

HIGHLAND, ILLINOIS  
MINUTES OF REGULAR SESSION  
INDUSTRIAL DEVELOPMENT COMMISSION  
CITY HALL, 1115 BROADWAY  
WEDNESDAY, SEPTEMBER 1, 2010  
7:00 PM

**Call to Order**

The meeting of the Industrial Development Commission was called to order at 12:04 pm by Chairman Bellm.

**Roll Call**

Members present: Darell Bellm, Marilyn Frey, and Jon Greve.

Also present: Ex-Officio Member Jami Jansen, City Manager Latham, Building Zoning Official Kevin Limestall, Deputy Clerk Lana Hediger, and Dennis Rinderer.

**Approval of Minutes**

Jon Greve made a motion to approve the minutes of the August 4, 2010 meeting of the Industrial Development Commission. The motion was seconded by Darell Bellm. Corrections required as "Darell" is misspelled throughout the document. All voted in favor of approval of the minutes as corrected, none against, the motion carried.

**Reports**

Tri-Onics: Mark Latham reported that he has received a commitment by Rex Hermsmeyer of Tri-Onics to move their corporate office to Highland. The City Council has approved an incentive package for the company. It will be a couple of weeks before they get all moved. A new transformer has been ordered and there is some electrical work to be done first. Marilyn Frey asked where they are moving from. Mark indicated that they are currently in O'Fallon, MO. They have stated to Mark that they wish to be Chamber members and get involved in the community.

Green Industry: Mark reported that Kevin Limestall, Sharon Rusteberg, and Kelly Korte amassed a lot of demographic information requested by Green Industry. The information has been sent to them and we are now awaiting a response as to what communities they want to look at. The outlook is hopeful as Bob Ady says that Highland shows well. The theatre researcher who was just in Highland had stated that Highland is very clean.

**Additional Reports**

Mark Latham reported that Gayle Frey is working with a restaurant equipment supply company. They are looking at moving to Highland to occupy the old Devtron building. It is only five (5) jobs but a good company.

Mark reported that he received a phone call from Kyle McCarter who knows of an aircraft industry that he wants to get to move to this area. Highland is one city they are interested in. They are looking for a 6,000 square foot building in which to build fuselages. Dwight Rutz's building that Syngenta Seeds had occupied previously and the Torbitt building are a couple of ideas that they are looking at.

Mark reported that the Chamber of Commerce and the City are working together to offer business seminars. The first one will be held on September 30, 2010. They will be called "Small Business Toolbox." Kevin Limestall will be the presenter on one regarding Business Districts. Another topic will be TIF Districts. Dan Cook will be the presenter on one about the City's new fiber system. Scheffel & Co. will present one on tax incentives for new jobs, and there will be one on small business loans presented by a small business loan specialist.

Kevin Limestall reported that the Green Industry research has been put into a shared file so that it is accessible to staff for future interested parties.

### **New Business**

Recommendation on Voltedge Contract: We have received an offer from the daughter of Bob Ady to design a website. It was asked how we are proceeding; work at attracting new businesses or start an incubator program? And then...how would the Ady-Voltedge contract fit our direction? If we purchase land, we'll be looking for an established industry. Kevin Limestall stated that his opinion is that we need to work at both directions...bring new industry and host an incubator program.

Jon Greve stated that from the research he has seen, an incubator business is more loyal to the community after becoming established. And, while a big industry may anchor temporarily in your community, they may not necessarily be married to your community like an incubator business would be.

Mark Latham indicated to the commission members that the City Council put them on this commission to make a recommendation. Chairman Bellm asked the members, "What do we want to do?" Marilyn Frey stated her opinion that if money is no object, we should go for both.

Darell Bellm asked Denny Rinderer how things were going with the property purchases. Denny indicated that Ruth Steiner would look at selling the entire 81 acres behind Wal-Mart (all or none). There is a large pond there where they took out the ground for the Highland Middle School. She would like to discuss this with her daughters. She is 88 years old. You're likely looking at \$25,000 - \$30,000 per acre. That's what she sold the property to Wal-Mart for years ago.

All utilities are readily available to this location. There is another 112 acre tract that touches this property, currently owned by Maryann Mueth.

Mark Latham stated that the encouragement to the commission is to make a recommendation in the best interests of the City. The council is pro jobs.

Procedure would be to 1: update the website with Voltedge; and, 2: purchase property. Mark Latham suggested that the commission submit a letter to the council signed by Chairman Bellm about the incubator program and development of an industrial park of about 100 acres of land to provide site ready availability to new businesses.

Mark indicated that through his weekly report to council, he will let them know that the commission will be looking to enter into the Voltedge contract and looking into purchasing property.

Jon Greve made a motion that the Industrial Development Commission recommend entering into a contract with Ady-Voltedge for website design and purchasing ~100 acres of land for industrial development. And make them aware that the commission will be investigating and possibly establishing an incubator program.

Chairman Bellm is to compose a letter to the City Council per Mark Latham.

Chairman Bellm asked, "Do we want to visit the SIU-E incubator program site?" City Manager Latham stated that he will make a call and set up a visit before the next meeting.

### **Next Meeting**

This next meeting of the Industrial Development Commission is scheduled for Wednesday, October 6, 2010 at 12:00 pm at City Hall.

### **Adjournment**

Marilyn Frey made a motion to adjourn; seconded by Jon Greve. All were in favor. The meeting adjourned at 12:55 pm.