

HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
CITY HALL, 1115 BROADWAY
WEDNESDAY, JUNE 1, 2011
12:00 PM

Call to Order

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

Roll Call

Members present: Darell Bellm and Jon Greve.

Also present: Ex-Officio Member Jami Jansen, Chief Building & Zoning Official Kevin Limestall, Andrea Enright, Councilwoman Peggy Bellm, City Manager Mark Latham, and Deputy Clerk Lana Hediger.

Approval of Minutes

Jon Greve made a motion to approve the minutes of the May 4, 2011 Industrial Development Commission meeting; seconded by Chairman Bellm. Both members voted in favor; the motion carried.

Reports

Website update:

Kevin Limestall reported that there is a flaw in the Mysequel data base on the City's server.

Business Inquiries Update

Huddle House Have received the site plan and elevation stuff. We're waiting for two of the development stake-holders to submit their comments. One is Public Works and the other is Charter Communications. We have received comments from Ameren, Frontier and from Light & Power. Mark Latham asked if the request for review had been sent to HCS and why it was sent to Charter Communications. Kevin indicated that they are on the stakeholders' list. He inquired if there was someone else that it needs to be sent to? Mark Latham indicated that it should also be sent to Steve Ferguson of HCS and further that Charter should be removed from the list because we do not have a franchise agreement with them.

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

Steve Schmitt Auto Dealership The new shop is cancelled. At this time they will only do the remodeling of the showroom and the office area.

Tri-Ford They are doing a new roof and remodeling their showroom. They have a business agreement with the City in the works.

Family Dollar The roof permit was issued and the work is mostly done. Now, they are dealing with remediation of asbestos that was found in the flooring mastic when they removed the tile. That is Rankin's responsibility. Kevin spoke with someone from Family Dollar yesterday. They will be moving in as soon as the flooring issue is completed.

New China Restaurant Their remodeling is completed.

Smurfit-Stone Nothing new to report on them.

Yogi's Nothing new to report on them.

House of Plenty Nothing new to report on them.

Kevin spoke to a couple in his office who are locating a business in town on Laurel Street where Dennis Ammann used to have his insurance office. For about the last eight months they have been selling retail on the road with fairs, shows, and festivals selling novelties, like remote control cars and boats, jewelery, and odds and end knick-knacks, including marshmallow guns. With the high price of gas, they are looking to stay in town versus traveling around to sell their wares. They have leased the building and will live upstairs and have their office and display areas on the first floor.

Cabinet Gallery Kevin reported that they have had their ground breaking and should begin construction soon.

Restaurant Supply Company They have closed up and moved out of the old Devtron facility on 13th Street.

Old Business

Steiner Property Update: Mark Latham directed Denny Rinderer to talk to Mrs. Steiner about an option to buy at a price per acre between the high and low appraisals.

New Business

Entrepreneur Center Board Trip: Andrea has spoken with Dan Dejong to reschedule the tour of the St. Patrick's Center. Anytime during June will work for him. The next IDC meeting was scheduled for July 20 since several individuals will be out of town on July 6. The tour of the St. Patrick's Center was then rescheduled for June 22.

Develop Mission and Vision Statements: Andrea indicated that the IDC mission/vision statements should not conflict with that of St. Patrick's Center. Darell would like to determine first what the size of the commission will be and then make appropriate appointments. When everyone is on board then develop the mission and vision statements. The consensus of the commission members was that the commission should be expanded to five members. Darell suggested that John Lutostanski be asked to replace Marilyn Frey since he was involved with industry. Another suggestion was that

someone from the school community be on the commission. Any new members should live inside city limits if possible. It was suggested that a small business owner or someone in retail might be a good idea. Jon Greve made a motion that a recommendation be made to the City Council that this commission be expanded to five members. Chairman Bellm seconded the motion and both voted aye. Motion Carried.

Future Plans For the Old St. Joseph's Hospital Building: Mark Latham reported that the hospital organization is trying to get their certificate of need. Chairman Bellm expressed concern that the hospital sisters at least be made aware that the City is interested in doing something with their old facility before they sell it to someone else. Mark indicated that the City is looking into establishing a second TIF district. It would likely include the old hospital, the Smurfit-Stone facility, and Wick's Organ property.

Lory Theatre Update: City Manager Latham indicated that there is an interested party who lives in Highland seriously considering purchasing and renovating it. Mark thinks they could do a good job with it and he feels good about their vision for the facility. He thinks it would be restored to look like it originally did but with a state-of-the-art audio/visual system.

Other Business: City Manager Latham asked Darell for advice on who he should meet with about tying the entrepreneurship idea into the HHS/HMS curriculum. Darell suggested that Mark call Barb Bellm. He believes that she used to teach the entrepreneurship class at the Highland Middle School. It was also suggested that some of the teachers from the school be asked to come in to talk to the commission about ideas for developing entrepreneurship in young adults.

Next Meeting

The next meeting of the Industrial Development Commission is scheduled for Wednesday, July 20, 2011 at 12:00 pm at City Hall. The St. Patrick's Center tour is scheduled for June 22. Andrea Enright will send the information to the members about this.

Adjournment

Jon Greve made a motion to adjourn the meeting; seconded by Darell Bellm. Both members voted aye, none nay; the meeting adjourned at **1:00** p.m.