

HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

**2024 Amendment to the Redevelopment Plan for the
Highland Consolidated Redevelopment Area
(Kennedy Avenue South Subarea Expansion Area)**



October 7, 2024

Prepared By



**HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION**

2024 Amendment to the Redevelopment Plan for the Highland Consolidated Redevelopment Area
(Kennedy Avenue South Subarea Expansion Area)

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PART I

INTRODUCTION AND PURPOSE

A. Introduction

The Town of Highland, Indiana Redevelopment Commission (the “**Commission**”) recognizes that “areas needing redevelopment” are a threat to the stability and vitality of the Town of Highland, Lake County, Indiana (the “**Town**”) and its long-term economic viability. The Commission further recognizes that there are certain areas in the Town that are areas needing redevelopment that cannot be developed through the typical regulatory governmental processes or the ordinary operations of private enterprise without public intervention to stimulate private investment and economic development.

Indiana Code (“**IC**”) 36-7-14-15 requires that when the Commission finds that an area in the territory under its jurisdiction, the Highland Redevelopment District (the “**Redevelopment District**”), is an “area needing redevelopment” to an extent that cannot be corrected by regulatory processes or the ordinary operations of private enterprise and investment without resort to the Indiana REDEVELOPMENT LAW¹ and that the public health and welfare will be benefited by the acquisition and redevelopment of the area, the Commission shall cause the following to be prepared:

- Maps and plats, showing the boundaries of the redevelopment project area;
- An Acquisition List of owners of the various parcels of real property proposed to be acquired for redevelopment of the area; and
- An estimate of the cost of acquisition and redevelopment activities.

This amendment to the **Redevelopment Plan for the Highland Consolidated Redevelopment Area** (the “**2023 Redevelopment Plan**”), designated as a result of a 2023 merger of the Highland Redevelopment Area and the Highland Commercial Corridor Redevelopment Area², is the Commission’s continued efforts to apply its mission and to address redevelopment to provide for community redevelopment and economic redevelopment initiatives and programs to: (i) overcome the causes leading to an area needing redevelopment, (ii) stimulate economic development, and (iii) improve the quality of life for the Town overall.

This **2024 Amendment to the Redevelopment Plan for the Highland Consolidated Redevelopment Area (Kennedy Avenue South Subarea Expansion Area)**, henceforth to be known as the “**2024 Amendment**” is intended to: (i) expand the Highland Consolidated Redevelopment Area; (ii) supplement the Redevelopment Plan for the Highland Consolidated Redevelopment Area for the purpose of including a certain adjacent and contiguous area of real property known as the **Kennedy Avenue South Subarea Expansion Area** (the “**2024 Subarea Expansion Area**”); and (iii) identify potential land uses for the redevelopment of said 2024 Subarea Expansion Area to provide for community redevelopment and economic redevelopment initiatives and programs to overcome the causes leading to the area needing redevelopment, stimulate economic development and to improve the quality of life for the Redevelopment District and the Town overall.

¹ Indiana Code 36-7-14 titled Redevelopment of Areas Needing Redevelopment Generally; Redevelopment Commissions.

² The Highland Redevelopment Commission (the “Commission”) on August 22, 2023 passed and adopted Amending Declaratory Resolution No. HRC 2023-15 (the “Consolidating Amending Declaratory Resolution”) to amend the declaratory resolutions designating, adopting and approving (I) the Highland Redevelopment Area, the Highland Redevelopment Plan, and the Highland Allocation Area and (II) the Highland Commercial Corridors Redevelopment Area, the Redevelopment Plan for the Highland Commercial Corridors Redevelopment Area, and the Highland Commercial Corridors Allocation Area to merge and consolidate said redevelopment areas, redevelopment plans and allocation areas and to consolidate the respective allocation funds for tax increment financing purposes.



B. Commission Authority

The Town's Department of Redevelopment (the "**Department**") and the Commission were established by Ordinance No. 946 passed and adopted by the Town's Common Council on January 22, 1990 pursuant to the Act. All territory within the corporate boundaries of the Town is also a special taxing district for the purpose of levying special benefits taxes for redevelopment and economic development purposes consistent with the Act.

This amendment to the 2023 Redevelopment Plan has been prepared pursuant to IC 36-7-14 *et seq.*, titled Redevelopment of Areas Needing Redevelopment Generally; Redevelopment Commissions (the "**Act**"), but more specifically Sections 15, 17.5 and 39 (also including compliance with the Indiana Administrative Code pursuant to 50 IAC 8-2-2) for the purpose of designating the 2024 Subarea Expansion Area and to amend the 2023 Redevelopment Plan for said 2024 Subarea Expansion Area³.

C. Statement of Purpose

This 2024 Amendment represents the Town's and the Commission's commitment to implementing a well-defined, dynamic and implementable strategy for redevelopment and economic development in highly visible commercial corridors and light-industrial areas which includes job creation, economic diversity and improvement to the overall quality of life. It is intended to be a redevelopment and economic development roadmap and guide, a mechanism to coordinate the efforts of a public and private partnership – individuals, government, local organizations and private industry as key stakeholders concerned with redevelopment and economic development - for the next 25-years as the Town grows in population and as market factors direct development and redevelopment opportunities.

As with other exercises in redevelopment planning, it is the purpose of the Commission to coordinate a plan for the 2024 Subarea Expansion Area with the intent and purpose to form a whole greater than the sum of its parts. To effectuate this plan amendment as a supplement to the 2023 Redevelopment Plan, the Town invokes its rights, powers, privileges, and immunities exercisable in an "area needing redevelopment" to promote redevelopment and economic development in accordance with the Act.

Therefore, the Town through the Commission has prepared this 2024 Amendment which includes a boundary modification for the 2024 Subarea Expansion Area to the Highland Consolidated Redevelopment Area (the "**2023 Consolidated Redevelopment Area**"). The Commission has identified and documented its goals and objectives for the 2024 Subarea Expansion Area, prepared maps and a list of properties to be acquired, and developed an estimate of the cost of redevelopment. The Commission has prepared this 2024 Amendment to the 2023 Redevelopment Plan as adopted and approved by a confirmatory resolution (Resolution No. 2023-15) on November 28, 2013.

It is the purpose of this 2024 Amendment to:

- (i) Strategically broaden and improve the quality of land use development and redevelopment of the 2023 Consolidated Redevelopment Area and the 2024 Subarea Expansion Area (together, to be further known as the "**2024 Consolidated Redevelopment Area**");
- (ii) Provide for light-industrial uses within the 2024 Subarea Expansion Area of land commensurate with the Town's Zoning Ordinance,
- (iii) Ameliorate current land uses within the 2024 Subarea Expansion Area that are deleterious or of a substandard condition; and
- (iv) Ameliorate residential land uses within the 2024 Subarea Expansion Area and any negative impacts of existing and future development on adjacent residential areas. In addition, redevelopment of the 2024 Subarea Expansion Area must complement and be sensitive to the 2024 Consolidated Redevelopment Area's current market conditions and influences, its topography and any environmental issues specific to the flood plain control for the 2024 Subarea Expansion Area.

³ Reference Indiana Code 36-7-14-39(b)(2) and Indiana Administrative Code 50 IAC 8-2-13 titled Tax Increment; Use. Additionally, reference I.C. 37-7-25-3(a) for Commission financed projects, improvements and purposes that are not located in an allocation area but directly serve or benefit an allocation area.



Projects in an area needing redevelopment may be defined as projects, programs, policies and/or processes that will or have the potential to add incremental tax base (assessed valuation) and disposable income to the local economy over a stable period of time by: (i) ameliorating and eliminating the conditions and factors identified within the 2024 Subarea Expansion Area as defined under I.C. 36-7-1-3; (ii) encouraging replanning, redevelopment and economic development, (iii) increasing the existing tax base (assessed valuation), and (iv) increasing opportunities for citizens to improve their disposable income through retained or new employment.

These types of public improvements or public-private partnership for redevelopment are necessary to: (i) stimulate and market new private investment in the 2024 Subarea Expansion Area; (ii) add to the tax base (assessed valuation) and/or disposable income, (iii) benefit the general welfare, health and safety of all citizens of the Town and the District, and (vi) initiate and implement public projects that otherwise cannot be financed through the Commission without authority within the Act.

The Commission is committed to implementing this 2024 Amendment and other necessary actions, as empowered by Section 11 of the Act, more specifically, to promote land use in the manner that best serves the interests of the Town and its citizens, and by Section 12.2 of the Act which details the powers of the Commission to overcome and combat those conditions and factors that caused the Commission to determine that the 2024 Subarea Expansion Area is an "area needing redevelopment" to be a part of and including within the 2024 Consolidated Redevelopment Area.

Therefore, this 2024 Amendment, in accordance with Section 2 of the Act, re-declares that the clearance, replanning, and redevelopment of an area needing redevelopment are public uses and purposes for which public money may be spent and private property may be acquired within 2024 Consolidated Redevelopment Area, which includes the 2024 Subarea Expansion Area, to best serve the social and economic interests of the Town and its inhabitants.

This 2024 Amendment is designed and intended to:

- Eliminate the conditions and factors identified within the 2024 Subarea Expansion Area as defined under Section 3⁴ of the Act.
- Promote significant opportunities for the gainful employment of citizens of the Town, northwest Indiana and the State of Indiana.
- Attract and retain permanent jobs.
- Retain in or expand existing significant business enterprise to the Town.
- Attract major new business enterprise of the Town, the District and 2024 Consolidated Redevelopment Area, which includes the 2024 Subarea Expansion Area.
- Provide for local public improvements in the 2024 Subarea Expansion Area to eliminate and ameliorate those conditions that lead to or are inceptive to areas needing redevelopment.
- Remove and ameliorate conditions and factors that lower the value of the land in the 2024 Subarea Expansion Area below that of nearby land.
- Resolve problems associated with multiple ownership of land.
- Increase the real property tax base (assessed valuation) of the 2024 Subarea Expansion Area and the Town.
- Improve the diversity of the economic base of the Town.

⁴ **IC 36-7-1-3** "Area needing redevelopment" means an area in which normal development and occupancy are undesirable or impossible because of any of the following: lack of development; cessation of growth; deteriorated or deteriorating improvements; environmental contamination; character of occupancy; age; obsolescence; substandard buildings; or other factors that impair values or prevent a normal use or development of property. [As added by Acts 1981, P.L.309, SEC.3. Amended by P.L.185-2005, SEC.4; P.L.221-2007, SEC.27.]



Furthermore, it is the purpose of this 2024 Amendment to:

- Benefit the public health, safety, morals and welfare of the citizens of the Town;
- Increase the economic well-being of the Town, Lake County and the State of Indiana; and
- Serve to protect and increase property values in the Town, the District and the State of Indiana.

This 2024 Amendment is intended to be a dynamic document that responds to the current economic development and market conditions influencing Town development and redevelopment.

As with any economic development effort, it is recommended that this 2024 Amendment and the 2024 Consolidated Redevelopment Area be reviewed and updated: (I) on a regular basis for economic and market-based fluctuations in order to identify new or revised goals and objectives to meet the changing dynamics of local and regional economic development conditions, and (II) to revise any anticipated 2018 Amendment budgetary considerations, all consistent with mission of the Commission for the Redevelopment District to benefit the public health and welfare and the quality of life for all.

D. Goals and Objectives

Goals are long-term accomplishments the Commission desires to attain and achieve

It is the goal of this 2024 Amendment to address the causes and the conditions and factors associated with an area needing redevelopment as well as the underutilization of land and the barriers to its redevelopment and economic development. Planning requires a set of goals and objectives, which are formulated through study and analysis of the 2024 Subarea Expansion Area, identification of areas needing redevelopment, strategic planning, and interaction with the Commission, the Highland Plan Commission, and Town administration.

Foremost, it is the goal of this 2024 Amendment to facilitate and encourage redevelopment, economic development and investment in the 2024 Subarea Expansion Area consistent with the Town’s plan for development⁵ and the current zoning classifications⁶ for the Town’s primary commercial corridors which are highly prominent and visible – the Indianapolis Boulevard corridor, the Kennedy Avenue Corridor, the 45th Street Corridor, the Cline Avenue corridor, and the Ridge Road Corridor – and existing light-industrial areas.

As a result of conditions and factors that impair property values or prevent a normal use or development of property, the 2024 Subarea Expansion Area has not experienced its development potential – for which the Commission has prepared this 2024 Amendment to stimulate private investment and economic development.

Additional goals identified as part of this 2024 Amendment include:

- Establishment a redevelopment strategy addressing the causes and conditions and factors that impair property values or prevent a normal use or development of property in the 2024 Subarea Expansion Area.
- Establishment of a land use plan for the 2024 Subarea Expansion Area consistent with the plan of development for the Town which also provides for flexibility in future proposed land use development opportunities presented to the Commission and the Town based upon new development trends and needs of the Town.
- Establish general patterns of land use activities within the 2024 Subarea Expansion Area that are an arrangement of complementary uses to increase efficiency or operation and economic relationships based upon form, land use density and zoning implementation.

⁵ Update to the Town of Highland Master Plan dated July 2004 as prepared by SEH (Short Elliott Hendrickson Inc. of Munster, Indiana).

⁶ Reference the Official Zoning Map dated January 2007 as prepared by NIES Engineering, Inc. and Zoning Ordinance No. 1126 as amended on December 27, 1999 (Ordinance 1219 passed and adopted on April 28, 2003), as further amended from time to time.



- Development of a set of general building, site and landscape design standards for the 2024 Subarea Expansion Area that are voluntary yet recommended minimum requirements that will provide for consistent and complementary yet unique development of the 2024 Subarea Expansion Area.
- Creation of a pro-business and aesthetically friendly environment within the 2024 Subarea Expansion Area which will contribute to the health, safety and general welfare of the Town and enhance the value of properties in the 2024 Subarea Expansion Area, areas adjacent to the 2024 Subarea Expansion Area and the Town overall.
- Provision for redevelopment and economic development initiatives and programs to ameliorate, eliminate and overcome the causes and conditions and factors that impair property values or prevent a normal use or development of property in the 2024 Subarea Expansion Area.
- Implementation of projects and programs developed to address the causes and conditions and factors that impair property values or prevent a normal use or development of property in the 2024 Subarea Expansion Area.
- Facilitation and encouragement of reinvestment and redevelopment in the 2024 Subarea Expansion Area conducive to attracting quality private investment that sets the standard and the trends for healthy growth that will serve local, regional and transient consumers.
- Improvement of the quality of life through the implementation of redevelopment and economic development opportunities presented to the Town for the 2024 Subarea Expansion Area.

Objectives are specific statements detailing how to achieve the Commission's goals for the 2024 Subarea Expansion Area. The following objectives of this 2024 Amendment have been established to guide the redevelopment and replanning of the 2024 Subarea Expansion Area.

- Ameliorate or eliminate substandard, dilapidated and obsolete buildings and structures; the conditions and factors that impair property values or prevent a normal use or development of property in the 2024 Subarea Expansion Area and its influences; and environmental deficiencies which detract from the functional unity as well as prevent the recurrence of such conditions and factors.
- Assemble land into parcels which are functionally adaptable with respect to shape and size for disposition and redevelopment in accordance with contemporary land-development needs and standards.
- Achieve community redevelopment and economic development initiatives which are integrated both functionally and aesthetically with existing land uses and developments anticipated and intended to continue to exist in the 2024 Subarea Expansion Area as a stable investment and assessed valuation.
- Enhance and protect sensitive areas within the 2024 Subarea Expansion Area or which benefit, serve or impact the overall redevelopment and economic development potential of the 2024 Subarea Expansion Area.
- Improve the appearance of structures and buildings and rights-of-ways, as well as encourage high standards of development design, improving the aesthetic appearance of the 2024 Subarea Expansion Area.
- Encourage diversification of commercial employment opportunities within the 2024 Subarea Expansion Area.
- Provide for the orderly physical (land use) and economic growth of the 2024 Subarea Expansion Area through closely monitored redevelopment projects and programs and land use development potential oversight.
- Provide safe, efficient and attractive circulation systems which minimize conflicts between different forms of traffic on Kennedy Avenue north of Main Street such as pedestrians, bike paths, automobiles, transit, railroads and service vehicles serving the 2024 Subarea Expansion Area.
- Provide safe, efficient, and attractive vehicular access to businesses within the 2024 Subarea Expansion Area and between industrial and adjacent land uses to the 2024 Subarea Expansion Area.
- Maintain and enhance efforts for employment retention and facilitate the expansion and development plans of local businesses in compliance with the Official Comprehensive Plan for the Town, economic development initiatives of the Town, this 2024 Amendment, and other official plans for the Town.



- Minimize the negative impacts of existing land uses on the 2024 Subarea Expansion Area and on adjacent or non-complementary land uses.
- Establish and develop appropriate drainage to accommodate stormwater runoff in an environmentally safe manner sensitive to the surrounding prairie land and existing land uses.
- Establish special design and development standards to ensure that new or expanded commercial or light-industrial development complements the architecture, adjacent land uses, building scale and size, and overall character of the 2024 Subarea Expansion Area, the Kennedy Avenue corridor north of Main Street, and the Town.
- Encourage private investment in the 2024 Subarea Expansion Area to the extent feasible under the Act and when within the goals and objectives of the Commission and the Town for the Redevelopment District and the 2024 Subarea Expansion Area.
- Implementation of this 2024 Amendment as a catalyst for future private investment and development not only in the 2024 Subarea Expansion Area along Kennedy Avenue north of Main Street and including light-industrial area resulting in increased investment in the 2024 Subarea Expansion Area and the Town, increases in the Town's tax base (assessed valuation) and the creation of new employment opportunities for Town and regional area residents.

These goals and objectives have been developed to guide the Commission, policy makers and key stake holders in the redevelopment of the 2024 Subarea Expansion Area.

E. Kennedy Avenue South Subarea Expansion Area Demographics

In terms of census geography, the Town is in the Gary-PMSA (Primary Metropolitan Statistical Area) which includes both Lake and Porter Counties as a metropolitan area⁷. On a local level, the 2024 Subarea Expansion Area is in Census Tract 405.02, Block Group 1 (2020 Census) for Lake County.

This section provides an overview of census data for the Town critical to the development of this 2024 Amendment. The information discussed herein is presented in Maps 3 below for the 2020 Census data for the 2024 Subarea Expansion Area. Census Tract 405.02, Block Group 1 is bordered by 45th Street on the north, Main Street on the south, Indianapolis Boulevard on the west, and Delaware Street on the east, consisting of one (1) square mile, for which the 2024 Subarea Expansion Area is ± 49.20 acres or 7.68 percent.

The population data provided by the 2020 Census of Census Tract 405.02, Block Group 1 is 1,357. The population of the 2024 Subarea Expansion Area is estimated to be 18 persons based upon the number of residentially classified parcels to determine dwelling units (total of 8) multiplied by the average dwelling unit population of 2.24 (total Households of 10,711 divided by the 2020 Census population of 23,984 for the 2020 Census, being 0.75 percent of the total Town population of 23,984 persons and 0.75 percent of the total Town population of 23,984 persons 1.33 percent of the Census Tract 405.02, Block Group's total population.

⁷ A metropolitan area is a highly populated and economically integrated area that as an urbanized area has a total metropolitan population of at least 100,000 persons and often includes not only the developed portion nearest the central Town but also contiguous rural lands.



PART II

THE 2024 AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE HIGHLAND CONSOLIDATED REDEVELOPMENT AREA (KENNEDY AVENUE SOUTH SUBAREA EXPANSION AREA)

A. Redevelopment Plan Development Methodology

The Commission made a finding and determination that the 2024 Subarea Expansion Area had become an area needing redevelopment to an extent that cannot be corrected by regulatory processes or the ordinary operation of private enterprise without resort to Indiana Code 36-7-14 titled *Redevelopment of Areas Needing Redevelopment Generally: Redevelopment Commissions* and that the public health and welfare will be benefited by the acquisition and development of the Redevelopment Area. In accordance with Indiana Code 36-7-14-1.3, After June 30, 2005, a reference in any statute, rule, ordinance, resolution, contract, or other document or record to a blighted, deteriorated, or deteriorating area established under this chapter shall be treated as a reference to an area needing redevelopment (as defined in IC 36-7-1-3).

B. Redevelopment Area Boundaries

The 2024 Subarea Expansion Area No. 1 and 2024 Subarea Expansion Area No. 2, together the **Kennedy Avenue South Subarea Expansion Area**, below are further described in detail by a metes and bounds boundary description of two areas being contiguous and tangential to the Commercial Corridors Redevelopment Area established pursuant to Resolution No. 2011-06 (July 13, 2011), as follows.

2024 Subarea Expansion Area No. 1

THAT PART OF SECTION 33 OF TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN NORTH TOWNSHIP, LAKE COUNTY, TOWN OF HIGHLAND, LAKE COUNTY, INDIANA, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

Commencing at the intersection with the Town of Highland/Town of Schererville Corporate Limits, also being the centerline of the Main Street; continuing east along said Town of Highland/Town of Schererville Corporate Limits, also being the centerline of the Main Street to its intersection with the east right-of-way line of Kennedy Avenue; continuing north along said east right-of-way line of Kennedy Avenue approximately 500 feet to its intersection with the northern property line of key number 45-07-33-376-011.000-026 (being Part East 1/2 Southwest Section 33 Township 36 Range 9 consisting of 3.05 acres (966.64 x 225.46 x 1006.03 x 220.80 feet) except for the south 88 feet) as extended east to the east right-of-way line of Kennedy Avenue, being the **Point of Origin**, which is contiguous and tangential to the Commercial Corridors Redevelopment Area established pursuant to Resolution No. 2011-06 (July 13, 2011).

THENCE: Continuing east along said property line as extended perpendicular to the east right-of-way of Kennedy Avenue to its intersection with the west right-of-way of Kennedy Avenue;

THENCE: Continuing west along said northern property line of key number 45-07-33-376-011.000-026 (being Part East 1/2 Southwest Section 33 Township 36 Range 9 consisting of 3.05 acres (966.64 x 225.46 x 1006.03 x 220.80 feet) except for the south 88 feet) to its intersection with the east lot line of a parcel line being Lot 5 of the Highland Corporate Center (key number 45-07-33-376-003.000-026);

THENCE: Continuing northwest along said east lot line of a parcel line being Lot 5 of the Highland Corporate Center (key number 45-07-33-376-003.000-026) and as extended northwest approximately 1,450 feet to its intersection with the east railroad right-of-way line owned by Norfolk Southern (Penn. New York Central Trans. Co.) being key number 45-07-33-505-003.000-026;

THENCE: Continuing northeast along an arc of said east railroad right-of-way line owned by Norfolk Southern (Penn. New York Central Trans. Co.) being key number 45-07-33-505-003.000-026 to the point and its intersection with the southern railroad right-of-way line owned by the Grand Trunk Railroad being key number 45-07-32-502-001.000-026;



- THENCE:** Thence southwest approximately 705 feet along the southern railroad right-of-way line owned by the Grand Trunk Railroad being key number 45-07-32-502-001.000-026 to its intersection with the west right-of-way of Kennedy Avenue;
- THENCE:** Thence continuing southwest approximately 855 feet along the southern railroad right-of-way line owned by the Grand Trunk Railroad being key number 45-07-32-502-001.000-026 to its intersection with the east right-of-way of Kennedy Avenue;
- THENCE:** Thence south approximately 1,625 feet along the east right-of-way of Kennedy Avenue to its intersection with the northern property line of key number 45-07-33-376-011.000-026 (being Part East 1/2 Southwest Section 33 Township 36 Range 9 consisting of 3.05 acres (966.64 x 225.46 x 1006.03 x 220.80 feet) except for the south 88 feet) as extended east to the east right-of-way line of Kennedy Avenue, being the **Point of Origin**, consisting of ± 46.264 acres of taxable land and ± 2.936 acres of Kennedy Avenue right-of-way for a total of approximately 49.20 acres of land within the 2024 Subarea Expansion Area No. 1.

2024 Subarea Expansion Area No. 2

THAT PART OF SECTION 33 OF TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN NORTH TOWNSHIP, LAKE COUNTY, TOWN OF HIGHLAND, LAKE COUNTY, INDIANA, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

Commencing at the intersection of the northwest corner of east railroad right-of-way line owned by Norfolk Southern (Penn. New York Central Trans. Co.) being key number 45-07-33-505-003.000-026 with the southern railroad right-of-way line owned by the Grand Trunk Railroad being key number 45-07-32-502-001.000-026, being the **Point of Origin**, which is contiguous and tangential to the Commercial Corridors Redevelopment Area established pursuant to Resolution No. 2011-06 (July 13, 2011). The Point of Origin also being the northeast corner of key number 45-07-33-376-011.000-026, being a ± 3.88 acre of real property owned by Wood Ridge Pipe Lines LLC.

- THENCE:** Thence continuing northwest approximately 36 feet along the north property line of said 3.88 acre real property to its northwest corner, being the southern railroad right-of-way line owned by the Grand Trunk Railroad being key number 45-07-32-502-001.000-026 to its intersection with the northeast corner of key number 45-07-33-153-001.000-026, being ± 7.16 acres of real property owned by Elzinga, Albert & Martha Trust 1/2 and Anne W Elzinga retains 1/2 interest;
- THENCE:** Thence continuing northwest approximately 1,093 feet along the north property line of said 7.16 acre real property to its northwest corner, being the west right-of-way of Indianapolis Boulevard (U.S. Highway 41);
- THENCE:** Thence continuing southwest approximately 376 feet along the west property line of said 7.16 acre real property to its southwest corner, being the west right-of-way of Indianapolis Boulevard (U.S. Highway 41);
- THENCE:** Thence continuing east approximately 1,060 feet along the south property line of said 7.16 acre real property to its intersection with the west property line of said 3.88 acre parcel, key number 45-07-33-153-001.000-026;
- THENCE:** Thence continuing south approximately 2,595 feet along the west property line of said 3.88 acre parcel, key number 45-07-33-153-001.000-026 to its southwest corner, being the north right-of-way line of Main Street;
- THENCE:** Thence continuing south approximately 50 feet along the west property line of said 3.88 acre parcel, key number 45-07-33-153-001.000-026 as extended to its intersection with the centerline of Main Street, being the Town of Highland/Town of Schererville Corporate Limits;



- THENCE:** Thence continuing east approximately 35 feet along the centerline of Main Street, being the Town of Highland/Town of Schererville Corporate Limits to its intersection with the east property line of said 3.88 acre parcel, key number 45-07-33-153-001.000-026 as extended to its intersection with the centerline of Main Street, being the Town of Highland/Town of Schererville Corporate Limits;
- THENCE:** Thence continuing north approximately 50 feet along the east property line of said 3.88 acre parcel, key number 45-07-33-153-001.000-026 as extended to its intersection with the centerline of Main Street, being the Town of Highland/Town of Schererville Corporate Limits to its intersection with southeast corner of said 3.88 acre parcel, key number 45-07-33-153-001.000-026, also being the west railroad right-of-way line owned by Norfolk Southern (Penn. New York Central Trans. Co.) being key number 45-07-33-505-003.000-026;
- THENCE:** Thence continuing north approximately 2,612 feet along the east property line of said 3.88 acre parcel, key number 45-07-33-153-001.000-026, also being the west railroad right-of-way line owned by Norfolk Southern (Penn. New York Central Trans. Co.) being key number 45-07-33-505-003.000-026 to its intersection with the northwest corner of east railroad right-of-way line owned by Norfolk Southern (Penn. New York Central Trans. Co.) being key number 45-07-33-505-003.000-026 with the southern railroad right-of-way line owned by the Grand Trunk Railroad being key number 45-07-32-502-001.000-026, being the **Point of Origin**, consisting of ±11.040 acres of taxable land and ±0.04 acres of Main Street right-of-way for a total of approximately ±6.8 acres of land within the 2024 Subarea Expansion Area No. 2.

The text of the boundary description underline is the contiguous and tangential to the Commercial Corridors Redevelopment Area established pursuant to Resolution No. 2011-06 (July 13, 2011).

The **Kennedy Avenue South Subarea Expansion Area** consists of both municipal right-of-way and real property (land and improvements. The following table lists the real property key numbers for real property within the 2024 Subarea Expansion Area.

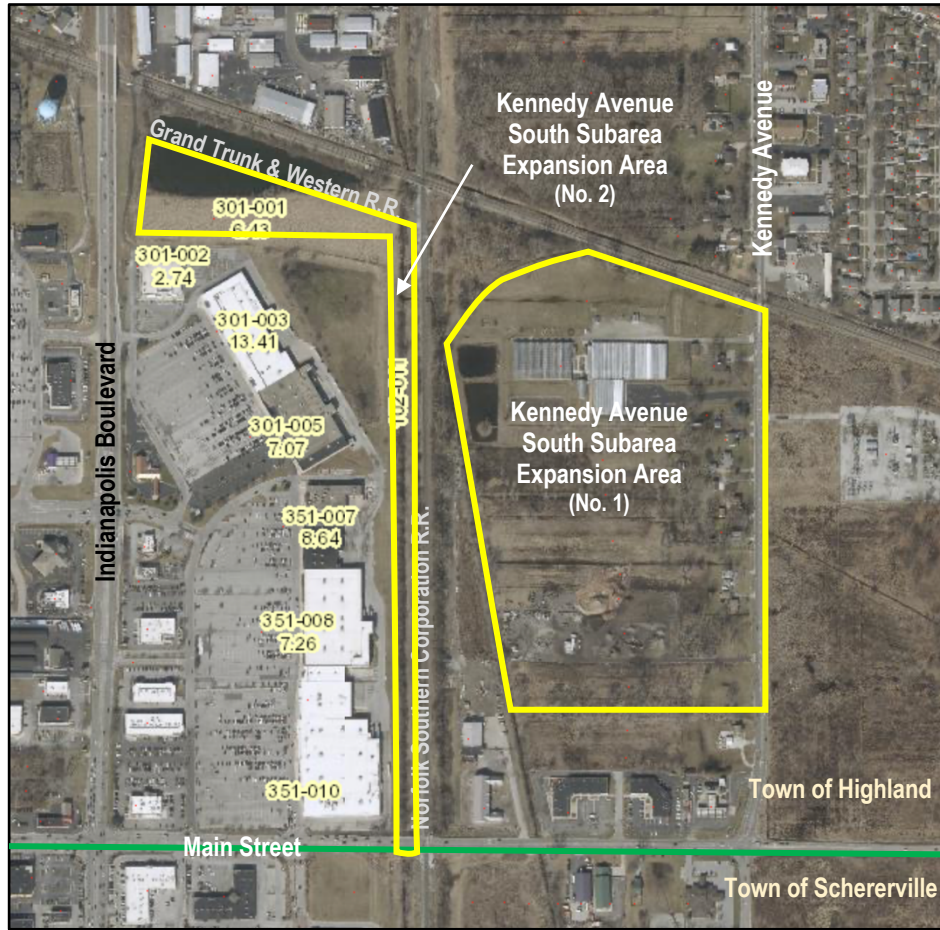
Real property (Developable Area)	57.304 Acres
Public right-of-way	<u>2.976 Acres</u>
Redevelopment Area Total:	60.280 Acres±

MAP 1 shows the boundary of the Kennedy Avenue South Subarea Expansion Area.

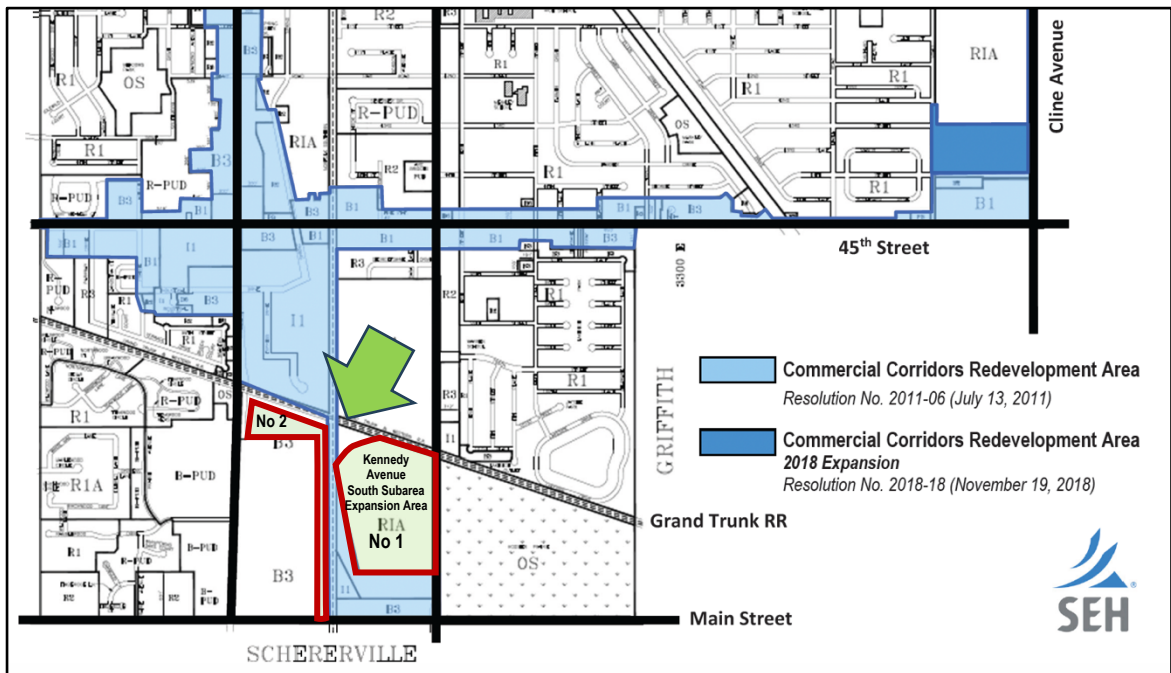
A map showing the Kennedy Avenue South Subarea Expansion Area as it relates to the 2023 Consolidated Redevelopment Area can be seen in **MAP 2**.



MAP 1: Kennedy Avenue South Subarea Expansion Area



MAP 2: Kennedy Avenue South Subarea Expansion Area Reference Map





The total certified net assessed valuation of the Kennedy Avenue South Subarea Expansion Area as of the January 1, 2023 assessment date was \$2,176,540. The net assessed valuations for the Assessment date of January 1, 2024 have not been certified to date.

The total tax liability for Pay 2024 of real property within the **Kennedy Avenue South Subarea Expansion Area** was \$44,945.22.

TABLE 1 below identifies the real property data for the individual components.

TABLE 1: Kennedy Avenue South Subarea Expansion Area Real Property Data

Parcel Number	Owner	Site Address	Net Acreage	Assessed Valuation	Pay 2024 Tax Liability
45-07-33-102-011.000-026	Wood River Pipe Lines LLC	9935 ExpressDrive	3.880	\$ 252,200	\$ 5,456.04
45-07-33-153-001.000-026	Elzinga, Albert & Martha Trust 1/2 & Anne W Elzinga retains 1/2 int	East of 10039 Indianapolis Boulevard	7.160	3,500	75.72
45-07-33-327-001.000-026	Northern Indiana Public Service Co.	10144 Kennedy Avenue	7.980	4,800	103.84
45-07-33-327-002.000-026	Bright Yellow LLC	10204 Kennedy Avenue	3.433	6,500	130.00
45-07-33-327-003.000-026	Zandstra, Nicholas P & Ruth A h&w	10202 Kennedy Avenue	1.080	264,400	5,301.72
45-07-33-327-004.000-026	People Bank as Trustee Tr#10315	10224 Kennedy Avenue	3.102	181,600	3,922.16
45-07-33-327-005.000-026	People Bank as Trustee Tr#10315	10220 Kennedy Avenue	0.669	169,400	3,388.00
45-07-33-327-007.000-026	Miles, Tris A	10236 Kennedy Avenue	2.510	266,600	5,357.16
45-07-33-327-008.000-026	Hay, Kenneth L & Barbara J H&W	10250 Kennedy Avenue	4.990	383,600	7,737.18
45-07-33-327-009.000-026	Bright Yellow LLC	10226 Kennedy Avenue	1.986	19,900	430.50
45-07-33-327-010.000-026	Shotts, Lydia & Erik J Shotts J/T R/S	10226 Kennedy Avenue	0.514	80,920	1,306.40
45-07-33-376-005.000-026	Allen and Allen LLC	10306 Kennedy Avenue	4.540	147,800	3,197.48
45-07-33-376-006.000-026	Runyon, Riley Rosina Thoesen & Evan Anthony Cook J/T R/S	10306 Kennedy Avenue	0.460	110,220	2,318.48
45-07-33-376-007.000-026	Allen & Allen LLC	10320 Kennedy Avenue	2.520	184,400	3,688.00
45-07-33-376-008.000-026	Allen & Allen LLC	10330 Kennedy Avenue	2.480	239,600	4,817.48
45-07-33-376-009.000-026	Allen and Allen, LLC	10344 Kennedy Avenue	5.000	66,800	1,445.14
45-07-33-376-010.000-026	Indiana Land Trustr Company Trs Tr#120832	10410 Kennedy Avenue	5.000	50,000	1,801.68
			57.304	\$ 2,432,240	\$ 50,476.98
<i>Base Assessment</i>					

Green Highlighted Individual Components: Located in Kennedy Avenue South Subarea Expansion Area No. 2.

Other Individual Components: Located in Kennedy Avenue South Subarea Expansion Area No. 1.



C. Existing Zoning

The existing zoning in the 2024 Subarea Expansion Area is currently zoned R1A classified as a Single-Family (Large Lot) Residential District pursuant to Ordinance 1659⁸. A more detailed description of each zoning district, which includes uses and regulations, can be found in the Town's Zoning Ordinance, Ordinance 1659 may be found in Chapter 18.15 titled R-1A and R-1 Single-Family Residential District of the Highland Municipal Code (click link: [Highland Municipal Code, Chapter 18.15](#)).

Real property within the 2024 Subarea Expansion Area should be improved with viable and desirable land-use activities permitted under the current Zoning Ordinance of the Town based upon economic and market conditions. Land-use activity types shall be in appropriate and complementary areas to provide for an efficient, attractive, convenient, and safe physical environment. However, market factors may require alternative zoning classifications or plan methods for development and redevelopment to be considered as these developments may not be consistent with current official planning documents. It is in the interest of the Commission work with other land use planning and development board, commissions, staff and the Town's Common Council to amend the Town's comprehensive plan, its Zoning Ordinance or other official planning documents of the Town to implement this 2024 Amendment.

Although this 2024 Amendment does not present a specific land-use plan for real property other than light-industrial development to take advantage of its location on the Kennedy Avenue corridor north of Main Street and proximity to the Indianapolis Boulevard and the I-94 (Borman Expressway interchange), there may be instances whereby development proposals to the Commission may not be in compliance with official plans for the Town nor complement adjacent land-use activities. In such instances, proposals to the Commission and the Town shall be considered on a case-by-case basis to insure procedural compliance and conformance with other official plans for the Town.

I. Proposed Rezoning Classification for the 2024 Subarea Expansion Area

Due to its floodplain nature, topography and soils, the highest and best use identified for the 2024 Subarea Expansion Area to be rezoned to be I-1 classified as Light-Industrial Districts to implement this 2024 Amendment.

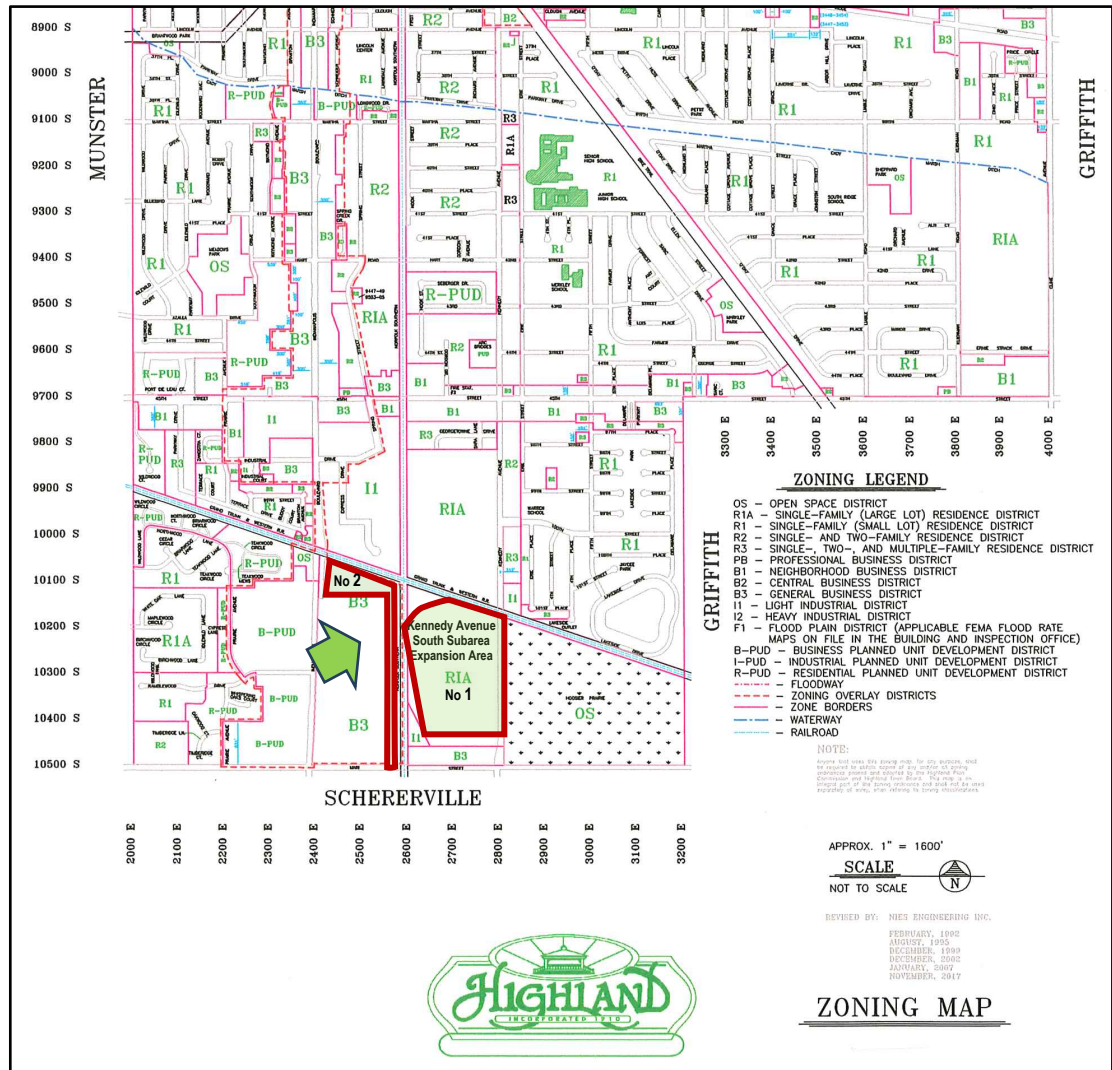
Land uses along the Kennedy Avenue corridor south of the Subarea Expansion Area No. 1 in the Town of Schererville (south of Main Street) are commercial and light-industrial uses. Land uses to the immediate south and west are commercial and shopping center commercial, respectively. The land use to the east is open space recreational, a state of Indiana prairie preserve (the Hoosier Prairie Nature Preserve, managed by the Indiana Department of Natural Resources). The land uses to the north along the Kennedy Avenue corridor are single-family large lot dwellings on the west side of the right-of-way and single-family small lot dwelling units on the east side of the right-of-way north of the Grand Trunk Western Railroad (Canadian National – CN Railroad) corridor

The purpose of the I-1 classified Light-Industrial District is to establish a land use area designed and intended to accommodate retail, service, production, processing, cleaning, repair, testing, wholesaling and warehousing uses, and other miscellaneous uses and use variances which are most compatible with uses typically located with access to major highways, expressways and railroads. Care is taken to ensure minimal land use and traffic conflicts and to provide adequate separation from residences.

⁸ The Highland plan commission passed with a favorable recommendation the **Zoning Ordinance of the Town of Highland, Indiana** at its meeting of July 19, 2017. It was certified to the Town's Common Council on August 16, 2017, adopted as Ordinance No. 1659, on October 9, 2017, by the Town's Common Council. [Ord. 1659 § 1, 2017].



MAP 3: Kennedy Avenue South Subarea Expansion Zoning Map



II. Flood Plain Sensitivity

- Development shall be in accordance with floodplain zone development requirements.
- Portions of the 2024 Subarea Expansion Area that are classified as within a floodplain consistent with the FEMA National Floodplain Hazard Layer mapping is to be developed in accordance with the Flood Plan regulations or mitigated in accordance with applicable local, state, and federal regulations. Reference MAP 4 below.
- Development shall not adversely affect the protective flood measures in place.

III. Coordinated or Unified Light-Industrial Development Opportunity

Recognizing that there may be unique circumstances that affect how a parcel or multiple parcels may be developed, traditional zoning classifications may not provide the flexibility that may be required in providing future Town needs. This flexibility may be necessary to adapt to the unusual topographical constraints, unusually shaped parcels of land, environmentally sensitive or natural areas, brownfield or contaminated land, new building methods, materials, etc., or the desire to secure the benefits of solar orientation, climate control or additional privacy.



Therefore, a “Coordinated Development Plan” or “Unified Light-Industrial Development Plan” may be the most appropriate alternative to regulate and control land-use development within the 2024 Subarea Expansion Area to secure greater convenience to the public through improved methods planning to meet economic demand and in the best interest of efficient land-use of the Town as it grows and matures. However, the final development plan for the South Kennedy Avenue Subarea Expansion Area as approved by the Commission, the Plan Commission and the Town will dictate and determine the appropriate land-uses, its development, regulation and standards.

Refer to a copy of the Official Zoning Map available in the Department of Planning during regular business hours.

D. Statement of Statutory Findings of Areas Needing Redevelopment

The Commission, upon preparing this 2024 Amendment for the South Kennedy Avenue Subarea Expansion Area, declares that areas needing redevelopment are hazardous to the social and economic interests of the Town and its inhabitants. It will be of a public utility and benefit to acquire property within the area needing redevelopment, as deemed appropriate by the Commission, and to implement redevelopment activities to overcome the conditions of areas needing redevelopment.

Analyses of the Town were undertaken to determine the 2024 Subarea Expansion Area boundaries and were conducted to support the finding of areas needing redevelopment. Specifically, the following conditions and factors as defined and outlined in IC 36-7-1-3 of the Planning and Development Law as presented and documented below to determine the Redevelopment Area’s eligibility.

Lack of Development

Lack of development refers to both the area in general and to individual properties and includes the lack of routine maintenance, rehabilitation of existing buildings or new construction.

Cessation of Growth

Cessation of growth refers to the lack of or termination of growth with respect to all types of development permitted in the Redevelopment Area based on the absence of buildings or occupancy over an extended period of years. Cessation of growth may also include excessive vacancies in buildings or sites which are underutilized, and which represent an adverse influence on the area because of the frequency of or the duration of vacancies. Excessive vacancies include properties with evidence no apparent effort directed toward their occupancy or utilization.

Deterioration of Improvements

Deterioration of improvements refers to all buildings and site improvements such as surface parking, loading, service and storage areas, including fencing, storage or accessory buildings, public improvements such as roads, alleys, sidewalks, curbs and gutters. Deterioration of improvements also includes existing sanitary and storm sewers, and water supply lines.

Character of Occupancy

Character of occupancy refers to the type and extent of occupancies within buildings or sites which may detract or be considered a detriment to the proper use of an individual property which impacts adjacent activity or entire blocks. Factors considered in evaluating character of occupancy detrimental to an area include vacant or partially vacant buildings or sites, overcrowding of space within a structure because of conversions or alteration of space to accommodate additional uses or dwelling units, marginal uses which are not supportive to the proper development of a specific area including incompatible uses.

Age

The factor of age refers to buildings which, due to advanced age, require a higher level of maintenance and upkeep. Advanced age and related maintenance and management may vary depending on the size and type of structure.



Generally, buildings which exhibit advanced age are impacted by a higher cost of maintenance and require replacement in buildings exceeding 20 years in age and become more costly to replace or maintain in buildings exceeding 30 years. Functional and economic obsolescence may also be present in buildings because of advanced age.

Obsolescence

Obsolescence includes all functionally or economically obsolete buildings or outdated systems within buildings, including building conversions, single-purpose structures, buildings with limited utility due to size or design, and buildings with excessive vacancy or inadequate rent levels. Other additional conditions include obsolete streets, site improvements, improper subdivision or obsolete planning.

Substandard Building(s)

Substandard building(s) as a general condition of an area needing redevelopment refers to buildings which are structurally substandard or dilapidated. Structures which are in a substandard or dilapidated condition are those which are most often passed the point of reasonable repair. Buildings which are in substandard condition exhibit advanced deterioration and generally require total clearance due to the difficulty or either the feasibility or rehabilitation or proper return on the amount of investment required.

Other Factors that Impair Values or Prevent a Normal Use or Development of Property

Other factors that impair values or prevent a normal use or development of property in an area include characteristics such as: (a) depreciation of maintenance which refers to deferred or lack of maintenance of buildings and sites; (b) excessive land coverage where buildings occupy most or all of a parcel which increases the danger of fire due to the proximity of adjacent buildings, provides a lack of limited provision for natural light and ventilation, and inhibits the provision for proper service and loading and off-street parking; and (c) diversity of ownership with respect to commercial properties which may be deterrent to land assembly and the accommodation of redevelopment or new development. Other factors may also include buildings with significant code violations, poor access due to incomplete street system or landlocked parcels, tax delinquencies, and flooding, whether natural or as a result of inadequate sewer or sanitary systems serving an area or property.

E. Types of Redevelopment Plan Actions

If the Commission plans to initiate, apply, or utilize - individually or in combination - the following redevelopment actions to clear, redevelop, rehabilitate real property land, improvements, structures and buildings, both private and public, in the 2024 Subarea Expansion Area.

Clearance and Redevelopment

If the Commission decides to acquire real property identified, **APPENDIX B: List of Real Property and Interests in Real Property to be Acquired**. If the Commission intends to acquire said listed real property for: (i) clearance activities and/or (ii) redevelopment. Upon clearance and/or redevelopment, the Commission may sell or lease said real property for: (i) private redevelopment, or (ii) the construction of public improvements or facilities. Real property was identified for acquisition, clearance, or redevelopment for the following reasons.

1. To remove real property improvements including buildings, structures or other ancillary improvements, which are structurally substandard, to effectively remove conditions of areas needing redevelopment, factors and influences which existing in the 2024 Subarea Expansion Area. Such conditions of areas needing redevelopment shall include:
 - a. Obsolete buildings not suitable for improvement, conversion or retrofitting for alternative compatible land uses; or
 - b. Incompatible land uses or activities.
2. To provide sites for needed real property improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with accepted design criteria for such facilities.



3. To clear deficient and/or generally sound real property improvements to the extent necessary to assemble land into parcels of adequate size and shape to: (i) meet contemporary development needs and standards and (ii) allow new construction to meet the objectives of the 2024 Subarea Expansion Area. Acquisition of such real property shall take place only when the objectives of this 2024 Amendment cannot be met through rehabilitation.

Rehabilitation

The Commission can rehabilitate real property improvements as necessary with said activities to include the following:

1. Enforcement of “Property Rehabilitation Standards,” as set forth in Section G titled Project Proposals subsection 2, paragraph 2 hereinafter.
2. Provision for technical assistance to real property owners to facilitate and stimulate achievement of rehabilitation objectives and standards.

Public Improvements and Facilities

The Commission can adequately service through public improvements and facilities within the 2024 Subarea Expansion Area the following, which may include but are not limited to:

1. Installation of new street improvements, utilities, parking facilities, sidewalks, landscaping and other physical features necessary to serve and improve the 2024 Subarea Expansion Area.
2. Provisions for achieving high standards of design construction and improvements consistent with the design development for the 2024 Subarea Expansion Area.

F. Project Proposals

The Commission intends to consider all 2024 Subarea Expansion Area project and program proposals in a manner consistent with the processes for land acquisition; rehabilitation and conservation; and redeveloper requirements as set out below.

Land Acquisition

If the Commission decides to acquire real property identified, **APPENDIX B: List of Real Property and Interests in Real Property to be Acquired**. If the Commission intends to acquire said listed real property for: (i) clearance activities and/or (ii) redevelopment. Upon clearance and/or redevelopment, the Commission may sell or lease said real property for: (i) private redevelopment, or (ii) the construction of public improvements or facilities.

Real property designated for acquisition in the 2024 Subarea Expansion Area, but which is not otherwise necessary to accomplish the mission, goals and objectives of this 2024 Amendment may be exempted from acquisition by the Commission if the owner(s) enter into a suitable agreement demonstrating conclusively the following:

1. The proposed redevelopment or rehabilitation of said real property, as listed in APPENDIX B including all land and improvements thereon, conform in all respects with the mission, goals and objectives for the Redevelopment Area as further detailed in the design objectives, land use provisions and building requirements and performance standards of this 2024 Amendment.
2. Real property not designated for acquisition in APPENDIX B may be acquired or transferred to the Commission if such property is made to conform to the Land Use Provisions and Building Requirements of this 2024 Amendment, and/or all local codes and ordinances.
3. As required by Indiana Code, specifically Indiana Code 36-7-14 titled Redevelopment of Areas Needing Redevelopment Generally: Redevelopment Commissions, all real property located within the Redevelopment Area that is targeted for acquisition must be identified. APPENDIX B: List of Real



Property and Interests in Real Property to be Acquired includes the necessary information from the Real Property Maintenance Reports collected from the Office of the Lake County Auditor of all properties currently targeted for acquisition within the 2024 Subarea Expansion Area to initiate land acquisition negotiations between the Commission and the owner of record.

Rehabilitation and Conservation

This 2024 Amendment: (i) identifies the basic planning and design proposals which will enhance and strengthen the land use districts specifically established for the 2024 Subarea Expansion Area, and (ii) encourages the physical rehabilitation of real property improvements in these land use districts. The goal of real property improvement rehabilitation is to provide safe, sanitary, functional and attractive conditions in which to live or to shop, work, and conduct business and/or manufacture a product. Fundamental to this goal is the restoration of all existing buildings to remain in a safe and sound condition – to a condition meeting the minimum present day standards for health, safety, sanitation, and welfare, and performance to a level sufficient to provide reasonable protection against the development of further conditions and factors of areas needing redevelopment.

The provisions of the Indiana Code, the Indiana Administrative Code, codes and ordinances of development for the State of Indiana, of Lake County and the Town shall be strictly enforced as the basic rehabilitation standards for the 2024 Subarea Expansion Area.

Redeveloper's Public Requirements

A redeveloper will be required to observe the Land Use Controls and Building Requirements of the 2024 Amendment.

If applicable, the development agreement and the disposition of documents will describe in detail the provisions, standards, and criteria for achieving the mission, goals, objectives and requirements set forth in this 2024 Amendment. The Commission will select redeveloper(s) based on their proposals, a determination of their ability to implement such a proposal, and a proposal's conformance to this 2024 Amendment and other official plans of the Town. The selection may be through fixed price offerings, through negotiations where design objectives are determining factors, or by other means which, in the determination of the Commission will best assure the attainment of the Land Use Provisions and Building Requirements including development and design objectives of this 2024 Amendment.

Disposition documents will provide for achieving the unified development and maintenance of common areas, service access, walks, driveways and utilities.

Redevelopers will not be permitted to defer the start of construction for a period longer than that required to prepare architectural plans, obtain satisfactory financing, and the review and approval of such plans by the Commission, and if necessary, the Highland Plan Commission, to establish conformance with the provisions of this 2024 Amendment or other official plans for the Town.

In addition, the following provisions will be included in any Commission agreement with a redeveloper.

1. The redeveloper will submit to the Commission a plan and schedule for the proposed redevelopment project.
2. The land transaction or purchase of real property is for the purpose of redevelopment and not for speculation of real property land and improvements in the 2024 Amendment.
3. The real property land will be improved in conformance with the Land Use Provisions and Building requirements of this Redevelopment Plan, including any conditions specifically made a part of a Hammond Plan Commission, Board of Zoning Appeals or Town's Common Council written finding of fact and appeal approval.
4. The construction of improvements will be commenced and completed within a specified time period, unless the Commission approves an extension.



5. The redeveloper(s), their successor(s) or assign(s) agree that there will be no discrimination against any person or group of persons due to race, creed, color, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises therein conveyed, nor will the redeveloper(s) themselves, or any claiming under or through them, establish or permit such practices of discrimination of segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sub-lessees, or vendees in the premises therein conveyed.

Underground Utilities

Existing and proposed utility distribution lines shall all be placed underground wherever and whenever possible to eliminate aesthetic conflicts in a development. In addition, telecommunication utility poles including tower support infrastructure and shall be appropriately buffered and secured from public access.

G. Land Use Plan – Current Uses with Proposals

Land use activity types shall be in appropriate and complementary areas of the Town and the 2024 Amendment to provide for an efficient, attractive, convenient and safe physical environment. The Redevelopment Area already has defined uses in place which are substandard and deleterious consistent with an area needing redevelopment. Proposals submitted for land development within the 2024 Subarea Expansion Area must take in account and consider its location sensitive to levee, flood plain, and wetlands.

Public and Institutional Development

In general, existing public and institutional facilities should be well-maintained and repaired if necessary. If said facilities are determined to be inadequate or obsolete, the facilities should be prioritized for replacement or rehabilitated. Consideration should be given to area(s) designated as Public and Institutional Development in this 2024 Amendment. The Town and the Commission should be sensitive to the changing needs of the Town and the future public service requirements considering future community and economic development.

Additional information of all projects recommended and estimated costs may be found in **APPENDIX A**.

H. Land Use Controls

These Land Use Controls and Building Requirements are designed to complement those controls and building requirements included in the existing plans of the Town. If any portion, section, control or building requirement conflicts with the plans of the Town, the Comprehensive Plan shall supersede this 2024 Amendment's Land Use Controls and Building Requirements. The design and development guidelines presented below should be used to guide for future real property improvements and development efforts throughout the 2024 Subarea Expansion Area, including those to be undertaken by both the public and private sectors.

Redevelopment Area - Overall

- a. The 2024 Subarea Expansion Area should be viewed not as a separate and isolated redevelopment or redevelopment area but should be fully integrated into the surrounding Town's community regarding a development's scale, size, architecture, and impacts to adjacent land uses.
- b. Improvement and development within the 2024 Subarea Expansion Area should respect Town's neighborhood development and the Kennedy Avenue corridor. However, land development must take into consideration the unique size and area of real property platting due to its location.
- c. Improvements should be made to improve accessibility within the 2024 Subarea Expansion Area and to other areas in the Town that allows for more mobility and connectivity not only in the Town but to other towns and cities as well.



- d. Public infrastructure improvements should be undertaken within the 2024 Subarea Expansion Area as required or eliminate those conditions and factors of areas needing redevelopment, including the repair of street surfaces, curbs and gutters, alleys, sidewalks, landscaping and public utilities. All existing streets should be properly maintained.
- e. If necessary, the consolidation of parcels and resubdivision should be undertaken in order to provide certain developments with the necessary land area to ensure development takes place.

Public / Institutional Development

- a. In general, existing public and institutional facilities should be well-maintained and repaired if necessary as examples to the community of the Town and the Commission's commitment to the 2024 Subarea Expansion Area.
- b. The Commission should promote cooperation and interaction among the various local taxing units and organizations which provide facilities and service the community to establish partnerships to redevelop and/or rehabilitate existing institutional facilities that are underutilized to meet the social, educational, and cultural needs of the community.
- c. The Town administration and the Commission should be sensitive to the changing needs of the Town and the future public service requirements considering future community and economic development.

I. General Building Requirements – Design and Appearance

Architecture should be of special concern, specifically for commercial, public and institutional construction. The architecture of commercial buildings visible to the general public from rights-of-way shall also be of special concern. New commercial, public and institutional, and professional office/light-industrial development should be characterized by visual interest and high-quality design, construction materials and site amenities.

Light - Industrial

New light-industrial and public, and institutional buildings should reflect the basic scale and character similar to the adjacent or near Kennedy Avenue corridor land use activity types. Building materials, colors, roof forms, proportions, ornamentation and fenestration should reflect the established building traditions within the community. Other plans for the Town should also be considered when following design guidelines for development and redevelopment.

- Light-Industrial buildings and their primary entrances are encouraged to face the street. Primary building entrances on corners are encouraged for corner developments.
- Development shall consider on-site surface parking facilities to be located in the rear or the side of the building employing landscaping and visual screening from adjacent uses and primary streets. Shared parking should be used where feasible.
- Service areas, loading areas, and/or the rear side of buildings should not front along Kennedy Avenue. Service areas and loading areas should be screened and landscaped where feasible.
- Architectural design in the Redevelopment Area should use consistent materials, color, and design to create a harmonious unified development consistent with in the Kennedy Avenue corridor.
- Traditional architectural design elements are encouraged.

Vehicular Access and Parking Facilities

- The utilization of alternative paving materials or climate-sensitive designs minimizing asphalt parking lots to reduce the impact of urban heat islands should be considered for parking areas. (i.e. open grid paving, pervious paving, parking shade structures, increase landscaping islands, etc.)
- Parking Structure Design: Any parking structure is encouraged to be consistent in design with the building it serves, including architectural style and materials. No accessory parking structure is recommended to exceed the height of the building it serves.



Open Space, Landscape and Buffers

- Landscape buffers designed for the street edges and to emphasize the points of entry into the Redevelopment Area are recommended.
- Public improvements must take in consideration and complement the existing state of Indiana prairie preserve (the Hoosior Prairie Nature Preserve, managed by the Indiana Department of Natural Resources)..
- Sidewalk or pedestrian pathways linking all land uses within the Redevelopment Area are encouraged.
- Accessible sidewalks within each development connecting to the perimeter path system as well as the internal path system shall be considered. Internal crosswalks within the development shall consider alternative paving materials such as decorative pavers.
- Service entrance and loading docks should consider a common area to mitigate the impacts and to mitigate the circulation of service vehicles.
- Use of native plants and trees are highly encouraged.
- Decorative and wrought iron fencing is encouraged along front and side yards of surface parking areas.
- A landscape plan is encouraged for all development in the Redevelopment Area.

Building Design Guidelines

- Buildings should relate to the Kennedy Avenue corridor height and proportions. Human scale massing and proportions should complement the buildings' functions and the design should be harmonious with adjoining developments.
- Developments should consider architectural features that appear as an integral part of the overall design, and building masses should be part of a strong design concept. Distinct masses should be visible in each elevation and each mass should be distinguished by vertical and horizontal offsets where functionally allowed.
- Building masses are encouraged to be simple in form and strong in geometry.
- Developments shall consider façade components that express human scale building design. Compositions that emphasize floor lines or express a rhythm/pattern of openings are encouraged.
- The use of multiple different materials to enhance visual interest as well as a mix of textured surfaces and matte finishes is desired. No one material should cover more that 75% of the façade of a building.
- Hipped, gable and shed roof forms are encouraged to create a variety in the skyline and building scale. Offsets or change of roof planes are recommended to provide visual relief. A mix of slope roof and flat roof forms are encouraged.
- Mechanical and electrical equipment shall be concealed in a method that the enclosure is an integral part of the total building design. Rooftop units shall be effectively screened from pedestrians.
- Loading, storage and trash areas shall be similarly enclosed or screened from public view.
- All outdoor enclosures shall be made of similar materials that are complementary in finish and color to the adjacent main building(s). New construction shall not cast shadows adversely on adjacent buildings.
- New construction shall be compatible materials, scale and design of the existing facilities.

Signage

- Building signage is encouraged to utilize materials used in the design of the building to integrate with the overall design. If land development is under a “Coordinated Development Plan” or “Unified Development Plan,” the installation of one sign or one tree sign is recommended and encouraged.
- Developments should consider signage that is compatible with respect to color, material and design of the building.
- Pole signs should be limited to zoning regulations.
- Billboards are discouraged.
- Roof signage shall be prohibited.
- Signs should not overhang the building footprints or over the property line (within the public right-of-way) without appropriate approvals from the Town.

PART III

PROPOSED PROJECTS IN THE 2024 SUBAREA EXPANSION AREA

A. Project Recommendations and Estimated Costs

The Highland Redevelopment Commission, in working with the administration of the Town, Town department heads and the Highland Plan Commission, prepared a list of project and program recommendations including cost estimates for implementation in the 2024 Subarea Expansion Area over the next ten-year period (2024 through 2033). The recommended projects and programs developed to address the conditions of areas needing redevelopment in the 2024 Subarea Expansion Area and to overcome its causes to improve the overall quality of life for the Town are included in **APPENDIX A: Project Recommendations and Estimated Costs**. The projects and programs include public infrastructure improvements and community, or economic development programs intended to be catalysts to support additional private and public investment and development in the 2024 Subarea Expansion Area.

APPENDIX A includes the following information related to recommended projects and programs: (i) a title for each project or program recommendation; (ii) an annotated description of the project or program; (iii) a cost estimate to implement the action(s); and (iv) potential funding sources.

B. Property Acquisition Authority, Acquisition List and Estimated Costs

In accordance with IC 36-7-14-12.2, the Commission has the authority and power to:

1. Acquire by purchase, exchange, gift, grant, condemnation, or lease, or any combination of methods, any personal property or interest in real property needed for the redevelopment of areas needing redevelopment located within the corporate boundaries of the Town;
2. Hold, use, sell (by conveyance by deed, land sale contract, or other instrument), exchange, lease, rent, or otherwise dispose of property acquired for use in the redevelopment of areas needing redevelopment on the terms and conditions that the Commission considers best for the Town and its inhabitants;
3. Sell, lease, or grant interests in all or part of the real property acquired for redevelopment purposes to any other department of the Town or to any other governmental agency for public ways, levees, sewerage, parks, playgrounds, schools, and other public purposes on any terms that may be agreed on;
4. Clear real property acquired for redevelopment purposes;
5. Repair and maintain structures acquired for redevelopment purposes; and
6. Remodel, rebuild, enlarge, or make major structural improvements on structures acquired for redevelopment purposes.

The Commission may acquire real property through those procedures outlined in IC 36-7-14-19 and upon the approval and adoption of a list of real property and interests in real property to be acquired.⁹

The Highland Redevelopment Commission, in working with the administration of the Town, Town department heads and the Highland Plan Commission prepared a list of real property to be considered for acquisition over the next ten-year period (2024 through 2033). The list of real property and interests in real property to be acquired was developed to clear real property and/or remodel, rebuild, enlarge, or make structural improvements to buildings within the 2024 Subarea Expansion Area to overcome the conditions of areas needing redevelopment to improve the overall quality of life for the Town. The list documenting detailed data related to each parcel of real property is included in **APPENDIX B: List of Real Property and Interests in Real Property to be Acquired**. **APPENDIX B** also includes the following: Owner and Legal Description Research; Area and Assessed Value Research.

⁹ Reference: IC 36-7-14-19(b).

The list of real property to be considered for acquisition over the next ten-year period will serve as a guide to focus redevelopment and rehabilitation economic and community development initiatives over the next ten-year period and to act as catalyst to support private and public investment in the 2024 Subarea Expansion Area.

C. Eminent Domain Authority and Proceedings

In accordance with IC 36-7-14-20, if the Commission considers it necessary to acquire real property in the 2024 Subarea Expansion Area, as an area needing redevelopment, through the power of eminent domain, the Commission shall adopt a resolution to the Highland Town Common Council setting out their determination for the Town to exercise this power and directing its legal counsel to file a petition in the name of the unit on behalf of the department of redevelopment, in the Circuit or Superior Court of Lake County in which the property is situated.

Eminent domain proceedings under IC 36-7-14-20 are governed by IC 32-24 and other applicable statutory provisions for the exercise of the power of eminent domain. Property already devoted to a public use may be acquired under IC 36-7-14-20, but property belonging to the state or any political subdivision may not be acquired without its consent.

The Court having jurisdiction shall direct the Clerk of the Circuit Court to execute a deed conveying the title of real property acquired under IC 36-7-14-20 to the Town for the use and benefit of the Highland Redevelopment District.

D. Redevelopment Plan Budget

The Commission prepared a budget as its fiscal policy and plan to implement this 2024 Amendment, specifically its projects and programs discussed in Section A and the property acquisition discussed in Section B, both further detailed in **APPENDIX A**. This 2024 Amendment budget presents the revenues and other sources of resources needed to meet anticipated expenditures for those projects and programs listed and for property acquisition.

It is important to keep in mind that the budget presented herein is a dynamic fiscal plan and policy proposal for the accomplishment of projects and programs related to this 2024 Amendment, including estimates of resources required, together with those sources of resources available. Revisions are anticipated to meet the demands and priorities of projects and programs initiated and implemented by the Commission over the ten-year period of the budget. Town administrative policy, Commission priorities and market factors will all impact the budget.

PART IV

APPLICABILITY OF THE 2024 AMENDMENT

A. Applicability of Land Use Objectives, Provisions and Requirements to Real Property Not on the Property Acquisition List

The Commission will make every effort to apply the land-use objectives, provisions and requirements stated herein to real property not to be acquired within the 2024 Subarea Expansion Area.

B. Initiation and Duration of the Land Use Provisions and Requirements

The land-use objectives, provisions and requirements stated in this 2024 Amendment shall be in full force and effect for a period of ten years from the date of the Declaratory Resolution approval (July 22, 2024 – July 21, 2033) of this 2024 Amendment.

The land-use objectives, provisions and requirements herein may be updated at the discretion and approval of the Commission prior to (July 21, 2033) and shall be in effect for a period of no longer than ten years from the date of approval.

C. Procedure for Modification of the 2024 Amendment

This 2024 Amendment may be modified at any time by resolution of the Highland Redevelopment Commission. Modifications, or amendments to this 2024 Amendment, must be carried out in accordance with IC 36-7-14 titled Redevelopment of Areas Needing Redevelopment, specifically Sections 15 and 17.5 of the state of Indiana.

D. Other State and Local Requirements

All provisions necessary to conform to State and local laws have been complied with during the preparation and development of this 2024 Amendment. This 2024 Amendment constitutes a redevelopment plan for the Town, in accordance with IC 36-7-14 titled Redevelopment of Areas Needing Redevelopment, specifically IC 36-7-14-17 of the state of Indiana.

E. Statement of Substantial Benefits of the 2024 Amendment

The Commission, by virtue of developing and preparing this 2024 Amendment, substantiates that the elimination of areas needing redevelopment and its conditions in the 2024 Subarea Expansion Area will benefit the Town in the following ways:

1. An increase in the assessed valuation of the Town as well as other taxing units;
2. The development of vacant and underutilized properties in the 2024 Subarea Expansion Area;
3. The redevelopment and investment in open-space recreational areas to enhance the Town's recreational opportunities; and
4. The improvement in the quality of life for residents of the 2024 Subarea Expansion Area and the Town.

F. Plan Conformity to Other Plans for the Town

As part of the development and preparation of this 2024 Amendment, the Consultant has reviewed the current Zoning Ordinance for Highland, Indiana, Comprehensive Plan, and met with Town officials to apply accepted land use development policies and recommendations and land use regulations and standards whenever necessary to insure Plan conformity and compliance.

The Highland Zoning Ordinance provided information and guidelines related to this Plan, more specifically: zoning, intended purposes, permitted uses and other conditions. Overall, the Zoning Ordinances lays out the zoning for the area that allows the development and management of specific land uses for the 2024 Subarea Expansion Area.

Other information, more specifically goals and objectives, were gathered from the Northwest Indiana Regional Planning Commission's (NIRPC) 2050 Plan for economic growth in Northwest Indiana.

There may be instances whereby a development proposal to the Commission may not be in compliance with official plans for the Town nor complement adjacent land use activities. In such instances, proposals to the Commission shall be considered on a case-by-case basis to ensure procedural compliance and conformance with other official plans for the Town. It is recommended that the Commission work closely with the Town to review individual projects for the necessary final land use approvals prior to actual development in the 2024 Subarea Expansion Area.

PART V

RECORDING THE DOCUMENT AND DISSEMINATION

A. Office of the Lake County Recorder

In accordance with IC 36-7-14-17(d), after considering the evidence presented, the Commission shall take final action determining the public utility and benefit of a redevelopment plan, confirming, modifying and confirming, or rescinding the declaratory resolution.

Upon final action on this 2024 Amendment, the Commission will record the confirming resolution with the Office of the Lake County Recorder as dated and record number stamped "Document on File." In addition, the Commission will record the confirming resolution with the minutes of the Commission at which the resolution is adopted and approved for the public permanent record. This 2024 Amendment as recorded in accordance with 17.5(g) is final and conclusive.

B. Office of the Lake County Auditor

Once adopted, the Commission will provide a copy of the 2024 Amendment to the Lake County Auditor.

C. Dissemination of the Document

In accordance with IC 36-7-14-17(b), a copy of the notice of the hearing with respect to a confirmatory resolution was filed in the offices of the Town's plan commission, board of zoning appeals, works board, park board, and building commissioner, and any other departments, bodies, or officers of the unit having to do with unit planning, variances from zoning ordinances, land use or the issuance of building permits.

The Commission will forward copies of the recorded document upon approval of a confirming resolution, which shall include the date and record number stamp on the cover, to individuals and entities that play a prominent role in planning and the community and economic development of the 2024 Subarea Expansion Area.

D. Public Availability of the Document

Upon adoption of this 2024 Amendment by the Commission as an official redevelopment planning policy for the Town and the Highland Redevelopment Commission, the Town will have copies available to the public for review and purchase upon request in the Office of the Redevelopment Department located in Highland Town Hall at 3333 Ridge Road, Highland, Indiana, 46322.

For further information related to this 2024 Amendment, the public may contact the following Town representative during the regular business hours (8:30 a.m. and 4:30 p.m. - Monday through Friday, except holidays):

Name of Representative:

Maria Becerra, Redevelopment Director

Phone: (219) 972-7598

Email: mbecerra@highland.in.gov

HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

**2024 Amendment to the Redevelopment Plan for the
Highland Consolidated Redevelopment Area
(Kennedy Avenue South Subarea Expansion Area)**

APPENDIX A

Project Recommendations and Estimated Costs

**Appendix A:
Project Recommendations and Estimated Costs**

The Commission prepared this appendix as a list of project and program recommendations including cost estimates for implementation of the 2024 Amendment to the Redevelopment Plan for the Highland Consolidated Redevelopment Area (Kennedy Avenue South Subarea Expansion Area), more specifically for the Kennedy Avenue South Expansion Area over the next ten-year period (2024 through 2033).

The recommended projects and programs were developed to address those conditions and factors that prevent normal use and development of the Kennedy Avenue South Subarea Expansion Area and to overcome its causes to improve the overall quality of life for the Town. The projects and programs include private and public infrastructure improvements and community, or economic development programs intended to be catalysts to support additional private and public investment adjacent to the Kennedy Avenue South Subarea Expansion Area, the Redevelopment District, and in the Town.

Commission use of Allocation Area funds resulting from annual tax increment distributions may include reimbursement for capital expenditures made by the Town for the purchase of, for example, public safety equipment, such as police cars and fire trucks, or other non-recurring capital expenditures, such as pathways, bike paths, sidewalk paths, municipal parking lot improvements or other one-time public works, public safety, public health or economic development projects that the Commission determines are either in, serve or are physically connected to the Allocation Area and are in furtherance of its redevelopment purposes of this 2024 Amendment

PUBLIC INVESTMENT

○ Public Utility Connections & Extensions –	
○ Water, Stormwater, and Sanitary, including:	
▪ Septic system amelioration and stormwater detention	750,000
○ Other Public Utility Improvements,	
○ Including telephone, cable, satellite, telecommunications, fiber optics, etc.	150,000
○ Right-of-Way Property Acquisition for Public Improvements and Utilities	50,000
○ Demolition and Land Clearance	75,000
○ Surveying and Recording	30,000
○ Environmental Testing	150,000
○ Environmental and Wetland Remediation/Mitigation	300,000
○ Additional/Miscellaneous Site Preparation Work	50,000
<hr/>	
Total Estimated Public Investment (Plan Budget):	\$ 1,555,000

PRIVATE INVESTMENT

○ Light industrial facility investments	\$ 20,000,000
○ Commercial / Office structure investments	12,500,000
<hr/>	
Estimated Private Investment (Plan Budget):	\$ 32,500,000

TOTAL PUBLIC & PRIVATE INVESTMENT: PLAN BUDGET for Expansion Area: \$34,055,000

Public Investment: 4.57%
Leverage: \$1 : \$0.05

Private Investment: 95.43%
Leverage: \$1 : \$0.95

HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

**2024 Amendment to the Redevelopment Plan for the
Highland Consolidated Redevelopment Area
(Kennedy Avenue South Subarea Expansion Area)**

APPENDIX B

List of Property to be Acquired

The Commission, in accordance with Section 12.2 of the Act, has the authority and power to:

1. Acquire by purchase, exchange, gift, grant, condemnation, or lease, or any combination of methods, any personal property or interest in real property needed for the redevelopment of "areas needing redevelopment" that are located within the corporate boundaries of the Town;
2. Hold, use, sell (by conveyance by deed, land sale contract, or other instrument), exchange, lease, rent, or otherwise dispose of property acquired for use in the redevelopment of "areas needing redevelopment" on the terms and conditions that the Commission considers best for the Town and its inhabitants;
3. Sell, lease, or grant interests in all or part of the real property acquired for redevelopment purposes to any other department of the Town or to any other governmental agency for public ways, levees, sewerage, parks, playgrounds, schools, and other public purposes on any terms that may be agreed on;
4. Clear real property acquired for redevelopment purposes;
5. Repair and maintain structures acquired for redevelopment purposes; and
6. Remodel, rebuild, enlarge, or make major structural improvements on structures acquired for redevelopment purposes.

The Commission may acquire real property through those procedures outlined in Section 19 of the Act and upon the approval and adoption of a list of real property and interests to be acquired¹⁰. In accordance with Section 20 of the Act effective July 1, 2014, if the legislative body of the unit that established the Department (the Town Council) considers it necessary to acquire real property in a redevelopment project area by the exercise of eminent domain, the Town Council shall pass a resolution setting out its determination to exercise that power and directing its attorney to file a petition in the name of the unit on behalf of the Department, in the Circuit Court of the Lake County, Indiana in which the property is situated.

The Commission has prepared a list of real property to be considered for acquisition, specific to the Kennedy Avenue South Subarea Expansion Area. This list of real property and interests in real property to be acquired has been developed to clear real property for public capital project and infrastructure investment and/or remodel, rebuild, enlarge, or make structural improvements to buildings within the Kennedy Avenue South Subarea Expansion Area for economic development and public purpose to improve the overall quality of life for the Town.

2024 Amendment Acquisition List

Item	Parcel Number	Owner	Property Address	Estimated Cost of Acquisition
1	45-07-33-153-001.000-026	Elzinga, Albert & Martha Trust 1/2 & Anne W Elzinga retains 1/2 int	East of 10039 Indianapolis Boulevard, Highland, IN 46322 (7.16 acres)	\$ 10,000.00
2				
3				
4				
5				

However, should the Commission find that additional acquisition of real property is necessary to attain the goals and objectives of this 2024 Amendment or its implementation; the Commission may amend this Acquisition List in accordance with the Act to include property acquisition on the Property Acquisition List as provided above.

¹⁰ Reference: IC 36-7-14-19(b).

HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

**2024 Amendment to the Redevelopment Plan for the
Highland Consolidated Redevelopment Area
(Kennedy Avenue South Subarea Expansion Area)**

APPENDIX C

List of Real Property Key Numbers: Kennedy Avenue South Subarea Expansion Area

Appendix C:
List of Real Property Key Numbers: Kennedy Avenue South Subarea Expansion Area

HIGHLAND, INDIANA
HIGHLAND REDEVELOPMENT COMMISSION

2024 Amendment to the Redevelopment Plan for the Highland Consolidated Redevelopment Area:
(Kennedy Avenue South Subarea Expansion Area)

Individual Component Parcel Data

Parcel Number	Owner	Site Address	Net Acreage	Assessed Valuation	Pay 2024 Tax Liability
45-07-33-102-011.000-026	Wood River Pipe Lines LLC	9935 ExpressDrive	3.880	\$ 252,200	\$ 5,456.04
45-07-33-153-001.000-026	Elzinga, Albert & Martha Trust 1/2 & Anne W Elzinga retains 1/2 int	East of 10039 Indianapolis Boulevard	7.160	3,500	75.72
45-07-33-327-001.000-026	Northern Indiana Public Service Co.	10144 Kennedy Avenue	7.980	4,800	103.84
45-07-33-327-002.000-026	Bright Yellow LLC	10204 Kennedy Avenue	3.433	6,500	130.00
45-07-33-327-003.000-026	Zandstra, Nicholas P & Ruth A h&w	10202 Kennedy Avenue	1.080	264,400	5,301.72
45-07-33-327-004.000-026	People Bank as Trustee Tr#10315	10224 Kennedy Avenue	3.102	181,600	3,922.16
45-07-33-327-005.000-026	People Bank as Trustee Tr#10315	10220 Kennedy Avenue	0.669	169,400	3,388.00
45-07-33-327-007.000-026	Miles, Tris A	10236 Kennedy Avenue	2.510	266,600	5,357.16
45-07-33-327-008.000-026	Hay, Kenneth L & Barbara J H&W	10250 Kennedy Avenue	4.990	383,600	7,737.18
45-07-33-327-009.000-026	Bright Yellow LLC	10226 Kennedy Avenue	1.986	19,900	430.50
45-07-33-327-010.000-026	Shotts, Lydia & Erik J Shotts J/T R/S	10226 Kennedy Avenue	0.514	80,920	1,306.40
45-07-33-376-005.000-026	Allen and Allen LLC	10306 Kennedy Avenue	4.540	147,800	3,197.48
45-07-33-376-006.000-026	Runyon, Riley Rosina Thoesen & Evan Anthony Cook J/T R/S	10306 Kennedy Avenue	0.460	110,220	2,318.48
45-07-33-376-007.000-026	Allen & Allen LLC	10320 Kennedy Avenue	2.520	184,400	3,688.00
45-07-33-376-008.000-026	Allen & Allen LLC	10330 Kennedy Avenue	2.480	239,600	4,817.48
45-07-33-376-009.000-026	Allen and Allen, LLC	10344 Kennedy Avenue	5.000	66,800	1,445.14
45-07-33-376-010.000-026	Indiana Land Trustr Company Trs Tr#120832	10410 Kennedy Avenue	5.000	50,000	1,801.68
			57.304	\$ 2,432,240	\$ 50,476.98
				Base Assessment	

Green Highlighted Individual Components: Located in Kennedy Avenue South Subarea Expansion Area No. 2.

Other Individual Components: Located in Kennedy Avenue South Subarea Expansion Area No. 1.