

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
WEDNESDAY, NOVEMBER 4, 2009
CITY HALL, 1115 BROADWAY**

The first meeting of the Industrial Development Commission was called to order at 12:00 Noon by Darell Bellm.

Members present: Darell Bellm, Marilyn Frey, and Jon Greve
Also present: Mayor Michaelis, City Manager Latham, and Deputy Clerk Hediger

Next Meeting:

Next meeting was scheduled for Tuesday, December 8, 2009. The schedule of 2010 meetings will be on the December agenda for approval.

Mayor Michaelis stated that he is excited about the three members that will be serving on this commission.

Election of Officers:

Marilyn Frey nominated Darell Bellm for Chairperson; seconded by Jon Greve; all were in favor.

Jon Greve nominated Marilyn Frey as Vice-Chairman; seconded by Darell Bellm; all were in favor.

Discussion regarding goals for the Industrial Development Commission:

Mark Latham stated that the City needs to find an ideal spot to develop property to truly call it an industrial park. The current industrial area along US Hwy 40 was established long ago.

Mark indicated that this commission has powers to bond out for establishment of an industrial park, noting that Greenville has had a well-established industrial park for several years now. Mark believes Commerce Place is better suited to commercial rather than industrial businesses.

Mark stated that he had looked at the old Devtron Building with Dave Kunkel and Willie Frey. It would be ideal for someone to move into.

Mark stated that the technology with the City's Fiber-to-the-Premises project will help to bring in data centers and other types of corporate businesses.

Mayor Michaelis noted that industry seems to want to move to centralized locations like in Sauget and other places.

Darell Bellm asked what size Industrial Park the City Manager is looking for? The size of the Greenville industrial park is at least 100 acres, maybe 200.

Mark believes that rail access is going to be very important to industry in the future. Mayor Michaelis believes that locating an industrial park in close proximity to the railroad tracks is only going to improve the chances of bringing industry to Highland.

Mr. Bellm asked if the City would want to construct a building in the industrial park with no knowledge of who might want to locate there and what their needs would be.

Mark indicated that a lease agreement could be worked out with an entrepreneur to build what they want.

Mr. Bellm asked how much money the commission is allowed to bond for? Mark indicated that any bonds would be under the City's General Obligation.

Chairman Bellm suggested that on Dec. 8 the commission members look at property to determine what is available and who owns it.

Mark Latham pointed out that there are a couple of things to look at as we start thinking about developing an industrial park. He asked what the current industries would think about the development of a new industrial park. Jon Greve asked if there is some data on who has tried to move here and gone somewhere else. Mayor Michaelis indicated that just the quality of the town is not enough to bring a business/industry here anymore. It is basically a bidding war. They want no less than the land, building and tax abatements or some combination of them. Mark remarked that it is a detriment to the City that we don't even have an Enterprise Zone. IL has the second highest workman's comp rates in the nation next to CA. Ark is 3.4% and Highland is 8%. When a company has a \$4M payroll, it makes a huge difference to them.

Schutt Sports Gear makes football helmets and other gear. They want to move out of Litchfield, IL. They are looking for a free facility and free ground. They will guarantee 210 full-time jobs for 10 years. Their manufacturing facility is in Salem, IL, and then they ship the parts to Litchfield and put them together. They have to ship across the street for another process which costs even more money. A 200,000 sq ft building is what they are looking for.

Darell Bellm asked what the current industries would think if we gave them property and built them a new building. Marilyn stated that she doesn't think there are 210 additional people in Highland who need jobs. She would rather see a smaller industry offering 50 jobs.

Mark Latham indicated that Trouw Nutrition is moving their corporate headquarters here which will mean 25 additional white collar jobs.

Chairman Bellm stated that if you advertise jobs available, people will be willing to move here.

Mark stated that the city is using the CodeRed emergency notification system now. This will allow the City to contact the manufacturers in the case of power outages to relay estimates of when power might be restored.

Mayor Michaelis indicated that an additional incentive that may be offered is \$5,000 per full-time job.

Darell Bellm indicated that procuring land to have ready to offer is a good first step.

Mark indicated that the Retail market analysis is complete and the final report is being prepared.

Some time in January all the existing retail business owners will be invited to a meeting to review the final report.

Mayor Michaelis indicated that the Medicine Shop may be a good project for the IDC to work on. The business closed up and the building is now vacant.

Marilyn Frey made a motion to adjourn the meeting; seconded by Jon Greve; all were in favor. The meeting adjourned at 12:57 p.m.

Prepared by: _____
Lana R. Hediger, Secretary

Approved by Industrial Development Commission: _____