

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
CITY HALL, 1115 BROADWAY
WEDNESDAY, MAY 4, 2022
12:00 PM**

Call to Order:

The May 4, 2022, meeting of the Industrial Development Commission was called to order at 12:01PM by Chairman Jim Meridith.

Roll Call:

Members present: Chairman Jim Meridith, Vice-Chairman Diane Korte-Lindsey, Marshall Rinderer and Josh Kloss.

Members absent: Treasurer Jon Greve

Also present: Mayor Kevin Hemann, City Manager Chris Conrad, Economic Development Coordinator Mallord Hubbard, Director of Chamber of Commerce Hillarie Holzinger, SIUE Intern Gretchen Arnold, 1 Citizen Kurt Vonder Haar and Recording Secretary Megan Von Hatten.

Approval of Minutes:

Diane Korte-Lindsey made a motion to approve the minutes of the April 6, 2022, Regular Session meeting of the Industrial Development Commission; seconded by Marshall Rinderer. All members voted aye; none voted no; the motion carried.

Reports:

Treasurer's Report – Mallord Hubbard

No physical report was given to the members due to Treasure Jon Greve being absent. Mallord reported no transactions from the month of April, so the previous balance remains the same of \$56,544.93. The only expected upcoming expense is \$3024.82 for the renovation of the LIVE Highland billboard on State Route 143.

Update on job inquiries – Mallord Hubbard

- The city has partnered with a firm to conduct a Hotel Feasibility Study
- Marx brothers has been sold and being renovated
- 501 Blues Club – They have a new buyer and will remain 501 Blues club, they reached out to the city and have all there ducks in a row to open back up.
- Potential solar farm on Highland Road going to the Combined Planning and Zoning Board meeting this evening May 4, 2022.
- Mallord reported the interest staff is seeing on both properties that housed the former Dow Jones & Trow warehouses. Mallord stated to expect for these buildings to be sold in the near future

Update on Workforce Development– Mallord Hubbard

Mallord reported the Director from Madison County Employment & Training will be visiting on May 16, 2022. The plan is to do a site visit at the Korte Recreation Center to track progress for Matthew Torre's on-the-job-training. Mallord also stated plan to discuss additional ways the city can partner with county to meet workforce challenges.

New Business:

Recommendation of Development Agreement – Warson Development, LLC.

Mallord reported the city hopes to enter an agreement with Warson Development LLC., for the project located at 1014 Laurel Street. The developer will purchase and renovate property into a modern commercial space. The city will rebate 75% of the city's portion of incremental property taxes for 10 years. 75% of sales taxes will be rebated for 10 years, contingent on recruitment of retail business into the space. The city will also rebate up to \$5k for building permit.

Marshall Rinderer made a motion to approve the recommendation of the development agreement with Warson Development, LLC; seconded by Josh Kloss. All members voted aye; none voted no; the motion carried.

Mayor Hemann thanked the board for the hard work and effort given from each member. Mayor Hemann also thanked the members for taking on another one year term that was approved at the last council meeting on May 2, 2022.

Mallord stated he also wanted to thank the board members for another year of service.

Update on Tax Revenues – Chris Conrad

Chris reported:

- **State Marijuana sales:** Finished at \$15,500 for the year, or 137% of what we budgeted.
- **Municipal telecom tax:** \$10K for the month, down 16.27% for the year; ended at \$134K for the year or 86% of what we budgeted.
- **Total income tax:** \$157K/month (which is a really good historic April number), finished up 28% for the year or about \$200K over budget.
- **Use Tax:** \$30K/month, down 13.6% for the year. We finished about \$16K below budget at \$382K/year.

- **Non-Home Rule tax** : Up 5.5% over last April, up 24.5% for the year and ended at 129% of budget. Which is good with the sidewalk projects we are getting ready to bid.
- **Business district tax**: Up 3% over last April, 15% for the year. Again this increase allowed us to buy the house next to the Weinheimer Community Center without dipping into any other funds or accounts.
- **Sales tax**: Down 5% over last April, but finished the year up 16%. This was 113% of budget or about \$375K over budget.
- **Video Gaming Tax**: \$15K for the month which was the lowest month of the year, but still higher than any month in any previous year. Up 181% for the year or \$97K over budget. Chris commented this one still blows my mind.

Next Meeting:

The next regular meeting of the Industrial Development Commission is scheduled for Wednesday, June 1, 2022.

Adjournment

Diane Korte – Lindsey made a motion to adjourn; seconded by Josh Kloss All members voted aye; none voted no. The motion carried and the meeting adjourned at 12:37 PM.