

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
CITY HALL, 1115 BROADWAY
WEDNESDAY, JUNE 3, 2026
12:00 PM**

Call to Order:

The June 3, 2026, meeting of the Industrial Development Commission was called to order at 12:12 PM by Chairman Jim Meridith. The Pledge of Allegiance to the Flag was recited.

Roll Call:

Members present: Vice-Chairman Diane Korte-Lindsey, Marshall Rinderer, Marcus Alvarado and Ben Eberwein

Members absent: Jim Meridith

Also present: Taylor Sheely, 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 May 6, 2026, Regular Session meeting of the Industrial Development Commission; It was 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 we have a balance at First Mid of \$24,861.71. The CD investment is with FCB and the balance is \$26,398.05. The total value of assets is \$51,259.76. Any upcoming expenses would be for the commitment to the CEO program.

Updates on Developments and other City Projects – Mallord Hubbard

Mallord stated that there is no Combined Planning and Zoning Board meeting tonight. We did not receive any applications for June.

Mallord stated that Aldi is in progress and they are moving dirt. Aldi still expects a completion of late October or early November.

Mallord stated that Willowbrooke 2.0 is in progress. They remain committed for one of the buildings to be completed and to lease it out, for late fall of this year. They are wanting the entire project to be completed in 2027.

Mallord stated that the parking lot next to the Weinheimer is complete. The parking lot behind the Chamber is looking great. That parking lot should be completed by Schweizerfest.

Mallord stated that the project located at 1009 Washington Street, the Former Swiss Gift Shop, is starting to ramp up. They are currently doing some demo. They also plan on doing two short term rentals on the second floor of that building. The first floor would be for commercial use.

Mallord stated that the two units above the Sweet Spot are nearing completion. Myrtle and Grace have moved back to the square.

Mallord stated that 1110 Washington Street has been purchased by a couple, who is opening up an accounting firm, after they complete some renovations.

Mallord stated that there is some movement in terms of Big O's/Gauchos. Brick and Barrell will be a bourbon and wine bar in the old Gauchos building. There will be some food but it will be on the light end. The steaks will be incorporated at Big O's.

Mallord stated that we had a meeting with our Building and Zoning Department about Seasons Inn. They are now comfortable saying their renovations are complete. They may be reaching out to the Chamber to bring individuals from the Community to check it out.

Mallord stated that 821 Poplar Street, the Japanese restaurant has been gaining momentum. They have received a few inspections. There is a little more that they have to do but we may be seeing an opening later this year. This has been going on for two years. Marshall Rinderer said he recently went to the Wood River location and it was really good.

Mallord stated that all is quite on the US Bank building.

Mallord stated that Travis Tilton with Alphas gym asked if he could do a haunted house.

Mallord stated that we will be engaging with a company for our comprehensive plan. We received one proposal from Moran Economic Development and we have worked with them before.

Diane Korte-Lindsey asked is there anything going on with Tut's Truck Stop. Mallord stated that there has been no activity with that.

Update on Highland Communication Services – Mallord Hubbard

Mallord stated that subscriber counts are relatively unchanged from last month. The total active subscribers sits at 2,672. Total active internet subscribers sits at 2,578. The total active video subscribers sits at 801. The total active voice subscribers sits at 417. HCS is in the process of upgrading the wireless devices on the square, which will help with Wi-Fi service.

Update on Workforce Development Initiatives – Mallord Hubbard

Mallord stated that nothing much on workforce development. Ben Eberwein stated not much is going on. The CEO wrapped up and it went really well. The job fair at the high school was a good turnout. There isn't anything this month.

New Business:**Report On Monthly Tax Revenues – Mallord Hubbard**

Mallord provided the following monthly tax revenues:

Sales tax – Down 6% for the month and flat for the year.

Business District – Up 1.4% for the month and flat for the year.

Non-Home Rule – Up 6% for the month and flat for the year.

Income Tax – Down 1% for the month and flat for the year.

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

Pot – Up 30% for the month and flat for the year.

Excise/Telecom – Down 5% for the month and flat for the year.

Gaming – Down 1.5% for the month and flat for the year.

Mallord stated that Conrad put the totals from fiscal year 2025-2026 on the report.

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, July 1, 2026.

Adjournment

A motion to adjourn was made and seconded. All members voted aye. The motion carried and the meeting was adjourned at 12:30p.m.