

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
HIGHLAND PUBLIC SAFETY BUILDING, 12990 TROXLER AVENUE
WEDNESDAY, September 6, 2023
12:00 PM**

Call to Order:

The September, 2023, meeting of the Industrial Development Commission was called to order at 12:10 PM by Chairman Jim Meridith and the Pledge of Allegiance was recited.

Roll Call:

Members present: Jim Meridith, Diane Korte-Lindsey, Jon Greve and Marshall Rinderer.

Members absent: Josh Kloss.

Also present: Economic Development Coordinator Mallord Hubbard; City Manager Chris Conrad; and, Recording Secretary Megan Von Hatten. In addition, one member of the public present, Kurt Vonder Haar.

Approval of Minutes:

Diane Korte-Lindsey made a motion to approve the minutes of the August 2, 2023, Regular Session meeting; seconded by Jon Greve. All members voted aye; none voted no; the motion carried.

Reports:

Treasurer's Report – Jon Greve

Balance in the account as of August 31, 2023, was \$53,520.11 which includes a \$25,000.00 C/D held at Bradford Nation Bank Jon stated the board has a commitment to the CEO Program for \$1000 check and he will get that out to them shortly.

Developments and other City Projects – Mallord Hubbard

- Four items will be on the September 6, 2023 Combined Planning and Zoning Board Agenda, including a text amendment allowing for ground mounted solar arrays in Residential zoning districts for governmental entities; a Special Use Permit allowing HCUSD to construct a ground mounted solar array at the middle school; rezoning 100 Faith Drive from R-1-C to R-3; Planned Unit Development for 100 Faith Drive
- New owners of The Giving Tree have completed Phase 1 of project and now open
- Maroon Bridal have expressed interest in Façade Improvement Program
- Wells' projects are ongoing
- Still waiting on owner of Gaucho's to submit for Liquor License

Update on Highland Communication Services – City Manager Conrad

City Manager Conrad reported that HCS has about 2657 and about 700 TV customers. Chris stated the influx in customers have slowed down the construction in the subdivision a bit. Chris reported the traditional television service is at its all-time low in history sitting at 27%. HCS has been losing money on every TV customer and they make up for the loss

with internet and phone.

Update on Workforce Initiatives – Mallord Hubbard

Mallord reported no updates on this subject.

New Business:

Report on Monthly Tax Revenues – Chris Conrad

City Manager Conrad reported on revenues for August,

- Business district: \$77K, July was \$72K, and this is essentially flat compared to last August.
- Sales tax: \$31 OK, July was \$282K, and this is actually about 5% over last August. Good news.
- Non-Home Rule: \$178K, July was \$167K, and this is up about 2.3% over last August.
- Income: \$98K, July was \$150K, but this is up about \$17K over last August.
- Use tax: \$30K, July was also \$30K, this is down about 3% over last August.
- Pot: \$1350, July was \$1250, Flat
- Gaming: \$16K, flat across the board.

Next Meeting:

The next regular meeting of the Industrial Development Commission is scheduled for Wednesday, October 4, 2023.

Adjournment

Marshall Rinderer made a motion to adjourn; seconded by Diane Korte-Lindsey. Chairman Meridith announced the meeting adjourned at 12:37 PM.