

**HIGHLAND, ILLINOIS  
MINUTES OF REGULAR SESSION  
INDUSTRIAL DEVELOPMENT COMMISSION  
CITY HALL, 1115 BROADWAY  
WEDNESDAY, JUNE 4, 2025  
12:00 PM**

**Call to Order:**

The June 4, 2025, meeting of the Industrial Development Commission was called to order at 12:04 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, Kurt Vonder Haar, Marshall Rinderer and Ben Eberwein

Members absent: None

Also present: Taylor Sheely, Mallord Hubbard, City of Highland Intern Jolie Mott and Deputy Clerk Chris Flake.

**Approval of Minutes:**

Marshall Rinderer made a motion to approve the minutes of the May 7, 2025, Regular Session meeting of the Industrial Development Commission; seconded by Ben Eberwein. 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 currently the cash is at \$26,361.71. There have been no new transactions since May. We still have the \$25,000 CD with FCB, which matures in July. At the July meeting we should discuss what to do with the CD. The total value of assets is \$51,361.71.

**Updates on Developments and other City Projects – Mallord Hubbard**

Mallord Hubbard introduced the intern, Jolie Mott, to the board and advised him that she will be working with us over the summer. As far as development updates, the most recent project is Dobbs. There is dirt moving and we will start seeing construction there. It is next to CVS and it is the former Korte Luitjohan site. It is nice to see this project moving forward.

Mallord stated that at 1011 Washington Street, we most recently had a business that sold used kitchen equipment. This business has since transferred to a storage facility in White City. Mallord stated that he has not spoken to Mr. and Mrs. Wells this week but hopefully this building will be available for lease or sale soon.

Mallord stated at 923 Main Street, they will be doing a small event center at the rear of the property. That project has already commenced. It will be named Town Square

Terrance. In addition to the rear of the building, they plan on doing façade upgrades to the building.

Mallord stated that we were approached by the owner of the Sweet Spot, about working with the City for additional parking solutions for around the square. We have successfully agreed to purchase the rear portion of his property to put in additional public parking for the square. We are working with Helvetia Township and we want to combine both lots, to make one big parking lot. We had Oates and Associates draw up a concept drawing for us. In total, we can add an additional 15 parking spots for the square. Helvetia had a board meeting last night and we are hoping they partner us for additional parking. The owner has been very gracious with the cost of the property. The only request that he would like, is that they get a few spots for his employees. There is still a lot of moving parts with this project.

Mallord stated that we have the project with Nic Frey on Sportsman Road. They currently operate Mama's Rehab on the property. He is proposing to construct a day care center and in the future there would be a sports training facility. We are working through his site plan. There has been back and forth with him but we should have addressed all of the issues. We are hoping to give him a green light on the day care.

Mallord stated that we received word from the state on the ITEP grant. It is a grant for the shared use path to connect Lindenthal Avenue to the new primary school. This will be available for both pedestrian traffic and biking.

Mallord stated that we are working with the state for a grant for Poplar Street in front of the new primary school. The local roads grant will award a grant for Poplar Street. We are hoping to hear from the state this month. They re-opened the application process and we re-submitted our grant. We have been hearing that we may receive the grant. Ben Eberwein asked how much of the road does this cover. Mallord replied that it may cover down to the church.

Mallord stated that the combined planning and zoning board has one variance tonight.

#### **Update on Highland Communication Services – Mallord Hubbard**

No Update this month

#### **Update on Workforce Development Initiatives – Mallord Hubbard**

Mallord stated that there is no update on workforce development. We wrapped up the CEO program. They had their graduation meet and greet. They have already identified the students for next year and they had the new student orientation. Ben Eberwein stated that he will get an update next month. There were only two Highland students out of nine that had dropped out.

#### **New Business:**

#### **Report On Monthly Tax Revenues – Mallord Hubbard**

Mallord was unable to get tax revenues from Conrad. Conrad is at a conference.

### **Recommendation of TIF Development Agreement with Aldi Inc. – Mallord Hubbard**

Mallord stated that we are working with Aldi to construct a new store in town. Aldi will be neighbors with Scott Credit Union. They will be constructing their building on two parcels. There will be a lot of site work that will be required for the project to move forward. There will be road work required through IDOT. The city will be constructing a new public road extending off of Cally Lane. This will serve as a second entrance for Aldi. This will be for customer traffic and also semi-trucks.

Mallord stated that we have three items that will go in front of council. The first is the purchase of real estate. This will be the portion of the Rehberger property. Along with the purchase of the real estate, the city has committed to reimburse \$20,000 in water and sewer tap fees. We also have a TIF agreement with Aldi to reimburse some of the cost for the site improvements.

Mallord stated the Aldi development agreement will get approved by council. This outlines all of the terms that we have agreed to. We pay attention to the obligations of the city, which outlines the incentives attached to the development agreement. The total project expenses that Aldi expects is \$7.3 million. We will not agree to incentives more than %20 of the total project cost, which comes to \$1.4 million. The taxable value of the EAV will be \$1.7 million. We expect property tax annually to be \$123,000. We will rebate 50% of those costs to Aldi. The construction of the road will be \$783,104. We estimate over a 10 year time period cover \$1.4 million. We will be taking out a bond against TIF 3 future revenues. The cost of road was assigned to Aldi due to them requiring a second entrance. Our engineers and the Aldi engineers did not think it was feasible to get a second entrance on Route 143. The best option was for there be a stop lane at Cally Lane and the second entrance also off of Cally Lane. Aldi will cover the expansion of the new road. Aldi has an option to purchase the two properties until February 2026. Aldi approached us with their project. Early on in the process we were willing to negotiate incentives with the site plans but we were not willing to negotiate on sales tax. Diane Korte-Lindsey made a motion to recommend the Aldi development plan and to move forward for city council approval. Ben Eberwein seconded motion. Roll call vote in favor: Jim Meridith, Diane Korte-Lindsey, Ben Eberwein and Kurt Vonder Haar. Vote not in favor: Marshall Rinderer.

### **Recommendation of Business District Development Agreement with Rehberger Holdings LLC - Mallord Hubbard**

Mallord stated that we have a development agreement with Rehberger Holdings. We agreed to provide \$20,000 to incentivize the water and sewer tap fees. We will be taking that future reimbursement out of the business district. This is a pretty simple plan. Ben Eberwein made a motion to approve the Rehberger Holdings development agreement and to move forward for city council approval. Marshall Rinderer seconded vote. Roll Call vote in favor: Jim Meridith, Diane Korte-Lindsey, Ben Eberwein, Kurt Vonder Haar and Marshall Rinderer.

**Commitment From Jim Meridith and Diane Korte-Lindsey to Remain Chairman and Vice Chairman:**

We are officially in a new term for everyone. Mallord asked Jim if he would like to continue as Chairman and Diane Korte-Lindsey as Vice Chairman. Ben Eberwein made a motion to for Jim and Diane to renew their officer positions. Kurt Vonder Haar seconded. Roll call vote in favor: Jim Meridith, Diane Korte-Lindsey, Ben Eberwein, Kurt Vonder Haar and Marshall Rinderer.

Diane Korte-Lindsey gave a real estate update. She said we did not have 100% list to sale price. We are up on new listings. Pending sales went down a little. Year to date they are off a little bit. The housing market is still very strong.

**Next Meeting:**

The next meeting of the Industrial Development Commission is scheduled for Wednesday, July 2, 2025.

**Adjournment**

Marshall Rinderer made a motion to adjourn. Seconded by Ben Eberwein. All members voted aye. The motion carried and the meeting was adjourned at 12:39.