

**HIGHLAND, ILLINOIS  
MINUTES OF REGULAR SESSION  
INDUSTRIAL DEVELOPMENT COMMISSION  
CITY HALL, 1115 BROADWAY  
WEDNESDAY, APRIL 2, 2025  
12:00 PM**

**Call to Order:**

The April 2, 2025, meeting of the Industrial Development Commission was called to order at 12:02 PM by Chairman Jim Meridith. The Pledge of Allegiance to the Flag was recited.

**Roll Call:**

Members present: Chairman Jim Meridith, Vice-Chairman Diane Korte-Lindsey and Kurt Vonder Haar (present via phone)

Members absent: Josh Kloss and Marshall Rinderer

Also present: Taylor Sheely, Mayor Kevin Hemann, Mike Hanna, Lana Hediger and Recording Secretary Chris Flake.

Diane Korte-Lindsey made a motion to allow remote participation for Kurt Vonder Haar due to Vonder Haar traveling for business. Jim Meridith seconded.

**Approval of Minutes:**

Diane Korte-Lindsey made a motion to approve the minutes of the March 5, 2025, 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 – Mayor Kevin Hemann**

Mayor Hemann stated that there is no change from the previous meeting. The previous balance is \$26,861.71. There has been no activity. We have a CD which is \$25,000. Our total balance is \$51,861.71.

**Updates on Developments and other City Projects – Mayor Kevin Hemann**

Mayor Hemann stated that Mallord is at an IML conference for Conrad. IML has a lobby day where we can meet with our representatives and talk to them. None of our representatives will be there today, however Mallord is up there to get an update from IML.

Mayor Hemann stated that we are requesting a rezoning at our Combined Planning and Zoning Board meeting. The city is requesting to rezone 12274 Highland Road. Mike Hanna stated that it is our salt garage on Highland Road. Currently it is zoned R-1-C. Because it is a government building it needs to be rezoned to Industrial.

Mayor Hemann stated that the city council will be considering a façade agreement with Cliff and Jan Couch for 1101 Broadway. This is for On Board Charcuterie.

Mayor Hemann stated there are several items for the April 21<sup>st</sup> council meeting. We will have the renewal of the façade improvement program for 2026. We will also have an approval of a new home construction incentive for 2026.

Mayor Hemann stated that the Joint Review Board will be meeting for TIF #1 and TIF #2 on April 9<sup>th</sup>.

Mayor Hemann stated that we are awaiting the site plan for Dobbs Tire before they break ground. Mike Hanna stated that Oates is working with them on one more issue, which is for drainage.

Mayor Hemann stated that the Japanese restaurant is still a work in progress. Mike Hanna stated that they had plumbing issues.

Mayor Hemann stated that the future second location for Five Star Learning is in the final stages for their address on Walnut Street.

Mayor Hemann stated that the Smile Shoppe is nearing completion. Mike Hanna stated that they are currently working on their exterior façade. The interior needs drywall and they are bringing in all new equipment. The Chamber will be there for a ribbon cutting soon.

Mayor Hemann stated that Wild Growth Games is going into the Tullaghan's building. Mike Hanna stated that they will be in the bar portion of Tullaghan's. We issued the permit but we do not know when the game store will open.

Mayor Hemann stated that 1500 square feet of retail space will be available at 818 Main Street.

#### **Update on Highland Communication Services – Mayor Kevin Hemann**

Mayor Hemann stated that HCS has a total of 2,714 customers. We will finish construction this year with about 75% self-funded. He stated that revenue from data alone is \$1.6 million. We have a total of 862 video customers. We will see this continue to fall due to streaming.

Mayor Hemann stated that the cost for video content alone is \$1.2 million and we receive \$929,000 on revenue for video. We tend to lose money on video. Our focus is protecting our data product. The businesses are typically the ones who have landline phones. We are moving toward a customer self-service, where customers can activate, change or upgrade their packages through a web interface.

## **Update on Workforce Development Initiatives – Mayor Kevin Hemann**

Mayor Hemann stated that the Gateway CEO held their Fish Tank competition. The competition was held at the Korte Company. There were several Highland students that received recognition. The students are as follows:

Breckin Box for the most creative business

Hunter Fridley for most likely to scale

Sayde Hogg placed 2<sup>nd</sup> place and received the CEO Proud Peer award

William Lindsco received the Proud Peer award

Kurt Vonder Haar stated that he has exposure to CEO kids in Clinton County. He stated that scale means, best chance to grow their business. He stated that it is amazing that there are 3 or 4 kids that continue their businesses after the CEO program is complete.

Mayor Hemann stated that there are several upcoming events for the CEO program. There is an investor breakfast which is on April 15<sup>th</sup> at Maryville Christian School. There is a trade show on May 4<sup>th</sup> at the Old Herald Brewing and Distillery.

Mayor Hemann stated that Midland institute is conducting a study to quantify the benefits of having a local CEO program. Initial statistics indicate 75% of CEO alumni return to their communities following post-high school education.

## **New Business:**

### **Report On Monthly Tax Revenues – Mayor Kevin Hemann**

Mayor Hemann provided the following monthly tax revenues:

Sales Tax: Is up 4.6% for the month and up 3.2% for the year.

Business District Tax: Is up 1.8% for the month and is flat for the year.

Non-Home Rule Tax: Is up 4.65% and is up .5% for the year.

Income Tax: Is down 2.3% for the month and up 4.5% for the year.

Use Tax: Is down 2.2% for the month and down 11% for the year.

Pot Tax: Is down 4.4% for the month and up 1.5% for the year.

Excise/telecom Tax: Is down 7.3% for the month and down 11% for the year.

Gaming Tax: Is up 30% for the year and is up 23% for the year.

### **Review of New Home Incentive Program for Fiscal Year 2026 – Mike Hanna**

Mike Hanna stated that after long discussions, we will have a home incentive program to assist builders in building homes in town. We initially did 10 - \$4,000 incentives. This past year, we did 15 - \$4,000 incentives and it ends this fiscal year.

Mike Hanna stated that we discussed how to get the builders back into building homes. We are going to restart the program on a one year basis. We plan on asking for 25 - \$4,000 incentives. This will be for single family homes and villas. We can't do single plat duplexes anymore.

Mike Hanna stated that this proposal will go in front of the council and hopefully get approved this year. Hanna stated that this program works. Since 2020, 95 single family homes were built in Highland. These incentives, get the builders started with tap fees. Hanna stated that he talked to several builders and they are happy this program is coming back. The builders will get paid upon completion.

Chris Flake left the meeting.

Diane talked a bit about the housing market in Highland, relative to the New Home Incentive Program. Currently of the 12 homes available in the 62249 zip code, only four of them are inside city limits. New home construction projects under \$400,000 are nonexistent. 38 homes sold in 2025. It was the consensus of the members that renewal of the New Home Incentive Program would be a good thing for Highland.

**Approval of \$500 Scholarship for 2025 HHS Job Fair – Mayor Kevin Hemann**

Mayor Hemann gave some background on the success of past HHS Job Fairs and asked that the IDC once again sponsor the program with a \$500 donation. The 2025 Job Fair will be held on Friday, April 25.

Diane Korte-Lindsey moved that the IDC sponsor the 2025 Job Fair with a \$500 donation; seconded by Kurt Vonder Haar. All members voted aye. The motion carried.

**Next Meeting:**

The next meeting of the Industrial Development Commission is scheduled for Wednesday, May 7, 2025.

**Adjournment**

Diane Korte-Lindsey made a motion to adjourn. Seconded by Kurt Vonder Haar. All members voted aye. The motion carried and the meeting was adjourned at 12:35.