

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

Call to Order:

The July 2, 2025, meeting of the Industrial Development Commission was called to order at 12:00 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 and Mallord Hubbard

Approval of Minutes:

A motion was made to approve the minutes of the June 4, 2025, Regular Session meeting of the Industrial Development Commission; It was also seconded. 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 reported that there was no new activity since the previous meeting. He advised the board that the certificate of deposit was going to reach its maturity date in July. We will present the board with options at the August meeting.

Updates on Developments and other City Projects – Mallord Hubbard

Mallord Hubbard stated that with Aldi, we were expecting to go to council in June but we had a follow up meeting with them, to work through some requested revisions. We are now expecting to go to council with those items, at the second meeting in July.

Mallord stated that this week Dobbs was planning on performing underground inspections for the conduit. He stated that next week, we expect them to pour footings.

Mallord stated that the Flax Drive project is now complete.

Mallord stated that we have confirmed that Chipper's will be moving into the old Yogi's building on the square.

Mallord stated that there is going to be another nail salon and that it is going into the strip that includes Cato.

Mallord stated that in Northtown, Pink and White Nails is going to be occupying the former Great Clips space. Pink and White Nails will be taking up three store fronts.

Mallord stated that Walmart is undergoing a remodel. They are pulling permits and will be remodeling their vision center.

Mallord stated that the project with Nic Frey on Sportsman Road is undergoing a site plan review. This will take approximately 2-3 weeks.

Mallord stated that there is no Combined Planning and Zoning Board meeting tonight.

Mallord stated that the solar field on 160 is currently undergoing inspections.

Update on Highland Communication Services – Mallord Hubbard

No Update

Update on Workforce Development Initiatives – Mallord Hubbard

No Update

New Business:

Report On Monthly Tax Revenues – Mallord Hubbard

Mallord Hubbard provided the following monthly tax revenues:

Sales Tax: Is up 7.84% for the month and up 12.6% for the year.

Business District Tax: This was down .4% for the month and down 2.4% for the year.

Non-Home Rule Tax: This is up 11% for the month and up 7% for the year.

Income Tax: Is down 5.3% for the month but up 10% for the year.

Use Tax: Use tax is no longer collected for online sales as of January 1, 2025, instead local sales tax is collected and passed through, so should see changes in sales and Non-Home Rule taxes. Estimated loss of Use Tax is tracking 80% or roughly \$270K/year. The estimated gain on sales tax is tracking at 8% (over our usual 3% annual growth) and 4% for Non-Home Rule sales tax. The estimated net gain in sales and Non-Home Rule is \$375K/year, so it appears under the new collection scheme the City will see an increase in revenues of about \$115K/year.

Pot Tax: Is up 12% for the month and down 1% for the year.

Excise/Telecom Tax: is down 1% for the month and flat for the year.

Gaming: This is up 25% for the year and up 21% for the year.

Next Meeting:

The next meeting of the Industrial Development Commission is scheduled for Wednesday, August 6, 2025.

Adjournment

A motion to adjourn was made and seconded. All members voted aye. The motion carried and the meeting was adjourned at 12:15 p.m.