

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
HIGHLAND PUBLIC SAFETY BUILDING, 12990 TROXLER AVENUE
WEDNESDAY, MAY 3, 2023
12:00 PM**

Call to Order:

The May 3, 2023, meeting of the Industrial Development Commission was called to order at 12:10 PM by Chairman Meridith.

Roll Call:

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

Absent: Chairman Jim Meridith

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

Members of the public in attendance included: Kurt Vonder Haar.

Vice-Chairman Meridith led the Pledge of Allegiance.

Approval of Minutes:

Marshall Rinderer made a motion to approve the minutes of the April 5, 2023, 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

Balance in the account as of April 30, 2023, was \$53,520.11 which includes a \$25,000.00 C/D held at Bradford Nation Bank

Updates on Developments and other City Projects – Mallord Hubbard

- The budget was passed at the April 17th Council meeting. We have also received Council approval to continue the Façade Improvement Program for FY23-24.
- The Agreements with Eagle Inn, MH Equipment, and Xtreme Muscle Carz were all approved by City Council
- Bids for City Hall renovations will be opened on May 9, 2023
- Staff has begun the process of extending TIF districts and creating a new district that will include the US 40 (Rehberger Jr. property) project.

Revenues Update: Chris Conrad

Chris reported the revenue numbers for both March and April. Chris also stated

to remember that these numbers are collected 3 months in arrears.

- Business District: March was down 1.2% over last March, but April was up 4.05% over last April. For the year we saw 2.79% growth in this revenue stream.
- Non Home Rule: March was up 0.4% over last March and April up 5%. For the year we had 3.18% growth in this revenue stream. You can see the volatility in these streams which are on what are considered "discretionary" items. Makes it difficult to plan.
- Sales Tax: March was up 3.5% over last year and April was up 9.6%. For the year we saw 2.72% growth in this revenue stream which is our largest general revenue stream.
- Income Tax: This gets paid through the Local Government Disbursement Fund, and March was up 18% over last year and April was down 10% over last year. Talk about a Christmas hangover! This was the big winner this past year mainly because of record unemployment in IL meaning people are making more, and the .25% increase in the LGDF at the State level which went into effect last July. For the year this revenue stream was up 12% over the previous year which equates to about \$400K.
- Use Tax: March was 0.7% over last year and April was
 - up 6% over last year. We saw a 6% growth in this revenue stream but that is only about \$6K.
- Marijuana: This revenue stream actually decreased a bit for the year and turned out to be about \$4k less than we budgeted for. It is averaging about \$1300/month.
- Telecom: March was up 14.5% over last year, and April was up 25% over last year. Not sure how to explain this. The upside is that for the year it was only down 5.8% over the previous year which is better than the -10%/year we have seen for the last decade and what we had anticipated.
- Gaming: We finished the year at 104% of what we budgeted (about \$10K additional) which is the first year since gaming has been in place that it didn't grow at a 10%+ /year rate. So as anticipated the growth is slowing and should level out. I think we have finally saturated the market.

Highland Communication Update-Mallord Hubbard

Mallord stated he did not have an update besides construction is continuing in the Evergreen Court Subdivision.

Update on Workforce Development – Mallord Hubbard

- Job Fair held at the high school went well. A total of 16 businesses participated. Thanks to the IDC for their financial support.

New Business:

Consideration of contribution to the Collinsville Triad CEO Program – Mallord Hubbard

Mallord and Mayor Hemann attended the recent breakfast and expressed to the board how impressed they are with the program. Mallord gave specifics on what the students worked on and that he would be coming back to the board for a possible contribution at the next IDC meeting.

Next Meeting:

The next regular meeting of the Industrial Development Commission is scheduled for Wednesday, June 7, 2023.

Adjournment

Marshall Rinderer made a motion to adjourn; seconded by Josh Kloss. All members voted aye and the meeting adjourned at 12:33 PM.