

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
HIGHLAND AREA SENIOR CENTER, 187 WOODECREST DRIVE
WEDNESDAY, FEBRUARY 1, 2023
12:00 PM**

Call to Order:

The February 1, 2023, meeting of the Industrial Development Commission was called to order at 12:01 PM by Chairman Meridith.

Roll Call:

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

Absent: Vice-Chairman Diane Korte-Lindsey

Also present: Mayor Kevin B. Hemann, City Manager Chris Conrad, Director of Building and Zoning Breann Vazquez, Economic Development Coordinator Mallord Hubbard, Director of Light and Power and Recording Secretary Megan Von Hatten.

Members of the public in attendance included: Director of Chamber of Commerce Hillarie Holzinger

Chairman Meridith led the Pledge of Allegiance to the Flag.

Approval of Minutes:

Marshall Rinderer made a motion to approve the minutes of the December 7, 2022, 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

Jon reported, the balance in the IDC account as of January 31, 2023, is \$53,520. No changes to the account besides the \$25,000 C/D to Bradford Bank.

Updates on Developments and other City Projects – Mallord Hubbard & Breann Vazquez

- 1014 Laurel - project in progress
- Old Yogis - interior gutted
- The Giving Tree - for sale
- 1001Main – hopeful to find a buyer this year
- Eagle Inn – Spoke to Gayle Frey and he is now leaning to demo the building and new building constructed
- Molly's Mocha - project on hold
- DJ Howard recently completed the façade improvement program
- Dairy Queen is being remodeled and targeted completion is Spring
- Matter Drive - construction to commence in February

- US 40 (Rehberger Jr)- project beginning to proceed; will be meeting with owner
- Plans to extend the façade program for another fiscal year for \$75,000
- Aviator Coffee passed site plan review

Building & Zoning Stats

- 37 commercial permits issued
- 168 residential permits issued
- 306 rental inspections
- 295 rental properties currently registered
- 122 planning items, 31 that went through CPZB

Economic Development Stats

- Amended business district to include 31 more parcels (including those absorbed from business district C)
- Added 72.8 acres to the enterprise zone
- 4 annexations totaling 86.96 acres

Revenue Update – Chris Conrad

Chris reported on revenue numbers, stating for the year the city is sitting at about \$37 million in revenues ending December 31. Monthly numbers are below:

- **Telecom:** \$10,396.41, which is down 4.5% from January of last year
- **Income Tax:** \$148,696.19, up 9.23% from last January
- **Use Tax:** \$35,910.34% which is up 17% from last January
- **Marijuana:** Remains stagnant at about \$1200/month, this overall is down about \$1K for the year from last year.
- **Business District tax:** \$70,202.05, which is up 5.9% over last January
- **NHRT:** \$161,005.78, also up 5.92% over last January.
- **Sales tax:** \$289,713.63, up 8.1% over last year.
- **Gaming:** The report was not available yet for some reason, but this has been pretty steady compared to last year, so I don't anticipate any large swing either direction.

New Business:

Discussion on Sursee-Aviston Transmission Project - Dan Cook

Dan reported to the Industrial Development Commission explaining the reason for the project. Dan stated that the project will connect the City of Highland area with Aviston and all the surrounding communities in the general area will greatly benefit from this. The current Jarvis station will be moved about a mile away from the city's power plant and sell Ameren eleven to ten miles of 138 kv line and they will build a new switching station the west edge of town. From that point the will continue to Aviston to Collinsville to Jarvis. This allows the city to maintain power while performing maintenance without interruption. Dan also reported this will take away the city's responsibility to maintain the tree line in that area that is costly and time consuming.

Next Meeting:

The next regular meeting of the Industrial Development Commission is scheduled for Wednesday, March 1, 2023.

Adjournment

Jon Greve made a motion to adjourn; seconded by Josh Kloss. All members voted aye and the meeting adjourned at 12:57 PM.