

HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
CITY HALL, 1115 BROADWAY
WEDNESDAY, DECEMBER 1, 2010
12:00 PM

Call to Order

The meeting of the Industrial Development Commission was called to order at 12:00 pm by Chairman Bellm.

Roll Call

Members present: Darell Bellm, Marilyn Frey and Jon Greve.

Also present: Mayor Joseph R. Michaelis, City Manager Latham, Deputy Clerk Lana Hediger, and Dennis Rinderer.

Ex-Officio Member Jami Jansen was absent.

Approval of Minutes

Marilyn Frey made a motion to approve the minutes of the October 12 and November 3, 2010 Industrial Development Commission meetings; seconded by Jon Greve. All members voted in favor; the motion carried.

Reports

Website Development update:

Mark Latham reported that he is very happy with Voltege. The first "Go To Meeting" was held to discuss the changes to be made. They believe that we could be in a position to attract a freight truck terminal or Distribution center. They will be listing all the different types of property that we have available and information on the workforce. There will be another "Go To Meeting" to talk again soon. The website will be complete before it goes live on the web. Mark hopes to be able to allow the commission members access to it for their review before it goes live. Estimated date for roll-out is December 16.

Business Inquiries update:

Huddle House:

Highland will be getting a Huddle House soon. It will be located near Wal-Mart. The owner of the one in Greenville, has purchased six franchises. His next one will be in Highland. They are looking at putting it on the site of the old gas station in front of Wal-Mart. Mark thinks they will try to start building in January.

Family Dollar:

Family Dollar will be locating in the old Sears store. Jim Rankin owns the building.

Paul Ray Capelle

Paul Ray Capelle is very interested in opening a cabinet making factory. He has a business plan and has the financing together. He will have seven employees. We are working with him to try to get something going in the TIF district.

Wall-Street Journal

Their improvements are underway. The satellite dish is down. They will be adding approximately 20 new jobs.

Fiber update:

Off air antenna is up. On the 14th of December all the major players will be here to coordinate installation of all the technical equipment, which they hope will be completed by January 16. So far we have 25 contracts in hand and another 35 in the works.

City Wins ICN Bid:

We won the IL Century Network bid. We beat out Charter Communications. We're going to put our equipment in the Triad High School and then AT&T will be relocating to the back of the HCUSD admin building. As part of the agreement, we will be giving Triad High School free dark service and also connecting their middle school.

City Receives Award from Expansion Solutions Magazine:

Mark reported on the Top Five Award for Excellence given to the City of Highland Community Development in the Call Centers category by the Business Expansion Magazine in recognition of exceptional progress and potential in the development area – by successful recruiting, retaining and/or assisting growing businesses.

Other Unrelated Bits of Information:

Mark handed out copies of an article he just found in the ICMA's Public Management magazine about whether or not a city should be involved in economic development. He would like the commission members to read it so that it can be discussed at the next meeting. The Koepfli Lane extension is complete and the road is open. The City is assisting in the Hospital's efforts to purchase land for a new facility. He believes they are looking at the right location. Mark thinks Highland should try to attract some biotech industries. He thinks this is a wave of the future.

New Business

Review of Old Bus Barn Property:

Denny Rinderer took a contract to Fay Zeller and she signed it and brought it back to the City. The City Council will be asked to make a decision on

purchasing it on December 6. Mayor Michaelis stated that the council was mixed. He is hopeful that it will be approved on December 6. Darell Bellm asked if there was anything that the commission members should be doing to help. Mark thinks that Paul Ray Capelle would be very interested in building a building on this site. Darrell believes this would be the kind of thing we're trying to do here...keeping a local businessman in our community and helping him get started. Darrell asked if there needs to be a separate committee of people to evaluate projects once we have property to work with. The Mayor believes that would be a function of the IDC. Darell reminded everyone that any incubator project should be required to sign a contract agreeing to stay in Highland if they become successful.

Ruth Steiner Property

Denny Rinderer reported that Mrs. Steiner has hired an appraiser. Once they receive his report, Denny will bring that information back to the IDC. Darell Bellm indicated that right now they are asking \$33,000 per acre and that is too far out of the ballpark. Denny reported that there have been several tracts of land near Highland that have sold recently for \$8,500 – \$10,000 per acre.

Review of discussion with James Pennekamp of SIU-E:

Mark Latham asked Chairman Bellm if there were any take-aways from the information he presented, if so, Mark will get started on it. Darell stated that they offered help. But, it looks like we are already doing the things he talked about. Darell asked if they can help us put together the outline of our incubator program. He suggested possibly calling on the mayor of Scottsburg, IN to ask for a copy of their program as a place to start.

Approval of 2011 meeting dates:

Jon Greve made a motion to approve the list of 2011 meeting dates as provided; seconded by Marilyn Frey. All members voted in favor; the motion carried.

Next Meeting

This next meeting of the Industrial Development Commission is scheduled for Wednesday, January 5, 2011 at 12:00 pm at City Hall.

Darell Bellm asked ML to call his friend at SIU-E to see if he could get something started on the incubator program outline before the next meeting.

Darell also asked Lana to add Mark's article to the agenda for discussion at the next meeting.

Adjournment

Chairman Bellm adjourned the meeting at 1:00 p.m.