

HIGHLAND REDEVELOPMENT COMMISSION

AGENDA FOR SPECIAL STUDY SESSION

Monday, April 7th, 2025 at 6:30pm

Discussion-

- Establish Projects **Standing Committees** – (research & provide advise to Commission)
 - (a) List of projects and developments we wish to pursue
 - (b) Order of importance and financial feasibility
 - (c) Assign or volunteer commissioners to champion the project(s)
 - (d) Outline clear directives for Maria on current and future projects
- **NEW INITIATIVES**
 - Home buyer Program. Can we use funds to assist our first responders? Can we expand the program to include teachers and other municipal workers?
 - New LED Light Engineering Streets – Redevelopment asked to pay for engineering. We must decide if we want the entire project engineered all at once or in segments. Redevelopment asked to pay for the project work as well. This will allow public works to put more funds into traffic signals and reduce the need for maintenance on the existing streetlights. NEIS has a proposal which was paid for by public works. The price may not be currently valid. A new proposal may be necessary. Safe streets will not pay for engineering, but we can apply for a grant to assist with installation of the LED upgrade.
- **ONGOING INITIATIVES - Parcel Development**
 - 7950 Kennedy Ave – Highest and Best Use. Discuss development strategy and the type of development we wish to see.
 - Ultra – parcel. Status on appraisals.
 - Indianapolis (Coach USA) – Mr. Patel wants to have access to the property redevelopment owns to market the property. He has concerns about the usability of the property and possible environmental findings. He needs access to the light to make a project feasible and safe. Mr. Patel would like to be on a special study session agenda April 21st.
 - North & South Kennedy Developments
 - Vacant Parcels
 - (a) Highway and Kennedy Ave (2803 Highway Ave)
 - (b) Deli (2923 Highway Ave)
 - (c) Ridge and Kleinman (3750 Ridge Rd.)
 - (d) Vacant Paint store on Highway (2638 Highway Ave)
 - (e) Zorn Property Jewett (Miles Parking Lot)
 - (f) 8436 Kennedy Ave (old gas station by the post office)
 - (g) Gas Station on 45th (3303 45th St.)
- SSFA – Plan and Selection of intersections for Implementation Grant Submission

- **DOWNTOWN INITIATIVES**

- Main Square Fence (Electrical Repair & Upgrade)
- D.O.R.A – Main street members and downtown businesses asking for status.
- Decorative lights – Next Phase Highway west of Kennedy & Jewett (Kennedy to 5th).
Do we wish to proceed with RFP? Should a separate RFP be generated for the WiFi installation if we continue the project?
- Owl by Fire Station - paint
- Town Lot Beautification (Growlers) Kennedy & Highway
- Media Manager (Contractual). Mainstreet members wish to contract social media services. Does the redevelopment commission want the potential contractor to provide services as well? Mainstreet members discussed combining Redevelopment social media page and Mainstreet social media page into one.
- Update property improvement grant to clearly define which areas in town are eligible for the grant. Highland downtown allocation area only?