

**HIGHLAND, ILLINOIS  
MINUTES OF REGULAR SESSION  
INDUSTRIAL DEVELOPMENT COMMISSION  
CITY HALL, 1115 BROADWAY  
WEDNESDAY, OCTOBER 7, 2020  
12:00 PM**

**Call to Order:**

The October 7, 2020, meeting of the Industrial Development Commission was called to order at 12:02 PM by Chairman Jim Meridith. The meeting was held in person at city hall.

**Roll Call:**

Members present: Chairman Jim Meridith, Treasurer Jon Greve, and Josh Kloss.

Members absent: Vice-Chairman Diane Korte-Lindsey, Marshal Rinderer.

Also present: City Manager Mark Latham; Director of Community Development Breann Speraneo; Economic Development Coordinator Mallord Hubbard Deputy City Clerk Lana Hediger; and Recording Secretary Megan Von Hatten.

**Approval of Minutes:**

Josh Kloss made a motion to approve the minutes of the September 2, 2020, Regular Session meeting of the Industrial Development Commission; seconded by Jon Greve. All members voted aye; none voted no; the motion carried.

**Reports:**

**Treasurer's Report – Jon Greve**

Jon reported that the balance in the IDC checking account as of September 30, 2020, is \$15,886.21. There is also the \$60,000 CD with interest to date of \$601.80 leaving the balance on the CD at \$60,601.80. Total assets for the IDC account is \$76,488.01.

**Updates on other job inquiries – Mark Latham**

City Manager Latham reported Highland's resilience is proved in sales tax figures. Sales tax for the last two months being July and August has bounced back to almost 10 percent of what it was. We are back down into over 50 Percent of what we budgeted down for the home rule non home rule which goes to the regular sales taxes we are up almost 52 percent on budget. This is same way all are running over 50 percent category

City Manager Latham reported Trouw project is to start next month. The city will be making improvements to Industrial Drive to handle truck traffic.

Community Development Director Breann Speraneo reported we are continuing negotiation with Schlafly and it is going very well. They met with executive board last week and the board is going ahead and moving forward with the project. With Covid the time line is moving a little slower but still shooting for late spring 2021 early summer.

Breann reported:

- Building and Zoning is 4 permits away from matching their best year with building permits since 2007 and 3 more pending.
- Flax Drive has the final inspection today and the approved units have tenants
- Highland Villas are tracking to be finished by the end of October, some of the units that are finished do have occupancy permits and tenants in them.
- Walmart is on track to have their renovation completed November 1, 2020.
- Clean Uniform is starting a project today with a 1500 square foot addition for additional break room and restrooms, so you will see some construction at their location.
- Public safety building was approved so they will be starting in a couple of weeks, it looks like October 18, 2020 is when the dirt work is set to begin, so plan to see construction in that area.

City Manager Latham reported that Apex is really growing, they are adding another warehouse on the backside of their building and will also possibly be adding on to the main part of the building. That area really looks great and is being maintained very well.

Aldi's had been looking to build here for a while now, we should see an Aldi's here in about 2 years.

Broadway streetscape as you can see is going on now, it will look very nice when completed. It will have antique lighting, wider sidewalks for a big city look, new trees, landscaping, and traffic signals will be painted black. On Monday night, the Council approved the application for the second phase that will start at Laurel Street and go East to 160.

The 160 trail is complete, looking really nice out there.

Contractors are out at Hemlock and 40, they are starting to put in the wiring for the traffic signals. The railroad has already done their part for the project.

#### **Update on Highland Communication Services – Mark Latham**

City Manager Latham reported that Flax Drive and Highland Villas are exclusively using Highland Communication Services. We currently have 2,479 customers, which is very close to our 2,500 goal.

#### **Update on Disaster Relief Initiatives – Mallord Hubbard**

Mallord reported the most notable item for this month would be, the state of Illinois announced round 2 of Business Interruption Grant. At least half of the \$200+ million dollars has been allocated to downstate Illinois businesses. We anticipate more

Highland businesses to be awarded grants in this round versus round 1. Will give an update if the results are released by next meeting.

**FEMA Map Update – Mark Latham**

Mark reported we are still waiting on the final letters from FEMA, the engineers are feeling good about the work done.

**New Business:**

**Review draft of IDC Strategic Plan**

Mallord reported IDC has conducted several working sessions over the course of past meetings to help determine the direction of the commission & the City's economic development efforts going forward. I have taken the feedback generated from those sessions and organized them into a drafted plan that you have in front of you. Mallord asked the members to review the strategic plan for updates.

Mallord asked the committee to review the plan and provide any feedback. Mallord stated will also give you the opportunity to provide comments at the November meeting. Our goal is to officially adopt the plan at the December meeting.

**Approve Payout of E-commerce Grant to It's Party Time**

Jon made a motion to approve \$500 payment to It's Party Time for completion of requirement as part of e-Commerce grant; seconded by Josh. All members voted aye; none voted no.

**Next Meeting:**

The next regular meeting of the Industrial Development Commission is scheduled for Wednesday, November 4, 2020.

**Adjournment**

Josh made a motion to adjourn; seconded by Jon. All members voted aye; none voted no. The motion carried and the meeting adjourned at 12:35 PM.