

**HIGHLAND, ILLINOIS  
MINUTES OF REGULAR SESSION  
INDUSTRIAL DEVELOPMENT COMMISSION  
PUBLIC SAFETY BUILDING, 12990 TROXLER AVENUE  
WEDNESDAY, APRIL 3, 2024  
12:00 PM**

**Call to Order:**

The April 3, 2024, meeting of the Industrial Development Commission was called to order at 12:03 PM by Chairman Jim Meridith. The Pledge of Allegiance to the Flag was recited.

**Roll Call:**

Members present: Chairman Jim Meridith; Vice-Chairman Diane Korte-Lindsey; Josh Kloss; Marshall Rinderer; and Ex-officio member, Highland Chamber of Commerce Executive Director Hillarie Holzinger.

Members absent: None

Also present: Mayor Kevin B. Hemann; City Manager Chris Conrad; Economic Development Coordinator Mallord Hubbard; Recording Secretary Lana Hediger; and, one member of the public.

**Approval of Minutes:**

Marshall Rinderer made a motion to approve the minutes of the March 6, 2024, 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**

No Treasurer's report was given.

**Updates on Developments and other City Projects – Staff**

Mallord updated the members on Gauchos Argentinian Steakhouse. They are planning on opening on Monday and will be hosting a private event on Friday.

The Building and Zoning Department received plans from Five Below. Work on that project should begin within the next 30 days. They will be inhabiting the portion of that building that formerly housed the Hibbets down to the former Remax. The vape shop that is there will be moving to another vacant space to make room which will only leave one vacancy in that building.

Regarding the creation of TIF 3, we continue to make steady progress on the process. We have received letters of support from all of the taxing bodies now and it is working its way through the state legislature. The TIF plan was presented to the city council at their March 18 meeting, letters have been sent to those within 750' of the TIF boundary and the annual Joint Review Board meeting will be held next Friday, April 12, combining review of the TIF 1 & 2 annual reports and review of the plan for the proposed TIF 3. There will be a public hearing on the proposed TIF 3 on Wednesday, May 20, at 6:00 PM at the Highland Senior Center.

At the Combined Planning Zoning Board meeting in March, the board recommended to the city council, approval of the Family Bible Church's application for a Special Use Permit to have a church at 820 Mulberry Street, the former police station. The council granted the Special Use Permit.

The other item addressed at the Combined Planning Zoning Board meeting was a rezoning request by Charles Keltner of Diversified Services for 904 Beech Street, which has been a vacant lot since the 1950s, so that he could move his lawn service / landscaping business within the city limits. The CPZB recommended denial of the request to the city council, however the city council approved the rezoning from R-1-D Single Family Residential to I Industrial. They noted the value of bringing a former Highland business back into the city limits and reaping whatever tax benefits will be associated with the business as opposed to a vacant lot.

There will be no Combined Planning Zoning Board meeting this evening and Mallord did not believe any applications had been submitted for the May meeting either.

City Manager Conrad reported that there are no new tax revenue figures to report as the funds have not been received yet this month.

Conrad gave an update on the city hall renovations. The epoxy flooring was being installed yesterday. The furniture is scheduled to arrive on April 11. The plan is to have the installation completed within 3-4 days after delivery then we can begin moving into the offices. Besides building the front vestibule, St. Jacob glass will also be replacing some panels in the original front façade that had some termite damage, which allowed the gas to escape from between the glass panels. The last thing to be done on the outside is for the entire building to be painted.

Once we move into the offices (end of April – beginning of May), we can vacate the council chambers and begin its renovation. A raised floor system will be installed in the very bottom layer of the floor, which will allow both HVAC and communications to be run under it, and it will be ADA compliant when it's finished. .

#### **Update on Highland Communication Services – City Manager Conrad**

City Manager Conrad reported that we are weather-dependent on finishing out the last street of the last subdivision. That work is being done by contractors. Trying to get it done when it's too wet, just tears up people's yards. We will wait until the ground dries up to proceed with that.

We have received an ARPA Fund grant from the county to run fiber out Arkansas Road as far as \$200,000 will take it. This is to provide fiber to areas that are underserved.

#### **Update on Highland Emergency Medical Services – City Manager Conrad**

City Manager Conrad reported that he will be going to Springfield, IL, tomorrow to testify before the Revenue Committee on a House bill that was sponsored by Representative Charlie Meier that concerns ambulance service districts. The districts that we have been serving are going to alternative providers. Their plan is to sign a contract with Rural Med which will give them a dedicated truck for the five districts which will be based out of the Highland-Pierron Fire Station. We will just be handling the City of Highland with a single truck and neither one of us will be doing hospital transfers. Rural Med will be providing service to the districts cheaper than we were able to, which will be a cheaper alternative

for their tax payers and by our serving only Highland citizens with a single truck, it will be a cheaper alternative for our tax payers. This will be a better alternative for all. We will still have two ambulances to serve everybody, but with a lower call volume per truck due to no hospital transfers. The hospital will be contracting with a third party for transfers which they have had to do for all their facilities which is not unusual for them. From both a fiscal and operational standpoint, our citizens should not notice any difference.

The proposed annual budget has been authorized to be made available to the public. It should have been posted on the website yesterday.

### **Update on Workforce Development Initiatives – Mallord Hubbard**

Mallord reported that the job fair will be held on April 19<sup>th</sup> from 11 AM to 1 PM. The Business Education Alliance is happy with the response so far and is hoping to bring in more businesses before the event. Mallord attended an event recently with Ben Eberwein, Director of the Leadership Council of Southwestern Illinois was there and was talking about some of the programs they are implementing in high schools. They are beginning to deploy some very interesting virtual reality tools to give students an interactive experience in a variety of fields. Mallord believes they will have that set up at the job fair, too.

The gala for Holly's House of Hope is this Sunday, at which Matthew Tory, who has been an apprentice for the City for the last year or so will be receiving a certificate from the Governor. The State Director for Apprenticeships will be there to present the certificate to Matthew. Tickets are still available for the event.

Regarding the CEO program, they recently held their Fish Tank competition, which is a take-off of the Shark Tank. The students presented their projects and were able to ask questions of the judges. Two HHS students finished in the top three. Their Investor Breakfast will be held on April 11 at the Gateway Center in Collinsville. Breakfast will be at 7:30 with the program beginning at 8:00. RSVPs are required by April 9.

### **New Business:**

#### **Approval of Sponsorship for 2024 Job Fair at Highland High School**

A motion was made by Diane Korte Lindsey to make a \$500 donation to Highland High School for the 2024 Job Fair; seconded by Marshall Rinderer. All members voted aye; the motion carried.

Mayor Hemann asked the members present if they are interested in being reappointed to the IDC. All members indicated that they are. He then shared with the members that he has received a letter of resignation from Jon Greve. Therefore, there currently exists a vacancy on the IDC. Kurt Von Der Haar has expressed an interest in serving on the IDC. Reappointments and the Von Der Haar appointment will be presented to the City Council for approval on May 6 at their regular meeting.

### **Next Meeting:**

The next meeting of the Industrial Development Commission is scheduled for Wednesday, May 1, 2024.

### **Adjournment**

Marshall Rinderer made a motion to adjourn; seconded by Josh Kloss. All members voted aye. The motion carried and the meeting adjourned at 12:24 PM.