

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
CITY HALL, 1115 BROADWAY
WEDNESDAY, MAY 5, 2021
12:00 PM**

Call to Order:

The May 5, 2021, meeting of the Industrial Development Commission was called to order at 12:05 PM by Vice-Chairman Diane Korte-Lindsey.

Roll Call:

Members present: Vice-Chairman Diane Korte-Lindsey; Treasurer Jon Greve
Member present via phone: Josh Kloss.

Members absent: Chairman Jim Meridith; Marshall Rinderer

Also present: Mayor Kevin B. Hemann; Economic Development Coordinator Mallord Hubbard; SIUE Intern Matt Kundrat; Director of Community Development Breann Speraneo; and, Recording Secretary Megan Von Hatten.

Approval of Minutes:

Jon Greve made a motion to approve the minutes of the April 7, 2021, Regular Session meeting of the Industrial Development Commission; seconded by Josh Kloss. All members voted aye; none voted no; the motion carried.

Reports:

Treasurer's Report – Jon Greve

Treasurer Jon Greve reported the balance in the IDC account at First Mid Bank as of April 1, 2021, was \$75,294.93. There was one transaction made on the account for \$17,750.00, this amount was deducted for reimbursement of Harrison Edwards for marketing services, the balance as of April 30, 2021 is \$57,544.93.

Update on job inquiries - Mallord

- Chris reported Chase Environmental Group officially moved in to 208 Pine Street. Chase Environmental Group is an environmental contractor specializing in environmental cleanup.
- Brew Pub – Breann stated Schlaffly has put out quite a bit of press for the new location in Highland. We officially can say it loud and proud that we will have Schlaffly in our community. Diane asked when the official opening would be and Mallord responded they are projected to open in the fall of 2021.
- Trouw Nutrition – Trouw agreement was passed by the Council at the April 2nd, 2021 Council meeting.
- Façade Program – This program has been approved and is now accepting applications.
- Scooters Coffee Kiosk - The new coffee kiosk is proceeding and expecting to begin construction soon. Mallord also mentioned they are looking to make renovations in the future to the old pizza hut building at that same location.

- Kloss Furniture and a proposed axe throwing business is on the Combined Planning and Zoning Board agenda for tonight, May 5, 2021.

Josh gave kudos to Mallord and Breann for getting the vacant buildings filled in the downtown area. Josh stated it will really help get the foot traffic going in that area.

Kevin asked if we know when the bathrooms will be here for the Plaza Park on the Square. Chris responded we are hoping to have the restrooms before July 1, 2021 for the first PBJ gathering on the Square.

- Holly's House of Hope is officially about to open and has also found a tenant for the office space in the vacant part of the building.

Diane informed the board with an update of what is on the housing market right now. There are currently 31 listings in the 62249 zip code showing as active or active under contract, of those only 11 homes do not have a sales contract on them. They range in price from \$59,900 to \$798,000. Most new listings coming on the market are under contract in a week or less. Inventory is very low.

Update on Highland Communication Services – Mallord Hubbard

Mallord reported on Director Imming's behalf stating that VITV is rolling out smoothly. HCS now has 2,616 Customers.

Chris stated as part of the American recovery act there are funds being made available for infrastructure including broadband expansion. Highland's estimated portion of these funds is reported to be 1.2 Million dollars. Angela has been working with Director Dan Cook with the Electric Department along with a subcontractor that the city uses, to do some cost management on what it will take to finalize the last three subdivisions that are without HCS. Once the city receives the first check we will start that work. The first payment is anticipated to be coming in June or July.

Diane asked if all customers will eventually be getting the Firestick for HCS

Breann responded that all customers will gradually be getting the Firestick but it will be a slow rollout and they are taking volunteers first then they will be having other customers getting switched over after that.

Update on COVID-19 Disaster Initiatives – Mallord Hubbard

Mallord handed out an updated report on the business retention surveys. Mallord stated that they have high marks on the work force and tech infrastructure. Tech infrastructure for Highland was huge coming off a year with Covid. The low ratings received from the survey that you will see have been the need for more dining options. Mallord stated they are working on improving that now. He also stated they are short on office spaces. This is an area we are watching, we obviously want people to utilize being in Highland vs. going outside of Highland. A Housing shortage is another one that hit the low rating scale. Breann has personally made this a focus and brought this issue to council. Council has reserved funds to allow for single family home incentives.

Breann made a comment to clarify that no new incentives have been added at this time.

Mallord reported one last comment he wanted to touch base on from the report was the businesses expressed they wanted to be seen. He is aware that sounds simplistic but so much really goes into a comment like that. Mallord stated this was really the entire point of the surveys. To be able to build a familiar relationship between the city and the businesses to really let them have a voice.

Old Business:

Status Update on Harrison Edwards contract - Mallord

Mallord stated since the last meeting they have identified the areas the Industrial Development Commission could potentially be involved in the implementation of the plan with Harrison Edwards. Ideally we would be going to events like the business after hours and speaking to our businesses face to face. With everything being locked down this past year, we are really excited for everything to be getting opened back up and being more involved and speaking to the businesses more one on one. One of the specifics that we want to target is both the past and present success stories from Highland. For example the Schlafly press release. We want anyone looking into Highland to be aware of the activity going on in town. We will be doing a ribbon cutting and press release on Trouw when they commence construction letting the people know Highland still has industry and a great manufacturing presence. Highland is still growing and there is still an investment going into the community.

Breann stated Trouw is planning on starting work the week of May 10, 2021.

Mallord reported to the members that the Industrial Development Commission is the perfect board to help figure out different events and reach out to our businesses. This is not just about our logo being out there, but for our business to be able to communicate with us and vice versa. We want to stand out and show that we are different than other communities.

Breann added that this program is going slow for a reason, we want to be patient and make sure everything is running smoothly and exactly how we want it to be. This is a big contract and we want to take full advantage of it, to rush this and blast things out would not benefit us. Please be patient with us and we will loop you back in and touch base with you on the development of this process.

Next Meeting:

The next meeting of the Industrial Development Commission is scheduled for Wednesday, June 2, 2021.

Adjournment

Jon Greve made a motion to adjourn; seconded by Josh Kloss. All members voted aye; none voted no. The motion carried and the meeting adjourned at 12:47 PM.