

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
CITY HALL, 1115 BROADWAY
WEDNESDAY, JULY 1, 2026
12:00 PM**

Call to Order:

The July 1, 2026, meeting of the Industrial Development Commission was called to order at 12:06 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, Marcus Alvarado and Ben Eberwein

Members absent: Jim Meridith & Marshall Rinderer

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

Approval of Minutes:

A motion was made by Ben Eberwein to approve the minutes of the June 3, 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 there has been no change since last meeting. The checking account has a balance of \$24,861.71. We have the CD with FCB, which totals \$26,398.05. Our total value of assets is \$51,259.76.

Updates on Developments and other City Projects – Mallord Hubbard

Mallord stated that there is no Combined Planning and Zoning Board meeting for tonight. Travis Tilton is ramping up for applying for his Special Use Permit for Alpha's Gym.

Mallord stated that Aldi is moving along very nicely. The footings have been poured. The city is doing the work to put in the utilities off of Cally Lane. Mallord stated that all of the time lines are in effect. Aldi plans on being done by late fall. The road completion should be done within a month.

Mallord stated that the Wilken Development Willowbrooke 2.0 and the daycare on Sportsman are coming along. The hibachi restaurant is gaining steam again. They need to put the finishing touches on the building. The ceiling and the hoods need to be inspected. Mallord stated that we are nearing the finish line on that project. We are hoping that they open late summer or early fall.

Conrad stated that we started the repaving of 12th and 13th Street. Christ brothers will be finishing up on the milling. They are wanting to start the repaving next week.

Update on Highland Communication Services – Chris Conrad

Conrad stated that we are about 40 down on our all time high. Houses are starting to turnover. We don't feel like our Facebook marketing is reaching the younger families. Jordan is wanting to have fliers at Community Title. We are hoping these fliers can reach people who are coming from out of town. Diane Korte-Lindsey asked if we are losing customers to T-Mobile. Conrad stated that we are probably losing a few. Ben stated that Charter was going out door to door in his neighborhood.

Mallord stated that we deployed updated Wi-Fi on the square. We have received good reviews from the updated Wi-Fi. HCS will more than likely update the Wi-Fi on the grounds at Lindenthal.

Update on Workforce Development Initiatives – Mallord Hubbard

Mallord stated that he does not have anything to report on workforce development.

New Business:

Report On Monthly Tax Revenues – Chris Conrad

Conrad provided the following monthly tax revenues:

Sales tax – Up 1.9% for the month.

Business District – Up 8.8% for the month.

Non-Home Rule – Up 14% for the month.

Income Tax – Flat for the month.

Use Tax – Up 22% for the month.

Pot – Down 10% for the month.

Excise/Telecom – Down 4.9% for the month.

Gaming – Down 4.8% for the month.

Gaming has been trending down the last couple of months. Conrad stated that he did include last year's revenues at the bottom of the page. We are starting the audit process next Monday.

Local Residential Market Update Report – Diane Korte-Lindsey

Diane Korte Lindsey provided a local residential market update.

Recommendation of TIF Development Agreement Terms with Iceberg Development Group for project named "Alice Place Highland"

Mallord stated we will be looking for a recommendation to move forward in the process of a TIF agreement for a senior development. They are looking at building on 5.22 acres. This property is currently owned by Frey Properties. Mallord stated that we received an application and the project costs are outlined.

Mallord stated that the proposed project, Alice Place Highland, is a 44-unit new construction affordable housing development for persons 55 and older. It will include one two-story residential building including 35 units and three additional tri-plex units, each containing 3 units each. The total project included 44 units, of which there are 33 one-bedrooms and 11 two-bedrooms.

Mallord stated that the development group is in partnership between Iceberg Development Group, Fireson Development Group, Parkbridge Development and Wolfhound Development. They will be doing an LLC for this project to make it easier for us.

Mallord stated that they will be receiving approval from IHDA. We did present them an offer letter and the terms are laid out in the letter. We would like to get a TIF agreement together and get that in front of council. This includes 80% of the incremental property taxes generated from the project on a pay-as-you-go basis. There is no up front money. This agreement is over a span of 12 years.

Mallord stated that one thing we did address in our meeting that is not in the letter, is our policy not extending the total incentives over 20%. That is one ceiling that will be set for this agreement. The other ceiling is set by state statute, which is new construction in a TIF district is not eligible for reimbursement. Other items that we are still reviewing, is that they have an option on the property and they still need to split it off from Frey Properties. Lastly, we will not know the EAV until the future and the County makes an assessment on the property.

Ben Eberwein asked if this is looked at the same way as the Wilken Development. Mallord stated that there were some upfront costs with the Wilken Development. Ben said between the two developments we are adding approximately 90 units. Mallord stated that these units are 55 and up. Conrad stated that Flax Drive is any age. Conrad stated that Herzog Lane would be identical to this. This is not the same developer but they know one of the developers from Herzog Lane.

Ben asked about a round about and if its going to be built. Conrad stated that we don't have a timeline, however we are submitting a grant through the Safe Streets Grant. We had a fatality there and because of that we are eligible for a grant. IDOT has been slow to respond.

Mallord stated that the senior development you will have elderly people looking to transition from single family homes. Conrad stated that these are people who are very independent. Alvarado asked if the Herzog occupancy rate was 100%. Conrad stated that Herzog is at 100% and the development in Marine is at 100%.

Mallord stated that we are looking for a recommendation to bring it to city council. Ben asked if this is similar to Wilken Development. Mallord stated that the Wilken Development was at 14 years. Conrad stated that with Wilken there was increased costs because of the moving of utilities. Ben Eberwein made a motion to continue with the TIF Agreement with Alice Place Highland. Marcus Alvarado seconded. All members present voted aye; none voted no; the motion carried.

Conrad stated that the city has awarded the contract with Oates and Associates and Moran Economic Development for the comprehensive plan.

Next Meeting:

The next meeting of the Industrial Development Commission is scheduled for Wednesday, August 5, 2026.

Adjournment

A motion to adjourn was made and seconded. All members voted aye. The motion carried and the meeting was adjourned at 12:37p.m.