

HIGHLAND REDEVELOPMENT COMMISSION
DISCUSSION TOPICS for STUDY SESSION - DRAFT
TUESDAY, FEBRUARY 9, 2021
6:30 P.M.

This meeting will be convened as an electronic meeting pursuant to Governor Holcomb's Executive Order 20-04, 20-09 and 20-25 now extended through 01 March 2021 by his Order 21-03, allowing such meetings, pursuant to IC 5-14-1.5-3.6 for the duration of the COVID-19 emergency.

People may observe the meeting by joining the meeting on the Zoom platform
<https://zoom.us/j/96626113323?pwd=VlBuYkNMODdrVitPVXJ4N0ZQUGVQUT09>

Further, persons wishing to join the meeting may access the electronic meeting by using the preceding Zoom link and adding the **Meeting ID:** 966 2611 3323 and **Password:** 801899

One tap mobile

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TUESDAY, FEBRUARY 9, 2021
6:30 P.M

1. Highland Plaza Development – Presentation
2. Wayfinding Sign Project - Discussion
3. 2021 Goals - Review
4. Bult Oil Property - Report
5. Redevelopment Commissioners Comments

Suite 1
4,545 SF

Suite 2
America's Antique Mall
25,000 SF

Suite 4
America's Antique Mall
28,347 SF

Suite 5
2,860 SF

Suite 6
+/- 31,000 SF

Suite 7 Angela's
10,200 SF

Suite 8
Pippin Dental
6,090 SF

HIGHLAND PLAZA

Suite 12 PP w. Drive Thru
2,340 SF

Suite 1100
341 SF
Suite 9
181 SF
Suite 1424

2021 Goals
HIGHLAND REDEVELOPMENT COMMISSION

1. **Development of Kennedy/Condit corridor of Downtown Highland**
 - A. Determine best and highest use of property 1st Qtr
 - B. Determine potential use/projects Ongoing
 - C. Meet with developer(s) to discuss potential PUD 2nd Qtr
 - D. Appraisals/assemble properties for PUD footprint 2nd Qtr
 - E. Research zoning and property use 2nd Qtr
 - F. Consider Development of Container Market 3rd Qtr
 - G. Consider use of Master Developer 2nd Qtr
 - H. Identify possible financing for project 3rd Qtr
 - I. Begin negotiations for sale and development of properties Ongoing
 - J. Determine when offering incentives is applicable Ongoing

2. **Wayfinding Sign Project**
 - A. Area evaluation 1st Qtr
 - B. Traffic – pedestrian & vehicular – evaluation 1st Qtr
 - C. Cost, installation and maintenance elements 1st Qtr
 - D. Design and placement 1st Qtr

3. **Continue Commercial Property Improvement Grant Program**
 - A. Consider applications Ongoing
 - B. Review and approve grant application(s) Ongoing
 - C. Fund at least two façade grant properties (\$40K max per property) Ongoing
 - D. Allocate initial dollars for 2022 During Budget Process 4th Qtr
 - E. Review program and projects 4th Qtr

4. **Explore Options to Develop North Kennedy/Riverfront Property Upon Relocation of Public Works Complex**
 - A. Determine best and highest use of property 1st Qtr
 - B. Pursue potential PUD development of property 1st Qtr
 - C. Identify possible financing tools 2nd Qtr
 - D. Identify potential sites for softball fields 2nd Qtr
 - E. Identify significant barriers to development 2nd Qtr
 - F. Design concepts for consideration Ongoing
 - G. Pursue developers and development agreement(s) Ongoing

5. **Review Properties for Future Development**
 - A. Update Acquisition list if necessary Ongoing
 - B. Conduct appraisals on properties when appropriate Ongoing

- C. Continue with acquisition process when appropriate Ongoing
- 6. Review Current and Expected Allocation Areas and Funds**
- A. Review a list of current Allocation Areas and Funds generated 1st Qtr
 - B. Maintain a listing of Allocation Areas with Semi-Annual Distributions Ongoing
 - C. Review current and potential projects that may utilize funds 2nd Qtr
 - D. Discuss fund use options by reviewing acquisition list and priorities 3rd Qtr
 - E. Develop a list of funding priorities and begin funding the projects 4th Qtr
- 7. Continue to Explore Feasibility of a New Business Park on Kennedy Ave and Main Street**
- A. Determine highest and best use 2nd Qtr
 - B. Planning for potential use(s) and barriers to development 2nd Qtr
 - C. Begin discussions with developers to determine highest and best use 3rd Qtr
 - D. Begin discussions with property owners, if applicable 3rd Qtr
 - E. Decide on whether an Allocation Area should be established 4th Qtr
 - F. Establish Allocation Area or other incentives for the area if necessary 4th Qtr
- 8. Public Offerings**
- A. Review recent public offering 1st Qtr
 - B. Prepare Public Offering for (former) Bult Oil site (COMPLETED) 4th Qtr
 - C. Prepare Public Offering for Kennedy Avenue properties 4th Qtr
 - D. Continue pursuit of sale 2811 and 2821 Jewett Street properties Ongoing
- 9. Develop Retention/Recruitment Plan**
- A. Review revitalization and master plans Ongoing
 - B. Review current Placemaking/efforts to assist recruitment Ongoing
 - C. Maintain data on occupancy in the downtown Ongoing
 - D. Advertise properties for sale & lease on the website Ongoing
 - E. Meet with prospective businesses to locate in Highland Ongoing
 - F. Communicate with realtors listing DT properties Ongoing
 - G. Communicate with property owners regarding lease/sale potential Ongoing
 - H. Work with Highland Main Street Ongoing
- 10. Highland Main Street**
- A. Review HMS 2020 Plan of Work; provide feedback if appropriate 1st Qtr
 - B. Appoint commissioner to serve on HMS 1st Qtr
 - C. Provide assistance with recruiting new members if required Ongoing
 - D. Review programs, projects and events and offer input/approval Ongoing
- 11. Multigenerational Housing for Kennedy Ave Corridor**
- A. Commission housing/commercial use study 1st Qtr
 - B. Meet with developer(s) to discuss potential PUD 2nd Qtr
 - C. Appraisals/assemble properties for PUD footprint 2nd Qtr

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| D. Research zoning and property use | 2 nd Qtr |
| E. Consider use of Master Developer | 2 nd Qtr |
| F. Identify possible financing for project | 3 rd Qtr |
| G. Begin negotiations for sale and development of properties | Ongoing |
| H. Understand and Offer incentives, if applicable | Ongoing |

COMPLETED:

Downtown Lighting

- | | |
|--|---------------------|
| A. Retrofit or replace with new Highway & Jewett Street Lighting | 4 th Qtr |
| B. Pursue grant for project funding assistance | 4 th Qtr |

Revision 9_Feb 3 2021

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