

HIGHLAND, ILLINOIS  
MINUTES OF REGULAR SESSION  
INDUSTRIAL DEVELOPMENT COMMISSION  
CITY HALL, 1115 BROADWAY  
TUESDAY, OCTOBER 12, 2010  
12:00 PM

**Call to Order**

The meeting of the Industrial Development Commission was called to order at 12:08 pm by Chairman Bellm.

**Roll Call**

Members present: Darell Bellm and Jon Greve. Marilyn Frey arrived at 12:13 pm. Also present: Mayor Joseph R. Michaelis, City Manager Latham, Building & Zoning Official Kevin Limestall, Deputy Clerk Lana Hediger, and Dennis Rinderer. Ex-Officio member Jami Jansen was absent.

**Approval of Minutes**

Jon Greve made a motion to approve the minutes of the September 1, 2010 meeting of the Industrial Development Commission. The motion was seconded by Darell Bellm. All members voted in favor of approval of the minutes, none against; the motion carried.

**Reports**

Update on Voltedge contract: Mark Latham reported that we finally got a contract hammered out between our attorney and theirs. It will be on the City Council's agenda for approval on October 18.

Conference call with SIU-E: City Manager Latham reported that he contacted James Pennekamp at SIU-E to arrange a tour of their incubator facility. What he learned is that there is no such facility. Mr. Pennekamp indicated that they have more of a technology park than an incubator facility. A tour of what they have to see would only take ten minutes. Mr. Pennekamp reported that the only incubator facility in Madison County is in Granite City at the River's Edge facility where the old army depot used to be. Mark reported that Mr. Pennekamp seemed excited that this commission is interested in establishing an incubator program. Chairman Bellm stated that the #1 request in the recent survey was employment. People are looking for opportunities for employment in our community. Mayor Michaelis stated that this is the case around the country and we should have something available when people need jobs. City Manager Latham indicated that we will try to get Mr. Pennekamp here for our November meeting.

## New Business

Report on Property Purchase: Denny Rinderer reported that Mrs. Steiner had a meeting with her daughters and Howard Held of Scheffel & Company. They want to sell 82.61 acres at \$32,000 per acre. Denny asked her about making the purchase in two separate parcels. She would prefer to sell the whole tract at once but will talk about it. Bob and Janet Bircher would keep the home place but would agree to give the City of Highland the right to purchase it at the appraised value whenever they want to sell. Mrs. Steiner would like to sell the whole tract this year. City Manager Latham stated that if this commission wants to move forward with this purchase, he would recommend having an appraisal done right away. Denny asked what he should communicate to Mrs. Steiner. Jon Greve stated that the property should be investigated to make sure that there isn't anything there that would prevent it's use for our purposes.

Darell Bellm made a motion to have the property appraised and whatever tests are necessary performed; seconded by Marilyn Frey. All members voted in favor, none against; the motion carried.

Mayor Michaelis asked Denny to ask Mrs. Steiner if we could have Donna Howard prepare the appraisal.

Review of old bus barn property: Kevin Limestall passed out some printed information about this property. This property is just west of the Highland Recycling Center property. Mayor Michaelis reported that he looked at this property a few weeks ago and Faye Zeller was there. He asked how much they were asking for the property. She stated that she thought it was \$300,000 but e-mailed him later to say that the family was only asking for \$200,000. This property has been for sale for about four years. There are two storage tanks there to be concerned about. That was not previously known. If interested, the commission would have to have an environmental study performed.

Darell Bellm asked again what the commission's direction is...incubator program or enticement of established businesses to move here? Jon Greve indicated that we keep coming back to the fact that we need to look into both avenues. If we purchase both of these tracts, Steiner's and Zeller's, we would be satisfying both efforts. Darell Bellm asked if we want to take a trip to go out and look at the Zeller property and Hal Klaus' property. Mark Latham asked Denny Rinderer to contact the owners and set up a tour of both properties as soon as possible.

Darell Bellm asked if Wednesday, October 27 would work for the tour? 11:00 a.m. was set as the time.

### **Additional New Business**

New Business Prospect: Kevin Limestall gave an update on a request for information that Highland received on October 8 for a company looking to relocate. They require rail access for 7 – 10 rail cars per week. Steam is preferred but not required. They would employ approximately 40 people.

Commercial Business Solicitations: Kevin Limestall reported sending out letters to eleven commercial concerns trying to spark some interest in Highland.

New Bank Facilities: Kevin Limestall reported that National Bank will be building a new bank, and that CloverLeaf bank is planning a new bank facility as well.

Highland Communication Services: City Manager Latham reported that HCS sent out about 300 questionnaire letters last week. About 75 have been returned indicating interest in the services. Only two indicated that they were not interested. Businesses that indicated interest are being contacted and fiber drops are being installed. Mark also indicated that all the prices for the fiber services were firmed up at the Telecommunications Advisory Board meeting held October 11.

Other Tidbits of Good News: Kevin Limestall reported that B-Line will have four positions opening up soon. Also, that the Wall Street Journal is expanding their facility. Marilyn Frey indicated that Basler Electric will have a couple of positions available soon as well.

### **Next Meeting**

This next meeting of the Industrial Development Commission is scheduled for Wednesday, November 3, 2010 at 12:00 pm at City Hall.

### **Adjournment**

Marilyn Frey made a motion to adjourn; seconded by Darell Bellm. All were in favor. The meeting adjourned at 12:58 pm.