

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
CITY HALL, 1115 BROADWAY
WEDNESDAY, OCTOBER 5, 2022
12:00 PM**

Call to Order:

The October, 2022, meeting of the Industrial Development Commission was called to order at 12:03 PM by Chairman Meridith.

Roll Call:

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

Absent: Josh Kloss

Also present: City Manager Chris Conrad; Economic Development Coordinator Mallord Hubbard and Recording Secretary Megan Von Hatten.

Members of the public in attendance included: Hillarie Holzinger of the Chamber of Commerce, Kim Wells and Kurt Vonder Harr

Chairman Meridith led the Pledge of Allegiance to the Flag.

Chairman Meridith introduced Kim Wells with Tullaghan's Irish Pub to the Industrial Commission

Approval of Minutes:

Diane Korte-Lindsey made a motion to approve the minutes of the September 7, 2022, 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

Balance in the account as of September 1, 2022, was \$53,520.11. The balance as of September 30, 2022 is \$53,520.11. Jon stated the rates for CD's continue to go up. Jon reported the best rate right now is 1.7% from FCB for 12 months. Jon stated we will want to keep our investing down to 12 months, he informed the commission his recommendation is to go ahead and purchase the CD from FCB for the 12 month term. Jon stated that the CD has already been voted on so he can go ahead and purchase the CD if the rest of the commission was okay with what he has presented. All of the Industrial Commission Members present gave Jon the okay to purchase the CD from FCB.

Updates on Developments and other City Projects – Chris Conrad

- Veteran Honors Parkway road will be redone with rebar to reinforce the concrete
- Hollys House of Hope made the front page paper in the Business Journal

- Business District A Discussion went to council on October 3, 2022
- PTEL – (Property Tax Extension Limited Law) only two cities passed by referendum in the state of Illinois. Chris stated you do not want this to pass, it reduces local control

Update on Highland Communication Services – City Manager Conrad

City Manager Conrad reported HCS is holding steady at 2670 customers. HCS is nearing the end on finishing the last three neighborhoods for buildouts. Chris stated that everything is running very smoothly on Highland Communications side of things. However, HCS is having tremendous issues with the locate services. The issues that are occurring are measurements are not being properly done, resulting in hitting Charter and other Communication services lines. Chris reported formal complaints have been made to the public utilities commission.

Revenue Update – Chris Conrad

- **Revenue reports:** The revenue numbers for September are attached below. Chris reported that this is the 5th month, so the city should be at about 42% for the year. Chris stated that he can't complain, the revenues each month so far are showing that Highland is seeing revenues staying pretty resilient in the face of tough economic winds.
 - **Telecom:** Down 15% for the month, but for the year, it is at 50% of budget already, so it's decreasing slower than we anticipated. \$10,254.54
 - **Use Tax:** We are right down the middle on this one at 41.8% for the year so far as budgeted, and up 11% from last year for the month. \$35,149. This is getting use tax back closer to where we anticipated it would be last year. This is LGDF, so we are seeing the slight increase the state put in which went into effect in July.
 - **Income tax:** Continues to be the bright spot of our revenues. \$88,028.92 for the month, up 13% over last year and at 52% of budgeted for the year.
 - **Gaming:** Flat again at \$17,663.75. We did anticipate that last year was an anomaly, so we actually budgeted less than we received last year thinking the numbers would go down a little and so far we are down about \$7K from this point last year, but this is also eight on the nose at 42% of what we budgeted. I think it is safe to say that as new gaming venues come online, don't expect an increase in revenue at this point. The market has obviously reached saturation.
 - **Non Home Rule:** Continues to beat expectations, we are at 54% of the budget collecting \$171,347.30 which is 3.45% above last year this month.
 - **Business District:** 50% of budget at \$75,418.27, up 3.31% from last year this month.
 - **Sales tax:** Right down the middle at 42% of budget for the year. \$290,127.98 which is up 1.64% over last year this month. This is back to normal growth after the anomaly of last year when we saw the addition of online sales.

New Business:

Discussion with Kim Wells of Tullaghans Irish Pub

Kim stated her and her husband Roy Wells have purchased and renovated the former Marx Brothers Building and have created Tullaghans Irish Pub in Highland in March. Kim spoke on why they chose Highland for their establishment, one reason being they love

the community Highland has. Kim and Roy choose a Pub because a Pub is all about community and in Ireland they call Pubs Locals. Kim informed the Industrial Commission that her husband Roy's Family is from Ireland and they still reside there to this day. Kim and Roy visit them in a County called Wheatrim and Tullaghan is town in Wheatrim. Kim stated the name was chosen to honor Roys family and to bring a touch of Ireland here to Highland. Kim stated the concept for Tullaghans is fresh. The menu will be centered on that concept featuring sea food, lamb and pork. Tullaghans will have a Chef that is from Alton, Illinois who has lived out West for a number of years working in a variety of Irish Pubs. Kim expressed to the commission that the food is going to be fabulous, she also stated that they will be offering all the Irish Spirts and Beers as well as Irish Music. Kim reported that Tullaghans will be having a few soft openings this month, but they plan to be fully open in November.

Next Meeting:

The next regular meeting of the Industrial Development Commission is scheduled for Wednesday, November 2, 2022.

Adjournment

Marshall Rinderer made a motion to adjourn; seconded by Jon Greve. All members voted aye and the meeting adjourned at 12:57 PM.