

HIGHLAND, ILLINOIS  
MINUTES OF REGULAR SESSION  
INDUSTRIAL DEVELOPMENT COMMISSION  
CITY HALL, 1115 BROADWAY  
WEDNESDAY, JULY 20, 2011  
12:00 PM

**Call to Order**

The meeting of the Industrial Development Commission was called to order at 12:03 pm by Chairman Bellm.

**Roll Call**

Members present: Darell Bellm, Jon Greve, Ryan Goodwin, and Eric Rehkemper.

Members absent: Rick Frey

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

**Approval of Minutes**

Jon Greve made a motion to approve the minutes of the June 1, 2011 Industrial Development Commission meeting; seconded by Eric Rehkemper. All members voted in favor; the motion carried.

New commission members Ryan Goodwin and Eric Rehkemper were welcomed.

**Reports**

Website update:

Kevin Limestall reported that we are ready to go live with the new GrowHighland website. He showed the new website on the screen. John Greve asked what source was being used for information on available property. Kevin indicated that the LOIS System (Location One Information System) is used. Peggy Bellm suggested adding the social and civic organizations to the Recreation and Culture page. Darell added that the churches would also be a good addition. Peggy Bellm asked what the contract is for changes. Kevin indicated that minor changes will be made in-house. Ryan Goodwin asked if the print features offered printer-friendly versions for the content. Kevin indicated that it does. Jon Greve asked if you could pull up properties by zoning type? Kevin stated that it was not set up that way.

**Business Inquiries Update**

Huddle House Andrea indicated that Huddle House has a deadline and should be completed by the end of October and open for business by mid-November. Kevin added that Korte Luitjohan has the contract to build their restaurant and he should have their plans for review by the end of this week.

Possible Conference Center Andrea indicated that a contact was made and that they are looking into whether building a conference center would be a good idea in this area.

Lory Theatre Andrea indicated that she heard from David Kunkel and that he is hoping to receive an offer on the Lory Theatre in the next couple of weeks.

Kevin reported that he had an individual ask for information about TIF Area #1. Kevin provided the information to him but has not heard anything yet.

Possible Day Care Andrea indicated that she had received an inquiry from someone about possible existing structures or new construction for a day care.

Wall Street Journal Kevin indicated that they are still working on their upgrades. He saw that they had brought in some back-up generators and set them with a crane. Darell asked if Wall Street Journal would suffer any issues due to Rupert Murdoch's legal issues. Kevin did not believe there would be any effect unless the circulation is adversely affected.

### **Old Business**

Future Land Use Options: Mark Latham left word that there is nothing new to report. Chairman Bellm updated the new members on this effort.

### **New Business**

Entrepreneur Center Board Trip: Chairman Bellm reported that he learned more about their mission and clarified a misconception that he had. They look for entrepreneurs to start new businesses and hire homeless to work. 80% of their businesses are in some way related to food service. Darell asked them if we should be trying to fill a niche of a particular type of business for our community and they indicated that you have to be open to whatever comes along. Each proposed business is evaluated on an individual basis. Ryan agreed and added that a business would seem more attractive if it matched the skill set of the workforce here. Five different locations were visited. Darell indicated that a set up like that of St. Patrick Center would most likely be the best design to emulate if we were to purchase the old St. Joseph's Hospital building. Eric asked if the hospital building was tested and found to be a safe structure. Darell stated that from what he has been told, the issues were with the heating/cooling and ventilation systems. He believes that it was not cost effective to bring it up to hospital standards of today, but that if it were going to be used as offices or warehouse type facilities it would be a different story. Darell mentioned that the Smurfit-Stone building may also be available in the future. The Wick's Organ, Artex, and Devtron buildings were also discussed briefly. Andrea reported that another thing that was brought up was the fact that businesses in the incubator program don't seem to want to move on very quickly, choosing to stay on and take advantage of the low rent and services. Lee Crocket, head of the Venture Advisors, prepared an outline for Highland on what we could do and how they could help us. He will be here on August 3<sup>rd</sup> to meet with Mark, Kevin and Andrea. Darell asked if we would partner with them, how they would decide if something should come to Highland rather than one of the five centers in St. Louis? Andrea indicated that their organization is a group of business people who act as advisors. They meet with their entrepreneurs once a week. To answer Darell's question,

Kevin indicated that he thought it would most likely have to do with where the entrepreneur is located in relation to all the incubator sites.

#### Other Business:

Kevin indicated that the Comprehensive Plan was developed in 2006 and that the City is in the early stages of revisiting the Plan for update

Chairman Bellm opened the meeting up to new members to ask questions on anything having to do with the IDC, either how or why it was formed or what has been done to date. Eric indicated that he is just listening and absorbing information right now. Darell updated the new members on how the IDC came into existence. We are here to develop new businesses and industry while maintaining a healthy relationship between the City and the existing employers. We are exploring getting back to entrepreneurship, which is what made Highland what it is.

Eric Rehkemper indicated that Ford has several small manufacturers that make parts and he offered a Highland site as a possible location to them. They like to stay more to the rural markets, to stay away from the union issues. Eric wondered if that issue has ever stopped a potential new business from locating here. There has been no indication of that.

Andrea indicated that the City submitted preliminary information to someone looking to locate a \$55 million data center. The initial request went out nation-wide. Andrea has learned that they have since narrowed their search to the mid-west. Andrea is hopeful that we will at least get a site visit out of it.

#### Next Meeting

The next meeting of the Industrial Development Commission is scheduled for Wednesday, August 3, 2011 at 12:00 pm at City Hall.

#### Adjournment

Eric Rehkemper made a motion to adjourn the meeting; seconded by Jon Greve. All members voted aye, none nay; the meeting adjourned at 12:59 p.m.