated he did he is the Attorney for Dyer

Meeting was adjourned at 9:59pm

DULY PASSED AND RESOLVED by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this 27<sup>th</sup> day of April 2026, having passed by a vote 4 in favor and 0 opposed.

Highland Redevelopment Commission

  
\_\_\_\_\_

President

ATTEST: \_\_\_\_\_

Secretary

