

**HIGHLAND, ILLINOIS
MINUTES OF REGULAR SESSION
INDUSTRIAL DEVELOPMENT COMMISSION
WEDNESDAY, February 3, 2010
CITY HALL, 1115 BROADWAY**

The meeting of the Industrial Development Commission was called to order at 12:10 Noon by Darell Bellm.

Members present: Darell Bellm and Marilyn Frey. Jon Greve arrived at 12:28 PM

Also present: City Manager Latham, Building & Zoning Supervisor Kevin Limestall, Deputy Clerk Hediger and Bill Rickher as a member of the public.

Marilyn Frey made a motion to approve the minutes of the November 4, 2009, meeting of the Industrial Development Commission. The motion was seconded by Darell Bellm. All voted in favor, none against, the motion to approve carried.

There was a discussion about the properties visited by the board members on December 8, to determine their potential suitability for development as an industrial park. Properties discussed were, Siever property behind the Poplar Junction Bowling Alley, Weder property west of the B-Line facility on Monroe Street which is next to the railroad tracks, and the property situated off Highland Road behind the Toner Technologies property which may be owned by (Steiner?).

Darell Bellm asked if Mark had any experience with the owners to find out if these properties are actually available for sale. Mark stated that he believes that the Siever property is involved in a trust dispute and that at one time Don Weder wanted \$25,000/acre for the old cookie factory property. No contacts have been made on the other property.

To proceed from here, Mark directed Kevin Limestall to put together a comparative table for the board members so that they may evaluate the sites based on the following criteria:

- traffic
- availability of utilities
- cost of property per acre
- number of property owners
- proximity to railroad
- cost of rail access
- proximity to peripheral route
- proximity to major highways
- soil conditions
- zoning
- cost of construction of infrastructure

Chairman Bellm noted that the Weder property looked good due to the rail and highway access and Kevin added that there is water and sewer availability there. Darell asked about the Siever property and it was noted that there is some access to rail but that a considerable extension of utilities would be needed. Chairman Bellm stated that if the Weder and Steiner properties were combined, it would make for a nice sized Industrial Park. Kevin mentioned that from the

railroad's point of view, this type of development utilizing rail access would be preferred on the east end of Highland. Darell asked if Trenton Road properties shouldn't also be considered.

He also asked what the likelihood of assistance from either the county or state might be considering that Commerce Place had been vacant for so long. Kevin mentioned the importance of advertising, and the Wall Street Journal had been suggested to him by Councilman Rickher.

Commission member Greve arrived at 12:28 PM.

Mark Latham stated that a site should be established first then approach the county for funding. The property could be purchased utilizing a bond, or, an attempt could be made to reach an agreement with a property owner to buy 1/3 and only develop that much, but maintain an option on the remaining property to purchase later if all goes well.

Mark pointed out a need to discuss what type of businesses should be housed in the industrial park. Originally, we didn't want any more smoke stacks. Data centers had been discussed at one time, but they sometimes require "x" amount of distance from any flight patterns, railroads, etc., noting that the Yahoo data center chose to locate in Nebraska because the governor of that state was directly involved with the negotiations.

Flight patterns will have to be researched.

Jon Greve indicated that each of the properties discussed has a different type of appeal to it.

Darell Bellm stated that the area bounded by WINU Drive and the trestle looks interesting. There is nothing to lose by looking at this property now. The economy is such that it is a good time to purchase property.

City Manager Latham asked that each of the commission members be prepared to discuss the types of businesses that they think we should try to attract at the next meeting. That will give us an idea of how to market the industrial park.

Jon Greve made a motion to approve the schedule of meetings for 2010, seconded by Marilyn Frey. All voted in favor; none against; motion carried.

Next Meeting:

Next meeting is scheduled for Wednesday, March 3, 2010.

Marilyn Frey made a motion to adjourn the meeting; seconded by Jon Greve; all were in favor. The meeting adjourned at 1:05 p.m.

Prepared by: _____
Lana R. Hediger, Secretary

Approved by
Industrial Development Commission Chairman: _____