

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
CITY HALL, 1115 BROADWAY
WEDNESDAY, DECEMBER 10, 2014
12:00 PM**

Call to Order

The December 10, 2014, meeting of the Industrial Development Commission was called to order at 12:02 PM by Chairman Darell Bellm.

Roll Call

Members present: Chairman Bellm, Vice-Chairman Jon Greve, Diane Korte-Lindsey and Eric Rehkemper.

Members absent: Ryan Goodwin and Ex-Officio Member Jami Jansen.

Also present: City Manager Mark Latham, Economic Development and Marketing Coordinator Lisa Peck, Economic Development Intern Mallord Hubbard, and Recording Secretary Lana Hediger.

Approval of Minutes

Jon Greve made a motion to approve the minutes of the November 5, 2014 Regular Session meeting of the Industrial Development Commission; seconded by Eric Rehkemper. All members voted aye; none voted no; the motion carried.

Reports:

Update on other job inquiries – Mark Latham

Mark reported that Ruler Foods' building permit was issued. Mark's understanding is that the contractor was not a local contractor. We still hope that they will pick up some local subcontractors.

Mark reported that there will be a new dentist's office built on SR 160 out near the Highland Middle School. Mark and Lisa will be meeting with the owner. Their building site is in the business district and Mark thinks they will be looking for some incentives from the city.

Steve Schmitt will be adding a paint shop building. Mark thinks Plocher Construction is building it.

Eric reported that he received approval last week and will be tearing off his showroom and starting in July with a 1.5 million dollar renovation to include a new showroom and new offices. Eric is proud of the fact that he is using a local contractor and all local sub-contractors.

No word yet from the hospital sisters on which helicopter vendor will be moving to SJH.

Things are going well at the old 4-5-6 building. Windows on Broadway is making a lot of improvements to the building. It will be primarily antique sales with some gallery space for art exhibitions.

Mark received a call today from Josh Kloss about discussing their idea of a furniture pantry for needy families in Highland.

Lisa reported that the microbrewery and the women's lounge were both approved by the city council. The gentleman who was looking to put a microbrewery in the Wick's building has changed his plan and will now be brewing beer in the back of the old Highland News Leader building. He will not be serving beer, only brewing and distributing. There will be a new bar with gambling machines geared toward women in the old Medicine Shop building on Broadway.

Update on Highland Communication Services – Mark Latham

Mark reported that there are now 1550 customers. We are getting ready to send out notices to the people in the Willow Creek area that the cabinet will be open soon. That will add 400 potential new customers. Quest Laboratory located in the Anderson Hospital Urgent Care is signing up for HCS services.

Mark noted that good progress is being made on the inside of the San Gabriel Memory Care facility.

Eric asked if the new owner of the Wal-Mart/Quizno's strip center is going to be able to fill the spaces. Lisa spoke to him and he thought that he would still be able to fill the strip by the end of the year. She will check in with them again after the completion of the business plan competition.

Linda indicated that her commercial department listed the old Two-by-Two Animal Hospital twenty days ago for \$170,000.

Mark indicated that he had contact with a young man from Charter Communications who indicated that they are learning that Highland business customers are very loyal to HCS.

Update on Highland Entrepreneurship Program – Lisa Peck

Lisa reported that the mentors have met again with the boat rental venture. They are still gathering preliminary information and formulating a budget. They are debating whether or not to launch this year or next year.

The mentors met again with the graphic design start up. It is still very early but things are progressing.

Meetings have resumed with Dr. Jordan Vickery of Core Physicians. He seems to still be getting some traction with the program he is pitching to various businesses in the area.

The casual restaurant is on hold until January and Tim Reaka is still on hold until the completion of his improvements.

Update on HEP Business Plan Competition – Lisa Peck

Lisa reported that the pitch competition is at 1:00 PM on Friday, Dec. 12. There are seven finalists. Cloverleaf is likely going to sponsor the winner for a Chamber of Commerce membership. Lisa asked if anyone else would consider sponsoring one of the other two winners (\$150 per sponsorship). Linda indicated that she would sponsor a membership for one of them.

The judges will be Ben Burke, Director of Entrepreneurship at Arch Grants; Matt Hohman who has a Highland connection and won the Start Up Weekend for his “My Invisible Girlfriend” software application; and Terry Lammers of Highland who has been very successful and has banking background to be able to evaluate the business plans.

The business plans will be delivered to the judges today and they will base their decision on the plans and the 5 minute pitch and the 5 minute question and answer session.

Previous judges have been S.C.O.R.E. mentors known to Patrick McKeehan of the SIU-E Small Business Development Center. Lisa did reach out to John Basden. He is on a team that just won the latest Start Up Weekend with “Diversify Me,” “Diversify You,” and “Diversify Us” which are social media platforms that are designed to connect you with people who are not like you. He also served as a judge to determine the semi-finalists.

Lisa stated that a pitch workshop was held for the semi-finalists last week and five of the seven attended. Lisa informed them of Highland’s history of entrepreneurship and how Highland is very supportive of businesses.

Update on Enterprise Zone – Lisa Peck

Lisa reported that at the last council meeting they passed the ordinance and the intergovernmental agreement. That will be included in the application which will be submitted by the consultant before Christmas. DCEO anticipates announcing the new zones in September of 2015 with them going into effect in January 2016. Lisa asked that the members supply letters supporting our application early this afternoon. Today is the last day. Lisa indicated that the hospital did not provide a letter. In Lisa’s opinion, the selection process may be long and drawn out. They have changed everything. This is the first round of applications they will take under the new set of rules. They have incorporated another layer that is supposed to take politics out of it, which has a commission weighted heavily with people from Chicago and a few from the rest of the state. This commission will make a recommendation to DCEO on who gets the zones and then DCEO will either accept or reject their recommendation. Mark thinks that the new governor may step in and change the process.

New Business:

Approval of 2015 IDC Meeting Dates

Jon made a motion to approve the slate of meeting dates for 2015; seconded by Eric. All members voted aye; none voted no. The motion carried

Next Meeting:

The date of the next meeting of the Industrial Development Commission is scheduled for Wednesday, January 7, 2015.

Adjournment

Eric made a motion to adjourn; seconded by Diane. All members voted aye; none voted no. The motion carried and the meeting adjourned at 12:34 PM.