

HIGHLAND REDEVELOPMENT COMMISSION

PLENARY MEETING MINUTES

Monday July 15th, 2024

The Highland Redevelopment Commission ("Commission", "RC") met in person at Town Hall on Monday JULY 15TH, 2024. The regular scheduled plenary business meeting was called to order at 6:00 P.M. by President, George Georgeff.

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

Additional Officials Present: Maria Becerra, Redevelopment Director, Kendra Hernandez Redevelopment Commission Assistant and Attorney Blise

Also Present: Several people were present from the public

Public Comments: 2 different people spoke

Approval of the Minutes: June 24th, 2024, July 1st, 2024

New Business:

Midwestern Electric Proposal to Reroute Highway and Ridge Power Source. The power source for the sign that's on Highway and Ridge is no longer functioning along with. It's affecting the lights that are on Highway Ave. We did get a quote from Midwestern Electric on rerouting the electric. Maria spoke to Ken Micah and Nick Russo and send the quote to also be reviewed. Mark Knesek also reviewed it, and they all think that for the price it is worth fixing it. And what Mark Knesek did mention is, since the lights are out completely on highway, it is very dark there, so it's not a safe situation for vehicles or people. It's something that we need to do and we will need to find the money somehow.

Commissioner Black asked if we had received a quote from Midwestern and the price is \$15,750. They would furnish and install new conduit and wire via Directional, bore from the traffic signal pole on the northeast corner of the intersection of Ridge and Osborne to the street and Light Service Point to the east. Commissioner Black asked if we had received any other quotes and we reach out Hyre Electric since they are a locally owned business. We will be reaching out and receiving one more quote from Hyre Electric.

Presentation by Dan Botich, Development Economic Finance:

Mr. Botich has been assisting the Redevelopment Commission to prepare an amendment to the redevelopment plan for the Highland Consolidated Redevelopment area specific to the Kennedy Avenue South sub area expansion. Generally, it is located south of the Grand Trunk and Western Railroad and east of the Norfolk Southern Corporation Railroad, north of Main Street and west of Kennedy Avenue.

The town has done previously a number of studies on the soils, the topography, the area itself for land development in the past the land does have a tendency to have flood plain issues poor soils for the purposes of major development And It would, upon proper Grading, proper reassessment of the soils. It can be used with appropriate detention and retention areas.

The area itself is 46.264 acres and real property. It includes about 3 acres of right-of-way. Typically, when we look at a redevelopment area, we include as much right of way as possible so that the redevelopment dollars can be used if necessary on the redevelopment improvements within the right of way, including, if the area is designated as an allocation area, those allocation area tax increment dollars can also be used for public purposes within the right of way.

When paying for or identifying these projects, if they were to be bonded or done as a pay as you go. It's in or serving the allocation area. It's better to be in the allocation area or in the redevelopment area than serving the allocation area. It's a much better nexus for legal counsel to the Commission to provide the use of those funds.

The area itself is tangential to the Highland Consolidated redevelopment area that was the merger of 2 allocation areas, the commercial corridors and the Highland development area back in December of 2023. The area is currently zoned residential 1A and that is particularly for single family, large platted lots. The it is contiguous and tangential on both the south and the west sides of the property.

When looking at the expansion of this as an amendment to the Consolidated Plan. The property itself, or the area includes 15 real property parcels. The assessed value of the property now is \$2,176,540. If this redevelopment plan and declaratory resolution were to move forward with an allocation provision. That is the January 1st 2023 assessment. We have to update that information for January 1st 2024, which is not certified to date. So that is the most current information. We have the taxes that were paid from this area were \$44,945.22

The intent of the 2024 amendment for to the redevelopment plan is to provide for redevelopment and development activities for the Kennedy South Kennedy Avenue South sub area allocation area for light, industrial and possibly commercial purposes, but predominantly light industrial purposes that would, in the plan itself are intended to increase the assessed value.

There is a proposal before the Redevelopment Department for development of that land which would open up land within the Highland north of the adjacent to the Highland Consolidated area specifically the downtown area. This parcel itself would be the 1st phase of relocating one business to this area as well as developing the property for light, industrial and potentially commercial uses. But it would increase the assessed value over the 2.1 million dollars to potentially anywhere from 20 to 40 million dollars with a larger return on taxes. Now, individuals may say, well, the taxes would become tax increment, and that was true. However, the tax would the taxes paid by the companies would increase.

If the Redevelopment Commission were to use those dollars for redevelopment projects that would just benefit either financially incentivizing the project to develop the land which has been vacant for a number of years with, I believe, there's 2 or 3 residential parcels on the property itself on these large lots that are very deep lots. They're very deep. They go from Kennedy Avenue, basically all the way to the railroad tracks on the West.

The intent is to increase the assessed value for the purpose of using financial incentivization for the development of the land, and that would include mitigating or providing alternatives to land development for the soils and the topography to overcome the wetland or the water that is standing in the area.

The overall project would anticipate anywhere from like I said 20 to maybe 25, potentially 30 million dollars of development over the next 10 years. The plan itself is intended to be a 10 Year Plan and Land Use plan for light, industrial commercial development. That would require the Highland Plan Commission to rezone the property, and at that point, on a case by case basis, the Redevelopment Commission could entertain projects for development of land and use of financial incentives if necessary.

Old Business: Comprehensive Plan Update

There were two standouts in that scoring. Varidus was 80.75, and the highest score is for Arsh Group at 82.75. The Arsh group is the one that worked on the previous plan and they also worked with Nies Engineering. A motion was made by Commissioner Robertson to accept the proposal by Arsh and seconded by commissioner Black. All in favor 4-0

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

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.

ACTIONS TO PAY ACCOUNTS PAYABLE VOUCHERS

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

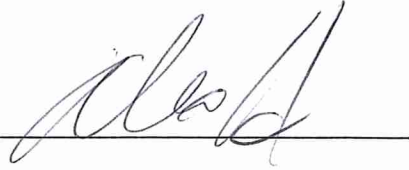
Business from the Commissioners: NONE

Adjournment: Meeting was adjourned by President Georgeff at 6:32 PM.

DULY PASSED AND RESOLVED by the Highland Redevelopment Commission, Highland, Lake County, Indiana, this day of 2024, having passed by a vote 4 in favor and 0 opposed.

Highland Redevelopment Commission

ATTEST:
Secretary





President

alternative audio/visual devices, 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