

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
CITY HALL, 1115 BROADWAY
WEDNESDAY, MARCH 4, 2020
12:00 PM**

Call to Order:

The March 4, 2020, meeting of the Industrial Development Commission was called to order at 12:00 PM by Chairman Meridith.

Roll Call:

Members present: Chairman Jim Meridith, Vice-Chairman Diane Korte-Lindsey, Treasurer Jon Greve, and Bill Napper.

Members absent: Marshall Rinderer.

Also present: City Manager Mark Latham; Community Development Director Breann Speraneo; Economic Development Coordinator Mallord Hubbard; Intern Karrigan Chapman; and Recording Secretary Lana Hediger.

Approval of Minutes:

Bill Napper made a motion to approve the minutes of the February 5, 2020, Regular Session meeting of the Industrial Development Commission; seconded by Diane Korte-Lindsay. All members voted aye; none voted no; the motion carried.

Reports:

Treasurer's Report – Submitted by Jon Greve

Jon Greve provided a handout of the financial report of the IDC funds which showed a balance in the IDC checking account at First Mid of \$17,883.21. There was a \$3 dormancy fee that will be refunded. A CD was purchased from Bradford Bank in the amount of \$60,000. Total assets of the IDC equal \$77,883.21 Diane Korte-Lindsay made a motion to approve the treasurer's report; seconded by Bill Napper. All members voted in favor of the motion. None were opposed. The motion carried.

Update on job inquiries – Mark Latham

City Manager Latham reported that since the weather is breaking and we will have an early spring, construction is picking up and getting into full swing at both of the apartment complexes; the Villas and the one on Flax Drive.

Mark reported that there is a ribbon cutting on March 25th at 11:00 a.m. at the new Trow Nutrition Warehouse – they are excited about it. Mark encouraged members of the IDC to attend. Breann added that the final building inspection is being done on that project today.

Jason Mettler plat changes for Phase II of Carbay Crest are on the Combined Planning and Zoning Board's agenda for this evening.

Mark indicated that the owner of the vacant lots on Falcon and Quail Drives is wanting to sell them. He has indicated that someone is interested in buying them. There is the

possibility of six to eight homes being added there. When it was first purchased, they gave the city the easements and the right-of-way and the city constructed the street. That was over ten years ago. Now they are asking to have the recapture agreement waived.

Mark is working with owners on potential improvements to the old Chamber of Commerce building and the vacant lot next to it on the square. There may be an incentive agreement coming soon on that.

Mark reported speaking to an individual who may be interested in the old brewery.

Mark is working with Scott Plocher on a feasibility study for a new hotel in Highland. Mark reported that many people doing business in Highland are staying in hotels in O'Fallon, Troy, Edwardsville, etc. Breann confirmed that she had also heard of people doing business in Highland, but staying in Edwardsville. There was a brief discussion on a few potential properties for the location of a new hotel, and what size lot might be needed. Breann estimated a 2 ½ acre property would be needed for a hotel. The owner of the old Wick's Organ Co. building indicated that she could have more weddings of people from further away if Highland had a bigger, nicer hotel available.

Mark reported on some of the City projects: The city has advertised for bids on the Hemlock/US Hwy 40/Frank Watson Parkway signalization project. We have been given the green light by the Illinois Commerce Commission. We have advertised for bids on the State Route 160 Trail. We should see some construction on that soon. Mark will be talking to IDOT this week to find out where we are in the process on the Broadway Streetscape project. Council approved a contract for an architect to perform a feasibility study for the new swimming pool. Chairman Meridith asked where the new swimming pool would be located. Mark responded that that is part of the feasibility study. They will be weighing the pros and cons on three sites suggested by the city.

Public Safety Building

Bill Napper asked for an update on a proposed new business venture by Justin McLaughlin. Mallord indicated that he is in the process of securing funding sources. Same goes for Korte Meats. They are finalizing their plans. Bill asked about Finley Flooring? Mallord reported that he has not heard anything back on that since the tour of the old Bruegge Furniture building last month.

Diane asked for information on the rezoning issue on Plaza Drive? Breann indicated that it is for a Special Use Permit for 2650 Plaza Drive which was recently purchased. The property next to it has already had a Special Use Permit issued on it for a self-storage facility. This is to go with that.

Update on Highland Communication Services – Mark Latham

Mark reported that a contract was presented to council for a portion of the remaining buildout. Council preferred to do it all at once, so the contract is being revised to include the remainder of the system. HCS currently has nearly 2400 customers and is running at about a 54% penetration rate on potential customers.

Mallord reported on a couple that is moving to Highland and reached out to HCS to find out if internet was available. HCS was an important part of their decision to move here. The husband is a graphic designer.

He also reported that he was in Springfield last week for a conference on Economic Development for Rural Communities. The Lieutenant Governor was there and members

of the Department of Commerce and Economic Opportunity presented several sessions. One of the main things they were getting the word out on is the funding that is now available (Illinois Connect) to get broadband to rural communities. This demonstrates the leg up Highland has since we are near completion on our system buildout.

Update on Workforce Development Initiatives – Mallord Hubbard

Mallord reported that he doesn't have anything new on this, but Karrigan reported on the Census 2020 efforts. He reported that Highland is ahead of where other communities seem to be at this point in time. Have been setting up public terminals in several places around town so that people can respond online. They have been working with Superintendent Sutton and Principal Kathy Sherman at St. Paul School to see if we can distribute information to the parents through the kids. They will be distributing notes inside the Easter Egg Hunt on the square. Breann reported that Highland is one of the highest reporting communities in the area. Mallord reported that it will be advertised in next week's Pioneer. Breann pointed out that there are many ways that a community benefits from census data. There was a brief discussion on particulars of responding.

Bill asked how close we are to streaming council meetings. Mark indicated that we are working toward it, but he is not sure on the timing.

FEMA Map Update – Mark Latham

City Manager Latham reported that Ameren had to relocate the gas line. They have done that. As soon as the new culvert is in, they can proceed with the new maps. He guessed that the culvert project might be completed by May 1.

New Business:

Discussion: Policies/Procedures/Philosophy in Deployment of Business Assistance

Mallord opened the discussion by indicating the reason for it is so that IDC and staff are on the same page as to when assistance is offered. He explained that in the case of the agreement with Central Rubber Extrusions, it made sense to give assistance with their conversion to 3-phase electric because the city will realize the benefit of that in electric revenues down the road.

He explained that in special circumstances assistance will be given in the form of jobs incentives. All other forms of assistance are given with the goal of their being budget-neutral.

Diane stated that a council member questioned the IDC members for not trying to land the Glik's corporate offices for location in Highland. There was brief discussion about courting businesses. Diane indicated that Collinsville, which is where Glik's moved their corporate office to, has been giving away a lot of incentives. Breann and Mallord will be actively trying to increase their presence in the community by doing Friday meetings with current businesses.

Next Meeting:

The next regular meeting of the Industrial Development Commission is scheduled for Wednesday, April 1, 2020, Census Day.

Adjournment

Bill Napper made a motion to adjourn; seconded by Jon Greve. All members voted aye; none voted no. The motion carried and the meeting adjourned at 12:56 PM.