

# HIGHLAND REDEVELOPMENT COMMISSION

## AGENDA FOR PLENARY MEETING

Monday July 15th, 2024

6:00 P.M.

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Roll Call: Commissioner - George Georgeff- President  
Commissioner - Doug Turich - Vice-President  
Commissioner - Alex Robertson - Secretary  
Commissioner - Tom Black  
Commissioner - Phil Scheeringa  
Commissioner - Patrick Krull (non-voting)

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### **Public Comments:**

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**Approval of the Minutes:** June 24<sup>th</sup>, 2024, July 1<sup>st</sup>, 2024

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### **New Business:**

#### Presentation – Dan Botich, Development Economic Finance

Proposed Amendment of the “Redevelopment Plan for the Highland Consolidated Redevelopment Area”, such that each redevelopment plan shall remain as originally adopted and approved, as amended from time to time and together considered as one plan pursuant to this Consolidating Amending Declaratory Resolution. The amendment would expand the area for existing plan.

Midwestern Electric Proposal to Reroute Highway and Ridge Power Source. The current system has failed, due to age and water intrusion, affecting the Town Highland Welcome Sign, on Ridge & Highway, along with the Town of Highland’s decorative light poles.

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### **Old Business:**

#### Comprehensive Plan Update – Consultant Selection

4 Proposals were received from Consultants to Update the Town’s Consolidated Plan. The 4 firms were Veridus Group Inc., American Structurepoint, Inc., Arsh Group Inc., R.J. Solutions. The proposals were reviewed by the scoring committee. Motion needed to select and take steps to engage one of the firms.

Background - The Town of Highland’s Redevelopment Commission requested proposals from qualified consultants or firms to Update the Town’s Comprehensive Plan. The updated plan will provide vision, goals, objectives, a capital improvement plan and policies to guide the Town in future developments & redevelopment for the next 20 years. This plan to encompass the vitality of the Downtown Small Business District as a walkable community. The updated plan integrates all aspects of development, downtown vitality, land use, public facilities and infrastructure, and economic growth recommendations. A critical component of the plan will be setting a vision for the Town's objectives for future developments/redevelopment, land use. A Capital Plan, with recommendations for best uses of current tax increment funds and other funding sources, to include but not limited to regional, state & federal funding

sources, tax credit program funding initiatives or grants. The vision component will need to analyze existing and future infrastructure needs, highest & best use of parcels in the commercial corridors and gateways into the Town. This is to include how technology will play a role in community outreach and Town's operations

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**Communications:**

Tax Abatement Application for Grimmer 2619 Main Street – An application was received from Grimmer Family Limited Partnership for a Tax Abatement. This is only included as a communication to the Redevelopment Commission for review and future consideration and processing.

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**ACTIONS TO PAY ACCOUNTS PAYABLE VOUCHERS**

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Redevelopment General	\$16,261.37
Redevelopment Capital	\$ 1,440.50
CEDIT Econ Dev. Income Tax Fund	\$100,000.00
Cardinal Campus Allocation	\$221,693.21
Payroll	\$20,034.47
TOTAL	\$359,429.55

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Business from the Commissioners:

*The Town of Highland acknowledges its responsibility to comply with the American with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services, (i.e. sign interpretative services, alternative audio/visual devises, etc.) for participation in or access to Municipal sponsored public programs, series and or meeting, the Town of Highland request that individuals make request for these forty-eight (48) hours ahead of the scheduled program, service and or meeting. To make arrangements, contact the ADA Coordinator for the Town of Highland at (219) 972-7598*