

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
CITY HALL, 1115 BROADWAY
WEDNESDAY, SEPTEMBER 3, 2025
12:00 PM**

Call to Order:

The September 3, 2025, meeting of the Industrial Development Commission was called to order at 12:00 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, Kurt Vonder Haar, and Ben Eberwein

Members absent: Marshall Rinderer

Also present: Taylor Sheely, Mallord Hubbard, and Recording Secretary Chris Flake

Approval of Minutes:

A motion was made by Diane Korte-Lindsey to approve the minutes of the July 2, 2025, 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 he did not receive a treasurer's report for this meeting. Hubbard stated that following the last meeting, we did not have a quorum so I reached out to the individual board members on where to renew our CD. The overall opinion was to go with FCB. We will have an updated treasurer's report for the October meeting.

Updates on Developments and other City Projects – Mallord Hubbard

Mallord Hubbard stated that there is no Combined Planning and Zoning board meeting tonight. We think it will pick up soon in the near future.

Hubbard stated that we had a meeting with Austin and Brad Wilken. They are looking to do a phase 2 for their development on Sportsman and Frank Watson. It will be a mirror of what they already have in place, absent the pool. They will be building apartments and they are in the process of purchasing the property from Rehberger. The City will be doing internal meetings to get the site plan in order. They want to start moving dirt in December. We expect for this process to be a little smoother than last time. The phase 1 project had a lot of input from the community.

Hubbard stated that we have met with Dan King, who owns Heaters. Heaters has been a frequent vendor at our fairs and events. He would like to set up a food truck. Ideally,

he would like a permanent location in town but for now he plans on putting his food truck in the parking lot of Five Below, until he finds a more permanent location. He is looking to move quickly. We expect the food truck application to be coming soon.

Hubbard stated that on the topic of food trucks, we have been talking to The Greenhouse, which is located on Papin Street. She is looking at putting in a food truck during lunch time and also for events. She will have to get it approved through City Council. We expect the application to be coming in the next month or so.

Hubbard stated that Town Square Terrace is pouring concrete this week. They are looking at being complete by the end of October. This is the small event venue in the rear portion of the former Giving Tree. She is also partnering with the owner of the Sweat Spot for two short term rentals, which will be above the Sweet Spot. She will have to go through Combined Planning and Zoning. We have approximately 8 or 9 short term rentals, that have permits to operate.

Hubbard stated that Shaun Voegelé has purchased the Bulldog Barbershop. He is going to start demoing pretty soon. Voegelé will be doing some renovations in the building and we will see who the tenant will be. We are also working with Mr. Voegelé and Mr. Wells for parking on the back side of the buildings. Mr. Voegelé will be putting in some public parking on the rear of his building. The City will be purchasing the rear of Mr. Wells building to put in a parking lot with Voegelé.

Hubbard stated that 906 Broadway, which used to be Finley Flooring, will be a smoke shop. They have deployed the signage and are working on the building permits. It will be a vape shop.

Hubbard stated that we have two solar projects in progress, which are located on Highland Road. It includes the phase 2 of Highland Solar. The new project is south of that. The solar projects are concentrated on the west side of town. Diane Korte-Lindsey asked if Ameren has started the county line project. Mallord stated that he doesn't think that project has commenced yet but one of the solar projects will be for Ameren and the other solar project will be IMEA related.

Hubbard stated that the Aldi project is still in progress. There have not been too many updates. We have been approved by City Council to do the road project and to put in utilities. Aldi is still waiting on IDOT for their permit. We anticipate that it will be late this year. We are also in the process of a TIF agreement with Aldi. A lot of the language has to do with the road project. We think it will be all wrapped up at the beginning of October. The attorneys are making sure both parties are being protected.

Hubbard stated that the Glik Park parking lot project will begin on the 15th of this month. It will take approximately a month to build. You will start to see a lot of correspondence coming out from the Parks and Rec Department. There will be some challenges with that project.

Hubbard stated that he spoke to Jennifer Ostrander. He asked her when she will begin with her project on the square. She told Hubbard that they are doing a roof replacement on Wicks, so her project on the square has been on the back burner. The project is still in motion but is delayed due to the improvements at Wicks.

Hubbard stated that Dobbs is moving along great. There has been great weather, so they have made a lot of progress on their building.

Update on Highland Communication Services – Mallord Hubbard

Mallord stated that the only update is that the Director of HCS is happy to report that they have completed the build out for HCS. We are way ahead of the game as far as municipalities entering the internet provider/telecommunications space. We exceeded the metrics that they initially aimed for, in terms of goals and competing with Charter. You will start to see more official wording coming out from HCS and hopefully it continues into the future. Our bonds will be paid off in 2032. Diane Korte-Lindsey stated that she was asked about the outages and was wondering if we have a redundancy line. Mallord stated that we have two redundancy lines.

Update on Workforce Development Initiatives – Mallord Hubbard

Mallord stated that the only big news is that Wood River announced a 62-million-dollar film studio. This is anticipated to have a regional impact. The state has started to deploy workforce programs. It will bring approximately 300 permanent jobs and approximately 300 – 500 temporary jobs to the area. Training will be very important. There will be a lot of people who may be changing careers, to meet that demand. Unemployment remains pretty steady. Nationally you are seeing a slow down on job openings. We are starting to see less movement in young people moving job to job.

New Business:

Report On Monthly Tax Revenues – Mallord Hubbard

Mallord Hubbard provided the following monthly tax revenues:

Sales Tax: Is up 8.83% for the month and up 10% for the year

Business District Tax: Is up 3.5% for the month and down 1% for the year

Non-Home Rule Tax: Is up 11% for the month and up 9.4% for the year

Income Tax: Is down 6.35% for the month and up 9% 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 we should see changes in sales and Non-Home Rule taxes. Estimated loss of Use tax is tracking 80% or roughly \$270K/year. Estimated gain on Sales Tax is tracking 8% (over our usual 3% annual growth) and 4% for Non-Home Rule sales tax. 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 down 10% for the month and down 5% for the year

Excise/Telecom Tax: is down 2.73% for the month and flat for the year

Gaming: is up 9.75% for the month and up 19% for the year

Diane Korte-Lindsey provided information on the housing marking in Highland.

Next Meeting:

The next meeting of the Industrial Development Commission is scheduled for Wednesday, October 1, 2025.

Adjournment

A motion to adjourn was made and seconded. All members voted aye. The motion carried and the meeting was adjourned at 12:33 p.m.