

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
CITY HALL, 1115 BROADWAY
WEDNESDAY, MAY 6, 2026
12:00 PM**

Call to Order:

The May 6, 2026, meeting of the Industrial Development Commission was called to order at 12:05 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, Marshall Rinderer and Marcus Alvarado

Members absent: Ben Eberwein

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 Diane Korte-Lindsey to approve the minutes of the April 1, 2026, Regular Session meeting of the Industrial Development Commission; It was seconded by Marcus Alvarado. 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 only activity was the \$500 contribution to the Highland High School job fair. The total cash on hand is \$25,361.71. We have a total value of assets at \$51,259.76.

Updates on Developments and other City Projects – Mallord Hubbard

Mallord Hubbard stated that there is no CPZB meeting for the month of May. We had one item in April, which was to allow pet care in the C2 district. It was approved by CPZB and city council.

Mallord stated that also approved in April was the single-family home incentive. We amended the program a little bit this year. Prior to this year, we had 25 grants at \$4,000. We changed it to 20 grants at \$5,000. We also approved the façade improvement program for an additional year. The City closed on our Bond, which is to fund the Aldi access road and the Sycamore/Highway 40 intersection. We are still awaiting the permit from IDOT for Sycamore at Highway 40. We received the permit for the Aldi access road.

City Manager Conrad stated that Baxmeyer will be completing the Aldi access road. Baxmeyer was supposed to meet on sight with the Aldi contractors. Those two companies have worked together before. We are expecting our part to take

approximately 60 days. I didn't hear anything negative that came out of that meeting. Aldi's intent is to be open by the end of quarter 3 or the beginning of quarter 4. They already did asbestos removal and Charter gave them a timeline of 3 weeks to come out and take the gas line out.

Conrad stated that the parking lot for the Weinheimer is almost complete. It will be striped in the next 2 to 3 weeks. That will be done before Schweizerfest. They also started construction on the new parking lot by the Chamber office and the Lory Theatre. That project is anticipated to be completed by Schweizerfest.

Update on Highland Communication Services – Chris Conrad

Conrad stated that subscriber accounts are down by 30 customers because people are moving. During spring, we see an influx of people moving at the end of the school year. Conrad stated that HCS was able to negotiate the Cardinals streaming.

Marcus Alvarado asked if there would be an expected uptick in customers because of the Charter prices. Conrad stated that the Charter prices have offset the people who have been moving. Korte-Lindsey stated that there could be real estate agents who don't know about HCS.

Update on Workforce Development Initiatives – Mallord Hubbard

Mallord stated that the BEA job fair was successful again this year. There was a huge thanks to IDC for sponsoring the raffle prizes. Mary Jackson is very thankful to the IDC board for the continued support for the job fair. It is good for the students to try and find jobs for the summer and for students to build relationships with businesses.

Mallord stated that the two big events are the trade show and investor breakfast. The students had an opportunity to sell some of their products at the trade show. Mallord showed several pictures from that event. Mallord highlighted several students and their businesses.

Mallord stated the investor breakfast was at Old Wicks. Mallord showed several photographs from the event. The students got to answer questions about their businesses and about the class. Mallord stated that the City of Highland will be a sponsor moving forward. Survey's show us that the students are likely to come back to their communities to continue their businesses or work for our local companies.

Mallord stated they have already chosen students for next year. There are 3 Highland students that will be participating in this class next year.

New Business:

Report On Monthly Tax Revenues – Chris Conrad

Conrad provided the following monthly tax revenues:

Sales tax – Up 1.5% for the month and up 14.8% for the year.

Business District – Up 13.2% for the month and up 5.8% for the year.

Non-Home Rule – Up 15% for the month and up 16% for the year.

Income Tax – Up 7% for the month and up 5.5% for the year.

Use Tax – Use tax is no longer collected for online sales.

Pot – Up 10% for the month and down 4.3% for the year.

Excise/Telecom – Flat for the month and up .19% for the year.

Gaming – Down 22% for the month and up 10% for the year.

Conrad stated that with the change in the use tax law, the City came out ahead with sales tax, non-home and business district tax. It came in a little bit better than what we expected. We were a net winner. Some communities lost because it was difficult to predict for budgeting purposes.

Conrad stated that we will be ending the year by only taking \$15,000 out of reserves. Overall, our intention was to spend down the reserves and that didn't really happen. We are taking a big swing at some budget items this coming up budget year. The Korte Rec Center roof will be a big project. We are doing the two parking lots.

Conrad stated that we increased the amount of concrete that we purchased. This is for our street crews for repairs, sidewalks and curbing. We bid the concrete out and the price is fixed in February. We are doing another street resurfacing, which will be all of 12th street and all of 13th street. We have upgraded a lot of center streets in town but not a lot of people live on those streets. Hopefully the citizens that live on 12th and 13th Street will be happy.

Marshall Rinderer asked if the old tunnel to St. Paul would be filled in. Conrad said that we capped it off so no one goes down there.

Local Residential Market Update Report – Diane Korte-Lindsey

Diane Korte Lindsey provided a local residential market update.

Next Meeting:

The next meeting of the Industrial Development Commission is scheduled for Wednesday, June 3, 2026.

Adjournment

A motion to adjourn was made and seconded. All members voted aye. The motion carried and the meeting was adjourned at 12:36p.m.