

**HIGHLAND, ILLINOIS
MINUTES OF SPECIAL SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
CITY HALL, 1115 BROADWAY
WEDNESDAY, SEPTEMBER 8, 2021
1:15 PM**

Call to Order:

The September 8, 2021, special meeting of the Industrial Development Commission was called to order at 1:15 PM by Chairman Jim Meridith.

Roll Call:

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

Members absent: None.

Also present: Economic Development Director Breann Vazquez; Economic Development Coordinator Mallord Hubbard; Executive Director of the Highland Chamber of Commerce Hillarie Holzinger and, Recording Secretary Lana Hediger.

Approval of Minutes:

Rinderer made a motion to approve the minutes of the August 4, 2021, Regular Session meeting of the Industrial Development Commission; seconded by Kloss. All members voted aye; none voted no; the motion carried.

Unfinished Business:

Approval of Cost Sharing for “Live Highland” Billboard on SR 143

Hubbard asked if the IDC would be willing to pay \$3,024.82 for renovation of the Live Highland billboard. Holzinger reported that the sign is in bad disrepair and would need to be rebuilt. Recommended to be rebuilt out of long-lasting materials. Quote received from DigitalArtz. \$5,524.82 including labor. Hubbard noted that the Chamber of Commerce is likely going to ask the city for \$2,500 of Hotel/Motel Tax funds to pay for the remainder of the project.

Artwork would be geared toward Live—Work—Shop—Play slogan and display the Chamber and City logos.

Members expressed that they were not comfortable that this project falls under the scope of the IDC. Vazquez noted that she believes that it does fall under the scope of the IDC.

Meridith asked to have a discussion about the goal/mission of the IDC. Greve indicated that the IDC funds are limited with no means to replenish. Therefore, he believes they should be frugal and spend it on items that more directly meet the needs of the board. Hubbard encouraged the board members that this would be a creative way to support their mission. Kloss noted that the sign is very visible and in poor condition.

After a brief discussion regarding the IDC finances, Korte-Lindsey made a motion to approve \$3,024.82 toward the reconstruction of the billboard; seconded by Kloss.

Rinderer abstained; Korte-Lindsey, Greve, Kloss, and Meredith voted aye; the motion carried.

There was a brief discussion about creation of an IDC logo that might be adopted and applied to the billboard.

New Business:

Recommendation on Development Agreement with Highland Auto Wash, LLC

Hubbard reported that this special meeting was called as this project could not wait until the next regular meeting. Highland Autowash, LLC (Dan Noeltner of Dent Specialists, Inc.) is looking to acquire ownership of Ozzie's Detail Shop and would like to enter into an agreement to help with renovations to the property. It is in C-2 zoning and they would like to upgrade the electric service to accommodate an upgrade of the carwash and addition of the dent repair business.

This agreement proposes to rebate 75% of the increase increment of property taxes over the next 10 years. This will help fund the improvements he is planning which will cost an estimated \$787,000 which includes purchase of the property.

Vazquez noted that the property has already been rezoned to (I) Industrial, to allow a new owner to operate an auto body type business at this location.

Greve made a motion to recommend approval of the Development Agreement with Highland Auto Wash, LLC, at 717 5th Street, to the City Council; seconded by Rinderer. All members voted aye; none voted no. The motion carried.

Next Meeting:

The next meeting of the Industrial Development Commission is scheduled for Wednesday, October 6, 2021.

Adjournment

Rinderer made a motion to adjourn; seconded by Korte-Lindsey. All members voted aye; none voted no. The motion carried and the meeting adjourned at 1:45 PM.