

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
CITY HALL, 1115 BROADWAY
WEDNESDAY, FEBRUARY 5, 2025
12:00 PM**

Call to Order:

The February 5, 2025, meeting of the Industrial Development Commission was called to order at 12:03 PM by Chairman Jim Meridith. The Pledge of Allegiance to the Flag was recited.

Roll Call:

Members present: Chairman Jim Meridith.

Members absent: Vice-Chairman Diane Korte-Lindsey, Marshall Rinderer, Josh Kloss, and Kurt Vonder Haar.

Also present: Hillarie Holzinger, City Manager Chris Conrad, Director of Economic Development Mallord Hubbard, and Deputy Clerk Lana Hediger as Recording Secretary.

There was no quorum. No business could be conducted, however, those present were updated on current projects.

Reports:

Treasurer's Report – Mallord Hubbard

Mallord Hubbard reported no changes in the IDC accounts. The CD's are in the works. One signature is still required.

Updates on Developments and other City Projects – Mallord Hubbard

Mallord gave brief updates on the following items:

Aldi: A meeting was held with the Aldi team and the owners of the project property. The option to buy was extended due to ongoing negotiations with IDOT regarding the access off SR 143. Talks are being held regarding the possibility of constructing a road on a neighboring parcel, which would benefit both parties.

No Combined Planning & Zoning Board this evening. A March meeting is anticipated to address some needed Municipal Code text amendments.

Both of the Development Agreements that the IDC recommended to council in January were approved and have been signed.

Talks are being held with Mr. Rehberger regarding development of the 40 acre parcel on US Hwy 40, east of the Steve Schmitt dealership.

Schlaflly's has reopened. There are still making a few more minor improvements.

City is in the process of developing the budget for FY 25-26. It should allocate some money to a residential home construction program to be announced later.

Smile Shoppe renovation of the former Vicky's Hallmark is underway.

Great Clips has applied for a sign permit which indicates that they will be moving from the Northtown Shopping Center to the strip in front of WalMart.

A vape shop will be moving into the location that was formerly a mattress store at Broadway and Laurel St.

The Cookie Doode will be moving into the former Bruegge Furniture location.

The Asian restaurant on Poplar Street is back underway. They had some plumbing issues to work through with the State.

The owner of the former Tullighan's is planning to lease a 400 sq. foot retail space on the first floor, which will leave the kitchen and a limited amount of seating for another restaurant type of business.

Update on Highland Communication Services – Chris Conrad

Conrad stated there was nothing to report.

Update on Workforce Development Initiatives – Mallord Hubbard

Mallord handed out certain pages of report issued by the Federal Reserve Bank of Chicago showing the Midwest tracking with the U.S. slowdown in employment growth.

New Business:

Report On Monthly Tax Revenues – Chris Conrad

Chris Conrad reported on the monthly tax revenues showing increases for the month in Sales Tax (1.3%); Business District Tax (3.2%); Non-Home Rule Tax (3.8%); Income Tax (14.5%); Marijuana Tax (11%); and Gaming (33%). Use Tax was down from last month by 45%; and, Telecom Tax was down 3.4%.

Next Meeting:

The next meeting of the Industrial Development Commission is scheduled for Wednesday, March 5, 2025.

Adjournment

Updates concluded at 12:18 PM.