

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
CITY HALL, 1115 BROADWAY
WEDNESDAY, JUNE 2, 2021
12:00 PM**

Call to Order:

The June 2, 2021, meeting of the Industrial Development Commission was called to order at 12:06 PM by Vice-Chairman Diane Korte-Lindsey.

Roll Call:

Members present: Vice-Chairman Diane Korte-Lindsey; Treasurer Jon Greve, Josh Kloss and Marshall Rinderer.

Members absent: Chairman Jim Meridith

Also present: Mayor Kevin B. Hemann; Economic Development Coordinator Mallord Hubbard; SIUE Intern Gretchen Arnold; Director of Chamber of Commerce Hillarie Holzinger and, Recording Secretary Megan Von Hatten.

Approval of Minutes:

Josh Kloss made a motion to approve the minutes of the June 2, 2021, Regular Session meeting of the Industrial Development Commission; seconded by Marshall Rinderer. 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 May 1, 2021, was \$57,544.93 the balance as of May 31, 2021 is \$57,544.93. Jon stated no transactions have been made.

Marshall Rinderer made a motion to approve the treasurer report; seconded by Josh Kloss. All members voted aye; none voted no; the motion carried.

Update on job inquiries – Mallord

Chris stated that he would like to start off the meeting by welcoming Hillarie Holzinger to her first Industrial Development Commission meeting and congratulated her in her new role in the director position at the Chamber of Commerce after Nancy Zobrist took on a full time position elsewhere.

- Chris reported Double J is looking to expand their business at 140 Woodcrest. This is the old putt-putt golf location. Their proposal will be going to Combined Planning and Zoning Board tonight, June 2, 2021. Chris stated that from what he understands everything except their kenneling service would be at this new location.
- Mallord stated Scooter's is also on the agenda for the Combined Planning and Zoning Board meeting this evening for a sign variance.
- Mallord reported that the grant award letter was received from IDOT since the last IDC meeting. This grant is for the project widening Matter Drive and the cul-de-

sac at Trouw that was finished up in April. Half of the expenses related to the project will be covered with the grant money.

- Mallord reported Justin from the Lory Theater has found a space for his new location housing his ice cream and popcorn machines naming it Mac's Family Fun Time. Mac's identified their location in the Pioneer News Paper. This new location will have go carts, mini golf and ice cream. The new location will also allow for the Lory Theater to re-open.
- Title Max – Mallord stated we are just as curious of knowing what is going on with that building as well as the community, all I can say is we are excited and wish them the best of luck.
- Chris reported on the public safety building progress stating they are starting to get inside of the building and start the finishing work. The roof is being put on as we speak. Chris promised the building will not be blue, they are said to start the wrap mid-July. Chris stated he is expecting some delays. We do have a change order going to council June 21, 2021. This order will be putting us right at 1% over budget but I am rather happy with that.

Josh Kloss asked what the intentions are for the old police station after the new Public Safety building is up and running. Chris replied that Dan's group has an interest in the garage bay area. Chris stated the City might possibly try to sell it or tear down the office area and leave the garage area.

Diane asked if Hillarie had any updates she would like to announce. Hillarie responded that she is trying to get new memberships for the Chamber and is happy to finally get some things on the books for 2021. Pb&J festival is going to be starting, business after hours is booked through the year. Things are looking really good.

Update on Highland Communication Services – Mallord Hubbard

Mallord reported on Director Imming's behalf stating that HCS now has 2,621 customers a net gain of five customers from last month. 2,642 customers with internet and ViTV is up to 91 customers.

Jon asked to please remind him of what the window was to have all the customers on the ViTV. Mallord responded he will have to look into that for an accurate answer.

Update on COVID-19 Disaster Initiatives – Mallord Hubbard

Mallord reported having a really good month for the business retention surveys with 76 responses to date. Mallord gave Kudos to Gretchen for continuing to schedule the survey follow ups and making contact with all the businesses. Mallord also gave a shout out to Hillarie from the Chamber stating he is excited to have her on board and looks forward to their interactions with the businesses.

Mallord announced he has been in contact with Jennifer Ostrander with the Ole Wicks Factory. Jennifer has invited anyone wishing to come and see the new improvements that have been made to the building. The luncheon will be held on June 16th from 11:00am – 1:00pm. Mallord asked to please let him know if you would wish to attend. Mallord mentioned any members and or council who attend will have to be sure to follow the open meetings act during this gathering.

Old Business:

Approval of e-commerce grant payment to Justin Bold of Computstitch Embroidery:

Mallord reported that Justin has submitted his invoices and deployed his website. Computstitch was previously approved for the grant now that Justin has taken over as the new business owner and resubmitted his application everything is ready to go. Mallord stated that Justin would like to thank the members of the board for allowing this grant and he is appreciative to be receiving the grant contingent of approval and he will be investing even more out into his website.

Diane asked what the reimbursement dollar amount would be. Mallord stated \$500.00. Jon Greve made a motion to approve e-commerce grant payment to Justin Bolk of Computstitch Embroidery for \$500.00; seconded by Marshall Rinderer. All members voted aye; none voted no; the motion carried.

Recommendation on Development Agreement with Furniture Rewards for project located at 135 Poplar St

Mallord stated that Kloss Furniture DBA Furniture Rewards is expanding their warehouse. Mallord reported with the construction cost rising daily and trying to keep the project moving along and also allowing Kloss Furniture to sign contracts with the original quotes is the reason this agreement is being presented to you today. Mallord presented the agreement to the members. Mallord stated this is a business district agreement. The agreement includes a 75% reimbursement with a cap of fees.

Mallord ask Josh to give an overview on the business model. Josh replied that the business model has changed dramatically since Covid. Josh stated everyone is use to an Amazon experience so we are trying to mimic that. Josh stated if we have items in stock we are shooting to do next day deliveries. No one else can do that in this industry so this is really big and exciting for us. We are currently renting and storing at two different locations along with the store front on Broadway, so the goal is to get everything under one roof. We are also creating more job openings with this location including more warehouse personnel, delivery drivers and warehouse employees etc. Josh stated Kloss Furniture is really excited to get this up and going by February of 2022.

Jon Greve made a motion to approve Development Agreement with Furniture Rewards; seconded by Marshall Rinderer. Diane Korte-Lindsey, Jon Greve and Marshall Renderer voted aye; Josh Kloss abstained; the motion carried.

Next Meeting:

The next meeting of the Industrial Development Commission is scheduled for Wednesday, July 7, 2021.

Adjournment

Marshal made a motion to adjourn; seconded by Jon Greve. All members voted aye; none voted no. The motion carried and the meeting adjourned at 12:41 PM.