

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
CITY HALL, 1115 BROADWAY
WEDNESDAY, MAY 7, 2025
12:00 PM**

Call to Order:

The May 7, 2025, meeting of the Industrial Development Commission was called to order at 12:04 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, Marshall Rinderer and Ben Eberwein

Members absent: Chairman Jim Meridith

Also present: Taylor Sheely, City Manager Chris Conrad, Mallord Hubbard, Lana Hediger and Recording Secretary Chris Flake.

Approval of Minutes:

Marshall Rinderer made a motion to approve the minutes of the April 2, 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 – Mallord Hubbard

Mallord Hubbard stated that at the last meeting the checking account was at \$26,861.71. There was a \$500 check that was taken out, which was for the HSHS job fair. The current balance is \$26,361.71. There is a \$25,000 CD with First Collinsville Bank. The total assets are \$51,361.71

Updates on Developments and other City Projects – Mallord Hubbard

Mallord Hubbard stated that there is no Combined Planning and Zoning Board meeting tonight. There will be a June meeting and there is one application.

Mallord stated that since the last meeting, we hosted the Joint Review Board meeting. We do this annual meeting with the taxing bodies. At the meeting, we discussed TIF 1 and TIF 2. We also updated them on TIF 3 and what we may see in the future.

Mallord stated that we are getting to the finish line with Dobbs. The IDOT application is imminent. We have a few minor changes with the site plan.

Mallord stated that we are working with Aldi on their site plan. They are working with IDOT and their permit. The city is supporting their site plan and would like to come to the

board in the June meeting. We are putting in a road to the north of Aldi. We negotiated right of way and plan to put in sewer taps. Our attorneys have all of the necessary information to move forward.

Mallord stated that we received a report from our inspector with regards to the Japanese restaurant. There are some plumbing issues and they are working on those issues.

Mallord stated that yesterday Tricia posted on Facebook about phase 2 of their project at the former Giving Tree. They are doing an event venue on the rear of the building and will be completing a façade agreement. They plan to update the exterior by painting, a new awning and other improvements.

Mallord stated that we received funding to continue with the façade improvement program. We have a total is \$75,000 for the fiscal year. All applicants can receive up to 25% or up to \$10,000 for their project. We are hoping for 7 projects this coming up year. We have received a lot of interest in this program. The Smile Shoppe recently received funding for their façade improvements.

Mallord stated that at the second meeting in April, the council approved the single family home funding program. This program will run through this fiscal year. There is a total of \$100,000 allocated to this program. There is the potential for 25 homes to receive this grant funding.

Mallord stated that we were approved to purchase real estate and we authorized engineering for Main Street and Pine Street parking. We are purchasing Chippers and the lot to the west. We plan to expand parking to the square and Weinheimer. We allocated funding this year to the parking challenges on the square. Kurt Vonder Haar asked if Chippers will be demolished. Mallord stated that we are working with the owner to move his property to a different location.

Update on Highland Communication Services – Chris Conrad

Conrad stated that in the last month AT&T is currently in an agreement with an indefeasible right of use. They are looking to expand their infrastructure to 5G. HCS expanded the agreement with them to double it. What changed was how many strands and what they pay. The contract did not have to be re-done, we only had to add an appendix to the contract. HCS has plenty of capacity to help them. They currently have 4G and they are going to 5G.

Update on Workforce Development Initiatives – Mallord Hubbard

Mallord stated that Mary Jackson at the high school wanted to send her thanks for the support with the HSHS job fair. Mallord stated that he went out there and saw a lot of kids engaged with the local employers. Companies included: Highland Machine, Highland EMS, Lory Theatre, Mac's, Korte Company, Basler and others. We had a nice representation of Highland businesses. Eberwein stated that Highland Machine had two

people apply on the spot. Apex was planning several interviews. Mallord showed photographs of the job fair.

Mallord stated that he will be showing a few highlights from the Fish Tank CEO program. Eberwein stated that he went to the Trade Show in Collinsville. He stated that it was exciting to see. There was a student who had a golf club coat rack. The student had progressed it from the Fish Tank to now.

Mallord stated that Sayde Hoog will continue building her business. Sayde's business is primarily candles. She was prepared every step of the way. Eberwein believes Hunter Fridley will continue to do his business. There is typically 5 students that will continue their businesses.

New Business:

Report On Monthly Tax Revenues – Chris Conrad

Chris Conrad provided the following monthly tax revenues:

Sales Tax: It finished the year up 3%. April was 6.9% higher than the previous year. There was a law change in January. Retailers are required to collect the sales tax from online sales. This will cause our use tax to decrease. Conrad believes we will be a winner on this because there are a lot of people that engage in online retail.

Business District Tax: This ended flat for the year.

Non-Home Rule Tax: This was up .6% for the year.

Income Tax: Is up 14% for the month and up 6.1% for the year.

Use Tax: Is down 12.4% for the year and 80% for the month. The state took funds from the use tax collection and sales tax will be larger.

Pot Tax: Is up 1.5% for the year.

Excise/telecom Tax: Is down 7.5% for the year.

Gaming Tax: This was up more than \$5,000 for the month and \$40,000 for the year. The gaming industry is pushing I-gaming. Conrad stated that he does not know how it would work from a tax perspective. This could affect the establishments that have gaming because people would be able to gamble from home. The industry is throwing a lot of money at it. Conrad did not hear about it until a Chamber meeting. IML has been quiet about it.

Highlights From CEO Program's Fish Tank Competition – Mallord Hubbard

Mallord showed a video from the Fish Tank. We had 11 students from Highland. The video explained the CEO program and the fundraising efforts. Mallord highlighted the third place, second place and first place winners. Mallord also highlighted the student who won the most creative prize. He would recommend anyone coming to the Fish

Tank program and also the Investor Breakfast. Mayor Hemann stated that he went to the Investor Breakfast and would like to see the city allocate some money towards that program. Next year Highland will have 7 students involved with that program. We will review what we committed this past year. We committed \$1,000 for 3 years.

Next Meeting:

The next meeting of the Industrial Development Commission is scheduled for Wednesday, June 4, 2025.

Mallord thanked everyone for serving another one year term. Josh resigned because he will be moving outside of the city. Ben Eberwein is excited to serve on this board.

Adjournment

Ben Eberwein 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.