

**HIGHLAND, ILLINOIS  
MINUTES OF REGULAR SESSION  
INDUSTRIAL DEVELOPMENT COMMISSION  
CITY HALL, 1115 BROADWAY  
WEDNESDAY, JULY 7, 2021  
12:00 PM**

**Call to Order:**

The July 7, 2021, meeting of the Industrial Development Commission was called to order at 12:07 PM by Vice-Chairman Diane Korte-Lindsey.

**Roll Call:**

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

Members absent: Chairman Jim Meridith, Josh Kloss.

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

**Approval of Minutes:**

None

**Reports:**

**Treasurer's Report – Jon Greve**

Treasurer Jon Greve reported the balance in the IDC account at First Mid Bank as of June 1, 2021, was \$57,544.93 the balance as of June 30, 2021 is \$57,544.93. Jon stated no transactions have been made.

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

**Update on job inquiries – Mallord**

- Plaza Park – The restrooms have been placed and hopefully operational by tomorrow, July 8, 2021.
- Scooters - The frame is going up right now. They are still looking at early Fall for opening.
- 9<sup>th</sup> Street Café - Council approved an application for the Façade program last night at the Council meeting.
- Façade Program - 9<sup>th</sup> Street Cafe, Dairy Queen and Unwind Salon have all been approved so far for the Façade program this far.
- Public Safety Building - Chris updated the members stating the building is getting very close to being finished. Almost all drywall is up, they are working on the epoxy flooring now and a few areas will be getting carpet installed here soon. Joiner Roofing will be installing the metal skid. It was due to be here two weeks ago and now we are expecting it next week. 95% of the change orders are about 3% of the budget. This is really good, so I am good with that. We built the budget around these increases. We projected the

building to be finished early August We are thinking it will be more mid-August now.

Jon Greve asked for an update on Schlafly, Is October still their target. Chris responded that they have started the tear out. Plocher Construction is doing the addition on the back of the building, the kitchen, restrooms, and the covered patio. Mayor Hemann asked what they are going to do with the safe. Chris replied that he doesn't think they know yet for sure. At one time it was discussed to potentially be a small dining area with a table of 6-8 people. The guys are going to be putting rock walkways down for the restrooms until they finish the rest of the construction.

#### **Update on Highland Communication Services – Mallord Hubbard**

Mallord reported on Director Imming's behalf stating that HCS now has 2,638 customers and ViTV subscriber is up to 230 customers.

#### **Update on COVID-19 Disaster Initiatives – Mallord Hubbard**

Mallord reported the goal is to continue to meet with each business. We recently met with Korte Luitjohan which was a very productive meeting. We are continuing to encourage the businesses to take the survey to help with our decision making.

#### **Holly's House of Hope**

Mallord reported Holly's House of Hope has already engaged with Madison County's work force development office to set up an apprenticeship program. Holly's House of Hope would be able to craft the program themselves. Then the County would be able to put money behind that program allowing them to hire a job coach, and also pay 50% of the wages for the clients to be able to go out and find a job. Dr. Duff Wrobbel is looking to find opportunities for his clients to go out to businesses and have job duties outlined for them. They will then send out a job coach to oversee their work. The job coach is there so the business owner or manager would not be providing any level of support above and beyond a normal employee would get. Mallord stated the reason he wanted Dr. Duff Wrobbel present today is to assist in the outreach efforts, unfortunately Dr. Wrobbel was unable to attend the Industrial Development Committee meeting today. However, Dr. Wrobbel will be at our next meeting in August. Mallord gave a brief explanation on how Holly's House of Hope came into play. Holly, Dr. Wrobbel's daughter had just graduated high school and went looking for job opportunities. They had been unsuccessful until they eventually ended up at the Mosaic Free Store. Mosaic was able to give Holly responsibilities to do around the store, and she was able to find her niche. Holly became a great employee. Holly's House of Hope has a mission to create that same presence for their other clients. Mallord reported that he felt this would be a great group with the members who serve on the Industrial Development Commission and now Hillarie who is joining our monthly meetings for added help to assist with the outreach efforts.

#### **Mayor Hemann discussed the concern on Employment**

Mayor Hemann reported that he has noticed while driving around town, especially the fast food industries are not opening their inside operations. This could be COVID related or that they cannot find enough help. He was unsure which of the two the primary cause was. Mayor Hemann expressed concern in wanting to find out what the leading cause

for this is. Hemann stated that he knows his place of employment could hire at least six to ten employees right now. Hemann recently attended the Southwest Illinois Conference of Mayors, at the conference he learned from the new Breese Mayor that the city recently conducted a survey from all the business on how many employees they are short staffed. The results came back stating they are short about 130-150 employees total across the board. With those results they decided to host a job fair in hopes to attract new employees for the community's businesses. Hemann reported only 30 people were in attendance. Hemann asked if we are having this issues in Highland. What can we do, lets search for any answer, I know this is concerning for everyone.

Chris responded that it is a problem and we are seeing it on the City level as well. We have had issues finding people for our seasonal work, grass cutting, staffing the outdoor pool, Korte Recreation Center. Where did the void come from. Chris stated we are seeing record lows on late utility payments. We budgeted for what we call system lost and we are not seeing the need for it. It is a strange unexplained dynamic what is happening in Highland. Chris reported that he meets weekly with the city manager association and he hears about other communities being out of work and not being able to pay bills, while for some reason we are not overall seeing that in Highland.

Mayor Hemann requested the Chamber make this a topic and get the concern on employment situation talked about. I don't not know the answer but I think this is worth talking about.

Diane responded that with the state paying people to stay home, she believes this is a big part of the problem.

Mayor Hemann replied stating, he believes the work force has changed. You get an employee to start working and in two or three days they are gone. We have several job opportunities coming. They are here, Schlafly is opening, Kloss will be having several opportunities, and Highland Machine is currently looking for employees.

#### **Marketing Conditions – Diane – Korte Lindsay**

15 active residential listings on the market now.

Chris asked what number of residential listings would you say use to be the average at any given time.

Diane responded with approximately 35-40 homes.

#### **Next Meeting:**

The next meeting of the Industrial Development Commission is scheduled for Wednesday, August 4, 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.