

INDUSTRIAL DEVELOPMENT COMMISSION
MEETING MINUTES
Thursday, August 20, 2009
City Hall Council Chambers

Attendees: Chairman Dick Linville, Aldermen Glen Kuhlemier and Daehle Reitzel, Karen Reynolds, Sandy Henrekin (RFDCD), Jeff Bright, Mark Searing, Mayor David Blanton, Richard Downey and Sylvia Frey

Absent: Doug Wiersema

Others Present: Jerry Sharp, property owner of 801 E. 17th Street, Jennifer Houzenga, Terry Wolf Construction office staff

Roll Call was taken – Quorum was met. Official business could be conducted.

First Order of Business – Approval of prior months minutes (06/18/09): Chairman Linville asked the members for their approval of minutes for 06/18/09. A motion was made by Karen Reynolds, seconded by Daehle Reitzel, to approve these minutes. Motion carried – 6 (yes)

Next Order of Business – Discussion – Purchase of City Property (Lot #16 RF Subdivsn 2) – Buyer Jerry Sharp – owner of 801 E. 17th Street): Jerry Sharp presented the members with a written proposal for Lot 16 – RF Subdivision 2 for their review and approval. Mr. Sharp's offer remained at \$6,000.00 and the members did not feel this would satisfy current market values. Mr. Sharp's intentions for the lot would be storage only at this time. A suggestion was made towards the possibility of selling a portion of the lot – property located just to the North of Mr. Sharp's property (250' x 174' = 43,500sqft or approximately 1 acre. Members discussed this possibility with the majority of the members in favor of same. Discussion was held on price negotiation and the members asked Mr. Sharp and Ms. Houzenga to vacate the meeting at this time to allow the members to discuss this issue. They moved into the waiting area of city hall. Members stressed the importance of market value established at \$10,000.00 per acre and this pricing should stay constant in negotiations with potential buyers. It was discussed that legal costs, surveying costs and covenant issues (fencing) should be considered in the asking price. After a lengthy discussion, a motion was made by Alderman Daehle Reitzel, seconded by Sandy Henrekin, to accept Mr. Sharp's original offer of \$6,000.00 with the following stipulations: 1) combine both lots into one parcel – survey to be paid by Mr. Sharp; 2) legal costs for agreement and recordings to be paid by City – closing to be made within 30 days; and 3) fencing (privacy) requirement according to covenants must be completed by June 1, 2010. Vote tally: Chairman Linville (yes); Karen Reynolds (yes); Jeff Bright (yes); Sandy Henrekin (yes); Alderman Daehle Reitzel (yes); Alderman Glen Kuhlemier (yes); and Mayor Dave Blanton (yes); Motion carried 7 (yes).

Upon Mr. Sharp and Ms. Houzenga 's return to the meeting, this proposal was presented to Mr. Sharp. Discussion was held with Mr. Sharp accepting this offer as presented. The members stated that the City will be contacted him shortly once the City Attorney has drafted the real estate agreement as required by city ordinance. The members appreciated Mr. Sharp's interest in this purchase of city property.

Next Order of Business – Stipulated Loan – Reliant (Richard Downey): Richard wanted to inform the members that the city has entered into a stipulated loan with the IEPA. The parameters of this loan would affect the selling price of the Reliant property and proceeds thereof. Alderman Kuhlemier made a motion to affirm that any funds from the sale of the Reliant property would be paid to any outstanding expenses and other jurisdictions as deemed necessary, seconded by Jeff Bright. Alderman Daehle Reitzel and Sandy Henrekin 'abstained' from voting due to their individual business interests in the City's TIF district.

Next Order of Business – Committee Items: Mark Searing stated that while working on enforcing weeds/grass violations in the industrial park area, he has been confronted with the possibility of court action against the city on the 'prairie grass' issue. The City doesn't have a ordinance making exception to 'prairie grass' growth at this time. Members discussed this issue and agreed that any property owner who has 'prairie grass' or uses vacant land for hay baling, will be required to mow and maintain their property according to city ordinance. A motion was made by Jeff Bright, seconded by Alderman Daehle Reitzel to stay with city ordinance compliance for mowing all weeds/grasses. Members did not want to give precedence to any property owner(s) for future enforcement issues. Members asked Chairman Linville to become compliant with city ordinances and mow the property located at 1 Belt Way, Rock Falls IL.

A motion was made by Jeff Bright, seconded by Alderman Daehle Reitzel, to adjourn this meeting. Meeting adjourned at 5:10pm. Next meeting is Thursday, September 17, 2009 at 4:00pm at city hall complex.

Respectfully submitted,

Richard D. Linville, Jr., Chairman