

HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
CITY HALL, 1115 BROADWAY
WEDNESDAY, MAY 4, 2011
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: Ex-Officio Member Jami Jansen, Chief Building & Zoning Official Kevin Limestall, Andrea Enright, Dennis Rinderer, Councilwoman Peggy Bellm, Director of Finance Sharon Rusteberg, and Deputy Clerk Lana Hediger.

Approval of Minutes

Marilyn Frey made a motion to approve the minutes of the March 2 and April 6, 2011 Industrial Development Commission meetings; seconded by Jon Greve. All members voted in favor; the motion carried.

Reports

Website update:

Kevin Limestall reported that the City's portion of the work has been completed and submitted to Voltege. He was hoping to have a draft for the commission members to look at today but was told that it would not be ready. We will have a draft to reveal on May 31st.

Business Inquiries Update:

Huddle House The owners closed on the property. We are waiting on them to complete their plans/drawings.

Weight / Fitness / Health Food Store Kevin has nothing new to report.

Steve Schmitt Auto Dealership They are going to do their remodeling of the existing showroom, rearranging of some of the offices and the customer service area. The expansion portion of their project is on hold. They are still crunching numbers on this. What they would like to do is remove the existing Quonset hut and the new building will be closer to the main buildings and will be for the new electric cars.

Family Dollar. Mr. Rankin's building permit for the roof work has been issued. We are waiting for Family Dollar's contractor to come in and pick up the permit. It is ready to go.

Banquet Facility Kevin has nothing new to report.

New China Restaurant in Northtown is currently doing remodeling and should re-open within the next week or so.

Buzzie's Restaurant Kevin reported that it has been sold. The new owners took over and have new signs up already. There was a question about whether it was sold or if the current operators are just leasing the building. Kevin indicated that new signs are up and the operators are the same people who run the Red Apple in Maryville.

Recent New Inquiry Kevin reported that a young couple called to ask if there were any restaurants for sale in Highland. They have an appointment to look at the House of Plenty which is on the market. Kevin gave them some advice on creating a business plan to get started. The young man does not intend to quit his current job. Kevin indicated that Yogi's is also on the market right now.

Lory Theatre Kevin has not heard anything about any inquiries on the Lory Theatre. Kevin indicated that it is for sale but still operating.

Smurfit-Stone Kevin reported that they have laid off 25 employees. The retirees have been notified. Third parties have been in to look at purchasing some of the machinery. Denny Rinderer reported hearing that the corrugator is already out of the building. Kevin had heard that they had lost the Anheuser-Busch business which may have been the last straw. Kevin indicated that they have 52 employees left.

Cabinet Gallery Kevin spoke with Paul Ray Capelle...they should have their final set of plans later this week and pending approval hope to have a ground breaking sometime next week.

Feasibility Study Update: Andrea Enright reported that there have not been any changes with the Buckley Co. with regard to them visiting Highland to give us a free consultation as to whether or not we would benefit from doing a feasibility study. Andrea contacted them last week and e-mailed them again today. If she doesn't receive a positive response from them soon, she will have to look for another company.

International Economic Development Council Membership: Kevin reported that the City obtained a membership and that he is the representative. They have a lot of resources that we wouldn't otherwise have available to us. They offer training classes. Kevin and Andrea attended a webinar entitled "Supporting Targeted Industry Using Incubators". They shared information that they learned in the webinar. Kevin will attend another seminar in June 5, 6, and 7, in Indianapolis, IN.

Old Business

Future Land Options / Property Appraisal Update: Denny Rinderer reported that he spoke to Mrs. Steiner but she wants to find out what the updated appraisal from D J Howard will be before they commit to any kind of options at this time. Previously it was \$800,000. Chairman Bellm reported that the new appraisal from D J Howard is \$1,240,000. At 82.61 acres it computes to \$15,100/acre. Denny didn't think that would set well with the Steiners. Denny reviewed the report and took exception to the sales used as comparables. Jon Greve indicated that before anyone pays for the updated appraisal, someone should ask why they omitted the St. Joseph's Hospital and RP Lumber/Mettler sales.

Mrs. Steiner was offered \$250,000 for one acre along Troxler some time ago but she didn't want to break up the property. Jon Greve suggested having Donna Howard reduce her thoughts to writing.

Chairman Bellm asked Councilwoman Bellm what she thought about council support of this idea of purchasing land. Councilwoman Bellm indicated that she is in full support of entrepreneurship but is only one councilperson. She doesn't believe the Commission could get full support of the council.

Councilwoman Bellm expressed interest in hearing the discussion about the hospital. The discussion turned to the Smurfit-Stone property and the consensus of the commission members was that the Smurfit-Stone building would not be suitable for an entrepreneurship center. Marilyn Frey indicated that she would rather see us help the hospital since they are staying here instead of helping a company that is pulling out of town by buying their building, acknowledging at the same time that there is much to be considered before any decision is made.

New Business

Entrepreneur Center Concept and Board Trip: Andrea has spoken with Dan Dejong to plan a tour of the St. Patrick's Center. After some discussion, it was decided that the tour would be scheduled for May 25 and the St. Louis Economic Development will be toured on the same day as well.

Andrea handed out printed information from the National Business Incubator Association about a "coaching clinic" they are offering in June in Baltimore, Maryland. Andrea believes it would be beneficial for the commission members.

Develop Mission and Vision Statements: Kevin reported that Mark Latham would like the commission to have a Mission Statement and a Vision Statement. Kevin passed out a copy of the City's Mission and Vision Statements and asked the commission members to think about it for discussion at the next meeting.

Future Plans For the Old St. Joseph's Hospital Building: Andrea spoke with someone from the RCGA who is contacting two companies out of St. Louis. One is Digital Realty Tests. They are a company that places data centers within old hospitals. The other is a company that helps redesign old hospitals for data centers. Andrea hopes to have met with both companies and had them visit the site in Highland prior to the next IDC meeting.

Chairman Bellm brought those who were absent last month up to speed on the discussion last month about if the hospital will be feasible to use. He thinks it would be helpful to see the St. Patrick's Center to see how they renovated that one and what kind of grants may be available for that. Denny Rinderer reported that Rantoul used an old officer's quarters building into a motel. \$83/night. Chairman Bellm reported that New Harmony, Indiana has an old building that they converted into a motel. When you look at the hospital rooms at St. Joseph's, they are probably more luxurious than the rooms in New Harmony's facility. Darell pointed out that if it will work for something we are interested in, we could negotiate with the hospital.

Jon Greve doesn't want the commission members to totally discount the Smurfit-Stone facility as it could be useful for industrial purposes.

Next Meeting

The next meeting of the Industrial Development Commission is scheduled for Wednesday, June 1, 2011 at 12:00 pm at City Hall.

Adjournment

Jon Greve made a motion to adjourn the meeting; seconded by Marilyn Frey. All members voted aye, none nay; the meeting adjourned at 12:56 p.m.