

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
CITY HALL, 1115 BROADWAY
WEDNESDAY, DECEMBER 4, 2013
12:00 PM**

Call to Order

The meeting of the Industrial Development Commission was called to order at 12:05 PM by Chairman Darell Bellm.

Roll Call

Members present: Chairman Darell Bellm, Eric Rehkemper, Diane Korte-Lindsey and Ryan Goodwin.

Members absent: Jon Greve and Ex-Officio Member Jami Jansen.

Also present: City Manager Mark Latham and Recording Secretary Lana Hediger.

Approval of Minutes

Ryan Goodwin made a motion to approve the minutes of the November 6, 2013 Regular Session meeting of the Industrial Development Commission; seconded by Eric Rehkemper. All members voted aye; none voted no; the motion carried.

Reports:

Update on other job inquiries – Mark Latham

Mark reported that there have been inquiries regarding several types of elder-care. A young couple from Effingham, IL who are interested in building a 36 unit memory care facility here contacted and met with him. They are looking at a location near Legacy Place.

Dave Kunkel met with Mark last week to make him aware that he had signed a contract with St. Joseph's Hospital making him responsible for selling/leasing the property on which the old hospital is situated and space in and around the new hospital. He also indicated that he has had inquiries with regard to memory care and assisted living facilities. He introduced Mark to a gentleman from St. Charles, MO who has a strong interest in putting together townhouses for senior living.

Mark showed the board members the concept drawing of the new public safety building and surrounding land. The plan is to construct the infrastructure during the 2014/2015 budget year. The road and the retention lake will be beneficial to the hospital in their effort to develop the land on the east side of the hospital.

Mark reported that Ruler Foods is still in the works. The city council was given their application for economic incentives with their December 2 agenda information. Mark believes they will be approving the request at the December 16 city council meeting.

It looks like the Mosaic Church will be purchasing the Devtron building from Frey Properties.

Denny Rinderer performed an appraisal on 805 Beech Street for the City. Mark thinks the City could make use of it for dumpster storage. It could then be available for any suitable entrepreneur that might need it. The commission members expressed concern that the asking price was far too high. Diane Lindsey-Korte made a motion that the City Council investigate making an offer on the property of \$90,000; seconded by Jon Greve. All members voted aye; none voted no; the motion carried.

Mark indicated that interviews are being conducted to find someone to take Kathleen's place. Mark hopes to have someone in place by the beginning of the new year. Chairman Bellm asked if there was any problem with continuity regarding the entrepreneurship program. Mark indicated that Lee Crockett has been conducting the meetings since Kathleen left.

Mark reported that Tim Reaka is very interested in purchasing the Koch Cleaners building for his doggy day-care business. He will be making an offer and Mark hopes that we can get it sold by the end of the year.

Update on Highland Communication Services – Mark Latham

Mark reported HCS has over 1100 customers now. Letters have been sent out telling customers that their band-width has been increased with no increase in cost to them. HCS had a presence in the Lighted Christmas Parade. Another marketing mailer was just sent out to the businesses. There are still about 180 businesses that are not using HCS services. Some contacts will be made by phone as well.

Cabinet 1 is being opened right now which will offer services to a large residential area. When that is complete, the next area to open will be around Autumn Crest subdivision. The Electric Department personnel are installing the fiber and the HCS crews are doing all the splicing. So far that process is going very good.

Mark indicated that we are 1 out of 18 cities in the nation designated as "Gigabit Cities." That means we have the ability to offer a gigabit to any customer. Chattanooga, TN is the closest "Gigabit City" to Highland.

Update on Highland Entrepreneurship Program – Mark Latham

Mark reported that the annual luncheon was well-attended. Prizes were awarded. Tim Reaka is in the program with his doggy day-care. It sounds like the Lory Theater is doing very well. Mary Gutzler of Gutzler's Butterfly is in the program now.

Diane Lindsey-Korte asked if there was any indication made by the people looking to build the senior townhouses as to what type of land they are looking for? Mark indicated that he has already shown them property that is zoned for that use. There was a brief discussion regarding the shortage of buildable lots available.

Mark informed the board members that he is investigating the idea of forming a health insurance alliance for small business owners in Highland.

Old Business:

Update on Proposed Enterprise Zone – Mark Latham

Mark reported that he was scheduled to meet with Keith Moran. That day, Mr. Moran called Mark to tell him that he had a fire in his office. The meeting has not yet been rescheduled. The cities involved in the Zone include Collinsville, Maryville, Glen Carbon, Troy, St. Jacob, and Highland. Chairman Bellm stated that he is hearing that we may have a very good chance of getting a zone approved because there aren't very many communities preparing applications right now. Mark indicated that Madison County Board Chairman Dunstan told him the same thing.

Next Meeting:

It was determined that several of the members are not available on January 2. Diane Lindsey-Korte made a motion to reschedule the next meeting of the Industrial Development Commission for Tuesday, January 7, 2014; seconded by Eric Rehkemper. All members voted aye; none voted no; the motion carried.

Adjournment

Ryan Goodwin made a motion to adjourn; seconded by Diane Lindsey-Korte. All members voted aye; none voted no. The motion carried and the meeting adjourned at 12:53 PM.