

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
CITY HALL, 1115 BROADWAY
WEDNESDAY, December 4, 2024
12:00 PM**

Call to Order:

The December 4, 2024, meeting of the Industrial Development Commission was called to order at 12:07 PM by Vice-Chairman Diane Korte-Lindsey. The Pledge of Allegiance to the Flag was recited.

Roll Call:

Members present: Vice-Chairman Diane Korte-Lindsey, Kurt Vonder Haar, Josh Kloss, and Chairman Jim Meridith

Members absent: Marshall Rinderer

Also present: Hillary Holzinger, Director of Economic Development Mallord Hubbard, Deputy Clerk Lana Hediger and Recording Secretary Chris Flake.

Approval of Minutes:

Josh Kloss made a motion to approve the minutes of the November 6, 2024, Regular Session meeting of the Industrial Development Commission; seconded by Kurt Vonder Haar. All members present voted aye; none voted no; the motion carried.

Reports:

Treasurer's Report – Prepared by Director of Finance Reanna Ohren – Mallord Hubbard

Mallord Hubbard stated that the balance from the prior meeting was \$27,020.11. The CD has since matured. The interest earned from the CD was \$841.60. We mailed the previously approved check for \$1,000.00 to the CEO program. The current balance is \$51,861.71. We will try to determine what to do with the CD later on in the meeting.

Updates on Developments and other City Projects – Mallord Hubbard

Mallord stated that we are continuing to work with the team at Aldi. Aldi is working with IDOT to receive approvals for their entrances. We are trying to offer support for Aldi in this process.

Mallord stated that our staff has had talks with Dobbs Tire and Auto Center. Dobbs have identified the site next to CVS. They are in the process of getting a site plan and would like to break ground next year.

Mallord stated that the Hibachi restaurant recently obtained a contractor and started the process of pulling permits. They are working with our Building and Zoning Department. They will be open next year.

Mallord stated that the Sweet Spot opened up the day after the parade. Everyone is excited to have them here. The owner is a bright guy and a good business owner.

Mallord stated that Plaza Self-Storage is complete and accepting customers.

Mallord stated that the council chambers are complete. We had our first council meeting on Monday. We had a successful meeting but have a few kinks to workout.

Mallord stated that our façade improvement program has seen a lot of interest. Hillarie recently did a ribbon cutting for Edward Jones. They updated their façade and the interior. The buildings owned by Roy and Kim Wells will be getting some reimbursement based upon to improvements to the exterior of their businesses. Mallord also stated that Jane Korte will be getting some reimbursement.

Mallord recommended the IDC members come out tonight to the Senior Center for the Combined Planning and Zoning board meeting. Several items have to do with Highland Affordable Solar. They are leasing property from Duane Steiner. They are requesting to rezone the property from R-1-C to Industrial. The property will be annexed at the next council meeting. Highland Affordable Solar is requesting a special use permit to run a solar farm. They are also requesting a variance for the wiring and also omitting the transitional buffer yard. We are seeing a trend that this area is the solar area for Highland. There is a zoning amendment to allow for a parking garage or parking lot in the C-2 district. Family Bible Church requested a special use permit to construct a parking lot for their building at 820 Mulberry Street. Public Works has a text amendment to prohibit flag lots and different standards for oil and chip streets. There is also a text amendment for water service connection requirements. Lastly, there is a text amendment that has to do with sewers and sewage disposal.

Update on Highland Communication Services – Mallord Hubbard

Mallord stated that he does not have an update on Highland Communication Services.

Update on Workforce Development Initiatives – Mallord Hubbard

Mallord stated that CEO program is now up and going. We recently had our first mentor meeting. Highland is very well represented in this year's group. We have 11 or 12 students out of 18. More than half are Highland students. We also have a heavier involvement with all of the businesses in Highland.

New Business:

Report On Monthly Tax Revenues – Mallord Hubbard

Mallord Hubbard provided the following monthly tax revenues:

Sales tax is up 4.45%

Business District Tax is up slightly at .35%

Non-Home Rule Tax is down slightly -.44%

Income Tax is down at -3.89%

Use Tax is down at -7.7%

Pot Tax is down at -1.4%

Excise/Telecom is down -1.41%

Gaming is up at 12%

Mallord stated that the city council passed the grocery tax recently. The grocery tax will continue beginning January 2026 and there will be no change in your grocery tax rate in 2026. The cities get the full 1% but the State of Illinois collects a small administrative fee.

Approval of 2025 Industrial Development Commission Meeting Dates – Mallord

Mallord stated that the Industrial Development Commission meets on the first Wednesday of every month. New Year's Day is on the first Wednesday of the month so we moved the meeting to January 8, 2025. Josh Kloss made a motion to approve the 2025 IDC meeting dates. Diane-Korte Lindsey seconded. All members present voted aye; none voted no; the motion carried.

Discussion/Potential Approval of New Certificate of Deposit or Alternative Investment Option

Mallord stated that the Director of Finance had looked into this. If she would not have pulled out the money, then it would have been renewed at a lower rate. She removed the money and put it into a checking account. There are some rates on the treasurer's report.

Diane-Korte Lindsey said she just renewed one at FCB for 7 months. Mallord stated that the IDC did not have funding until the Lory Theatre. The loan was repaid and the IDC have kept their money. Mallord stated that the IDC can make small contributions if we see fit. We have to be conservative with the money.

Lana stated that there is the Industrial Development Act at the state level and that it spells out what the board can do with the money. Lana believes that we purchased the bus lot in white city. The IDC helped Paul Ray Capelle develop the cabinet gallery building.

Jim Meridith would like to stay fiscally responsible and try to get the most money. Diane Korte-Lindsey stated that she likes the 7 month 4.75% CD. Josh Kloss stated that he likes that too. Diane Korte-Lindsey made a motion to take out a CD at FCB Bank for 7 months. Seconded by Josh Kloss. Kurt Vonder Haar abstained his vote due to him being a competitor. All other members present voted aye; none voted no; the motion carried.

Next Meeting:

The next meeting of the Industrial Development Commission is scheduled for Wednesday, January 8, 2025.

Adjournment

Josh Kloss made a motion to adjourn. Seconded by Kurt Vonder Haar. All members present voted aye; none voted no; the motion carried.