

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

Call to Order:

The November 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, Vice-Chairman Diane Korte-Lindsey, Ben Eberwein and Marshall Rinderer

Members absent: Kurt Vonder Haar

Also present: Taylor Sheely, City Manager Chris Conrad, Director of Economic Development Mallord Hubbard and Recording Secretary Chris Flake

Approval of Minutes:

A motion was made by Marshall Rinderer to approve the minutes of the October 1, 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 reported that the starting cash on hand was \$26,361.71. Our CD with FCB has a term of 8 months and totals \$25,683.75. We have one commitment that we will be issuing shortly for \$1,000. This will go to the CEO program, which was voted on by the board. This leaves us with a total of \$53,045.46. Ben Eberwein stated that the CEO program is working on becoming a 501(c)(3).

Updates on Developments and other City Projects – Mallord Hubbard

Mallord stated Dobbs is expected to be completed in the coming weeks. They would like to be open shortly.

Mallord stated that another project near completion is The Garage. This is located in the former Yogis building. They had a soft opening last night. They are not wasting any time and would like to be open shortly as well.

Mallord stated that there are no big updates as of today with Aldi. The project is also in progress. We expect to have a finalized development agreement at our next city council meeting. They are hoping to break ground this spring. We are going out for bond for the road project. The City will go out for bid the same time Aldi breaks ground.

Mallord stated that the Royal office building near the square, just reduced in price.

Mallord stated that we received a food truck application from Heaterz Hot Chicken. They will be going on the parking lot of Five Below. This will require water and electric. They plan on looking for a more permanent location.

Mallord stated that we recently approved a façade agreement with Mrytle & Grace. This will be located at the rear of the Sweet Spot. At tonight's combined planning and zoning board meeting, the owner is approaching the board for a special use permit for a short term rental, which will be on the 2nd floor of that property. They are looking at doing 2 short term rental units.

Mallord stated that for the December combined planning and zoning board meeting, we received an application from Wilken Development. They have also been in discussion with staff for a TIF agreement. Their project is already at 10 million dollars. There is going to be additional sight improvements, which will include drainage and electrical work. Wilken will also be working with Ameren. The TIF agreement will keep the cost low enough, so they can charge a realistic rent when they are finished.

Chris Conrad stated that we closed the deal with Chippers yesterday. We haven't taken possession yet because he still needs to move several items out. We will probably ask for a notice of municipal letting for the parking lot at the next council meeting. We would like to start on the parking lot in the spring. The City would like to double the parking spaces in that location.

Conrad stated that we are looking at a project with Roy Wells and Shaun Voegelé. We are wanting to work with them on a parking lot. We may have that agreement completed by the end of the year.

Conrad stated that we just completed our roads resurfacing projects for the year. The only road that we had an issue with was Poplar Street. The asphalt did not settle correctly. The contractor was not happy with it. They will be coming in this week to re-heat the asphalt and then re-roll it in hopes of smoothing it out. If it does not work, then we may have to re-do the project next spring.

Conrad stated that we got a separate appropriation. We got a direct appropriation from the Secretary of Transportation for the full amount of \$2.6 million dollars. City Council approved an engineering contract. We don't have a formal timeline until we speak with IDOT.

Conrad stated that Glik Park parking lot is completed. It is a vast improvement, with a lot more parking spaces.

Conrad stated that we received the last grant for the pickleball courts. A notice of municipal letting was approved for the pickleball courts. This will probably be done in spring.

Conrad stated that North Arrow Flax had a grand opening. This is going really well. The Mayor got to meet with some of the residences and was able to look at the facilities. They want to put in a cul-de-sac and put in some apartments on the back end. This will probably make its way to combined planning and zoning board. We will have to re-zone the area around the cul-de-sac.

Conrad stated that the biggest news is Gayle Frey closed on the US Bank building. We are touring the building next week, to look at what type of project can be done there.

Mallord stated that we recently entered into a contract with Moran Economic Development to modernize our code. We will be reaching out to members with the CPZB board and possibly the IDC board. Conrad stated that we haven't done a comprehensive review of our code since 1976. We want to be in line with other neighboring communities.

Update on Highland Communication Services – Chris Conrad

Conrad stated that TV keeps going up, with 23 new customers. People tend to choose us because we are cheaper. We have increased the price incrementally over the past several years. We don't want to lose money on TV, so we tend to mirror other TV business plans. We are all done with construction in the City. When we get new developments, we will have to construct out. We have had a lot of disruptions with service, due to squirrels chewing our electrical lines.

Update on Workforce Development Initiatives – Mallord Hubbard

Mallord stated that he recently looked at the Madison County unemployment numbers. We are at 4.4%, which is up 1% since May. He stated that he has done a lot of reading on AI and it will impact employment. A lot of large corporations want to implement AI and reduce the work force.

Ben Eberwein stated that the CEO program had their golf tournament. They had 19 teams. The students were there because it was considered a field trip. The class will do their initial business. It will be at Triad and it is going to be a pickleball tournament. This will take place in December. The students will be hitting up businesses for sponsorships. In Highland, we will be hosting our investment breakfast in the spring. Highland has 7 of the 20 student spots.

New Business:

Report On Monthly Tax Revenues – Chris Conrad

Chris Conrad provided the following monthly tax revenues:

Sales Tax: is up 6.5% for the year

Business District Tax: is up 1.5% for the year

Non-Home Rule Tax: is up 7.5% for the year

Income Tax: is up 7% for the year

Use Tax: is down 71% for the year

Pot Tax: is down 1.8% for the year

Excise/Telecom Tax: is up 1% for the year

Gaming: is up 6% for the year

Next Meeting:

The next meeting of the Industrial Development Commission is scheduled for Wednesday, December 3, 2025.

Adjournment

A motion to adjourn was made and seconded. All members voted aye. The motion carried and the meeting was adjourned at 12:34 p.m.