

**HIGHLAND, ILLINOIS  
MINUTES OF REGULAR SESSION  
INDUSTRIAL DEVELOPMENT COMMISSION  
CITY HALL, 1115 BROADWAY  
WEDNESDAY, JULY 1, 2020  
12:00 PM**

**This meeting was held telephonically, due to the city's COVID-19 response.**

**Call to Order:**

The July 1, 2020, meeting of the Industrial Development Commission was called to order at 12:08 PM by Chairman Meridith. The meeting was held via telephone conference due to the city's COVID-19 response.

**Roll Call:**

Members present via telephone: Chairman Jim Meridith, Vice-Chairman Diane Korte-Lindsey, Treasurer Jon Greve, and Marshall Rinderer.

Members absent: Bill Napper resigned his position on May 20, 2020. No replacement has been appointed.

Also present via telephone: City Manager Mark Latham; Director of Community Development Breann Speraneo; Economic Development Coordinator Mallord Hubbard; and, Recording Secretary Lana Hediger.

Guests: Brian Langhauser of Langhauser Sheet Metal; and, Technology and Innovation Program mentors Matt Caminiti, Bas Slats, and Kyu Cho.

**Approval of Minutes:**

Diane Korte-Lindsey made a motion to approve the minutes of the June 3, 2020, Regular Session meeting of the Industrial Development Commission; seconded by Jon Greve. All members voted aye; none voted no; the motion carried.

**Reports:**

**Treasurer's Report**

Jon Greve reported that the IDC has a balance of \$17,886.21 in their account. They also maintain the \$60,000 CD with a one-year term. There have been no transactions in the past month. There will be a \$500 check written to Renew Functional Medicine soon based on the vote at the June meeting.

**Updates on other job inquiries**

City Manager Latham reported that there are discussions taking place with TJO Holdings regarding community space shared with the City of Highland. We are working out details to determine what we can and cannot do.

Trouw Nutrition is doing some facility improvements and the city will be asking IDOT for some assistance for improvements to Executive Drive.

We are one of the few communities that qualified for the Space Center headquarters. Mark has asked Shimkus to help us get a meeting with President Trump to ask him for his support.

Mark reported that the old Kidds Kountry Store; Jeff Rehberger has it contract for deed from Willie Frey. Mark is not sure what they intend to do with the building.

The owners of the old Highland Pool and Spa building on Highland Road need water and sewer to that property. Mark is currently working on an annexation agreement with them.

Mark is working on the hotel inquiries with Dave Kunkel. There is no update at this point.

Interested party in old brewery has been sick for three months, but he is still interested.

Construction projects underway include the multiuse trail along State Route 160, north of US Hwy 40; the signalization of the intersection at US Hwy 40 at Hemlock and Frank Watson Parkway; and, the Broadway Streetscape project, which Stutz has been awarded the contract for and will be starting construction on within the next 30 days.

Mark reported that we are still looking at possibly building a new pool. Meetings were interrupted by COVID-19, but the next meeting is scheduled for next Tuesday.

Jon Greve asked what the city's plans are for the Shimer property on Broadway, next to city hall. Mark indicated that the first step is asbestos removal, then demolition. The city intends to construct a parking lot there. He's not sure if funds are available this year. But, maybe they will be next year.

### **Update on Highland Communication Services**

City Manager Latham reported that HCS is still adding customers. He is anxious for the two apartment complexes to be completed. That will be about 100 new customers. Mettler's Subdivision, Phase II will also be all HCS customers.

The remaining system build-out is on hold, until we see how COVID-19 is going to affect the utility revenues. We are ready to bid the project, as soon as we are comfortable that we have the funds to do it.

### **Update on Disaster Relief Initiatives**

Mallord Hubbard reported that we are constantly updating the website with regard to our COVID-19 response, most recently with guidelines for Phase IV.

There hasn't been a lot of interest in the e-commerce grant. Two have been approved to go ahead and enact their website solutions. Once they have deployed, we will verify and forward to the IDC for payout of the grant. Mallord has spoken to a couple of other parties about it, but there is no other information at this time.

Mallord asked the IDC members to share information with citizens about the new Business Interruption Grant, administered through the Department of Commerce and Economic Opportunity. It is for bars, restaurants, barber shops, salons, gyms, and fitness centers. There are grants of up to \$20,000 for bars, restaurants, and gyms, and up to \$10,000 for barber shops and salons. 1,000 grants in the bars/restaurants category and 1,000 grants in the barber shops/salons category. For gyms and fitness centers there are 500 grants available for up to \$10,000. There is a link to the application that you get to through the Economic Development page of the city's website.

### **FEMA Map Update – Mallord Hubbard**

City Manager Latham reported that we are under construction. He believes the shoring up has been completed. Next step is to remove the old culvert. The culvert hasn't arrived yet. When it does, they will install and then remove the shoring. Hopefully it will be done by next month.

### **New Business:**

#### **Renew Functional Medicine and Anti-Aging – Grant Award**

Mallord reported that \$500 grant was approved at the last meeting. Additional \$1,500 is being requested today. The documents with all the details were provided to the IDC members prior to the meeting. Technology and Innovation Program mentors Matt Caminiti, Bas Slats, and Kyu Cho were on the phone meeting to answer any questions.

Motion to approve grant for \$1,500 was moved by Diane Korte-Lindsey, and seconded by Jon Greve. All members voted aye by roll call; none voted no. The motion carried.

#### **Recommendation on Development Agreement with Langhauser Sheet Metal**

Mallord reported that details of the agreement were distributed with the agenda for the meeting. Brian Langhauser is on the call to answer any questions. Mallord stated that this is a standard agreement, including reimbursement of up to 75% of the incremental increase to the EAV as a result of the project, the maximum reimbursement over the 10-year period is \$34,000. There were additional reimbursement estimates outlined in the agreement based on the revenue estimates.

Mr. Langhauser indicated that four people have been hired this year and another one is starting on Monday. The building is long overdue and their intention is to keep adding employees. By adding the building, they will be able to get rid of the storage trailers they currently have, which will help to clean up the property. John Greve stated that he thinks this is a good project and is happy to see the Langhausers investing back into their business and the community.

Jon Greve moved to recommend approval of the agreement to the city council; seconded by Diane Korte-Lindsey. All members voted aye by roll call; none voted no. The motion carried.

**Next Meeting:**

The next regular meeting of the Industrial Development Commission is scheduled for Wednesday, August 5, 2020. John Greve will not be at that meeting.

**Adjournment**

John Greve made a motion to adjourn; seconded by Marshall Rinderer. All members voted aye; none voted no. The motion carried and the meeting adjourned at 12:33 PM.