

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
PUBLIC SAFETY BUILDING, 12990 TROXLER AVENUE
WEDNESDAY, FEBRUARY 7, 2024
12:00 PM**

Call to Order:

The February 7, 2024, meeting of the Industrial Development Commission was called to order at 12:00 PM by Vice-Chairman Diane Korte-Lindsey. The Pledge of Allegiance to the Flag was recited.

Roll Call:

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

Members absent: Chairman Jim Meridith.

Also present: Economic Development Coordinator Mallord Hubbard; HCUSD #5 Superintendent of Schools Mike Sutton; Recording Secretary Lana Hediger; and, one member of the public.

Approval of Minutes:

Josh Kloss made a motion to approve the minutes of the January 3, 2024, Regular Session meeting of the Industrial Development Commission; seconded by Marshall Rinderer. All members voted aye; none voted no; the motion carried.

Reports:

Treasurer's Report – Jon Greve

Jon Greve reported that there was no change to the account balances since last month. Interest from the matured CD was not reported. \$25,000 was invested into a new CD in January (10 months @ 5.05%).

Updates on Developments and other City Projects – Staff

The city has received plans for a Five Below retail store which will be going into the old Remax location in Northtown. That will likely proceed very quickly. Mallord is hopeful that he will be able to report an opening date by the next meeting.

As that is the location that was going to be the new Heaterz Chicken, Mallord reached out to the Heaterz crew to determine their intentions. They have indicated that they are busy opening a location in Normal. They still intend to open a location in Highland in 2024. The location is to be determined.

Mallord has met with Jarod Crutcher, owner of Cedar Creek Dental, to discuss his plans to build condos on his vacant lot at the corner of Suppiger Way and Suppiger Lane. He was provided with information on any city approvals that might be required to make the condos reality.

One item that will be addressed at the March meeting of the Combined Planning & Zoning Board, is related to Diversified Services' efforts to relocate within the city's

corporate limits. They are looking to purchase a vacant lot at the corner of Beech and Madison Streets. In order to have his business located there, the property would need to be rezoned to "I" Industrial.

At their meeting on Monday, February 5, the city council voted to issue a local liquor license to Gauchos Argentinian Restaurant. They will be traveling to Springfield this week to try to expedite their liquor license from the state of IL. The inside of their building looks great. It seats 45 in the dining room. They are currently planning to only be open during the dinner service, but to make the dining room available for special events during their off hours.

Eddie's Rise N Dine, formerly Huddle House, was also issued a local liquor license and their renovations are moving forward quickly.

Highland Emporium on the square is closing their doors on February 29, due to a number of factors. We are hoping that people will be stopping in until she closes to help her get rid of her inventory.

To update on the city hall building renovations, the roof is being replaced this week, we are hoping that they will be starting the flooring this week, too. We are looking to move in at the end of March, or beginning of April. Once we have moved into the offices, they will begin some renovations to the council chambers. They will be constructing a raised floor to bring the lowest level up to meet the next level, which will allow all wiring to be run under the floor panels, out of view.

Jon Greve asked if anyone knew the timeframe of the renovations to the former Family Care Pharmacy building on Broadway. Josh Kloss said that he believes it will begin this summer.

Update on Highland Communication Services – Staff

No report.

Update on Workforce Development Initiatives – Mallord Hubbard

Mallord reported that he has invited Ben Eberwein to attend the March meeting of the IDC to report on the upcoming job fair as well as the activities of the CEO program as they wrap up during their last semester. We will likely also discuss the possibility of the IDC supporting that program next year with a financial contribution.

New Business:

Report on Monthly Tax Revenues

No report.

Update on School Construction Projects – Superintendent of Schools Mike Sutton

Mr. Sutton reported that the addition to the Highland Middle School will be substantially completed by March 15. It includes a vocational space so that students may be exposed to shop and agriculture classes. The 7th grade students will be housed in this new section beginning at the start of the 2024-2025 school year.

The Highland Primary School is a much larger project. The steel walls have been erected. The center section that houses the offices and the gymnasium has also had the steel walls erected. Korte Construction has been working as our Construction Manager and they have done a phenomenal job to insure that supply chain issues have not created any significant delays. It is expected the building will be complete in October of 2024. The plan is to move into it over the Christmas/New Year holiday break.

Once the students have been moved into the new primary building, phase three of the project can begin, which includes upgrades to the elementary building, parking lot, and playground, on Lindenthal, and eventually demolition of the old primary and administration buildings.

All three phases of the project cost ~\$49,000,000 due to escalation of costs of building materials. That amount is being funded by the \$40,000,000 bond issue, interest earned from those funds, and ~\$2,000,000 of COVID funds.

Another project that is underway now is installation of solar panels at all of the school campuses, except the new primary. Some are roof-mounted, some are ground-mounted. The cost of installation is ~\$5,300,000. These will eventually pay for themselves in reduced electric costs over eight years and once paid off, should provide an estimated amount of \$3,200,000 in savings over the following 12 years.

There was a discussion about traffic flow around the new primary school. The traffic flow has been designed such that they should be able to get all pick up and drop off traffic off of Poplar Street. In order to help facilitate this, the time of the school days between the elementary and the primary schools may be off-set by 10 minutes. The hope is that the new sidewalk to be constructed down Poplar Street will be in place before they occupy the new building.

There was a discussion about widening of Poplar Street and funding of that project. The city is trying to get Safe Routes to Schools funding and is working with State Representative Charlie Meier to obtain additional funding.

Diane asked about the increase in school population. Superintendent Sutton explained that while there hasn't been any significant increase in overall school population, there has been an increase in special education classes. There are autism classrooms, transition classrooms, continuum of services classrooms. These have all been added in the district in the last several years.

Updated report on local housing market

Diane reviewed the printed report she brought to the meeting. Josh Kloss initiated a brief discussion about any new developments that may be on the horizon. It was suggested that reinstating the incentive program for the residential neighborhoods in the older part

of town would be beneficial. Mallord indicated that he would work with Diane to obtain data to justify refunding that program.

Josh Kloss asked if there is any progress on a new hotel. Mallord indicated that development of the new TIF district would be very important to that project. City is hoping to have the new TIF established in June.

Next Meeting:

The next meeting of the Industrial Development Commission is scheduled for Wednesday, March 6, 2024.

Adjournment

Marshall Rinderer made a motion to adjourn; seconded by Jon Greve. All members voted aye; none voted no. The motion carried and the meeting adjourned at 12:43 PM.