

INDUSTRIAL DEVELOPMENT COMMISSION
MEETING MINUTES
Thursday, March 18, 2010
City Hall Council Chambers

Attendees: Chairman Dick Linville, Mayor David Blanton, Alderman Daehle Reitzel, Doug Wiersema, Mark Searing, Jeff Bright, Richard Downey and Sylvia Frey

Absent: Alderman Glen Kuhlemier, Karen Reynolds, Sandy Henrekin (RFCD)

Audience Present: Bob Steinhagen, S&S Auto

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

First Order of Business – Approval previous month's minutes (02/18/10 & 02/24/10): Chairman Dick Linville asked the member for their approval of previous month's minutes. A motion was made by Doug Wiersema, seconded by Alderman Daehle Reitzel, to approve these minutes. Motion carried – 5 (yes).

Next Order of Business – City Owned Property – 703 4th Avenue: Members reviewed the total cost of city expenses for the property at 703 4th Avenue - \$9,323.98. Mr. Steinhagen remained with his offer of \$3,000.00 at this time. Members asked Mr. Steinhagen to wait outside of this meeting while discussion was held on this offer. Mr. Steinhagen left the meeting at 4:13pm. Mayor and Alderman Daehle Reitzel agreed that the land would only be worth \$3,000.00 at this time – small lot 50x70. It was suggested to ask for \$4,000.00 which would include legal costs with title work process or take Mr. Steinhagen's \$3,000.00 offer and have him pay for those legal costs. Members agreed for the asking price of \$4,000.00 to include legal costs. Mr. Steinhagen returned to the meeting at 4:16pm.

Members discussed with Mr. Steinhagen their proposed offer of \$4,000.00 which includes legal costs to be incurred with the title work process. Discussion was held regarding the small lot extension on the city's right-of-way from First Avenue, with the possibility of the city abandoning this small area, if it is determined that it's in the city's easement from First Avenue. A motion was made by Jeff Bright, seconded by Alderman Daehle Reitzel to accept the offer of \$4,000.00 from Mr. Steinhagen and the city would include the city's right-of-way if it was determined by survey, engineering fees and such that if was cost effective. Motion carried – 5 (yes).

Next Order of Business – Plans – NW IL Construction – E. 17th Street entrance: Chairman Linville asked Mark to speak regarding this issue. Mark indicated that he had received a copy of plans for the E. 17th Street project from Mr. Bob Arnold a few weeks ago and wanted to share these plans with the commission members. Accordingly, these Capital Development Board plans which were dated June 1, 2008 (revised 10-08 and 3-09) were not reviewed nor presented to the city council or commission for prior approval. The plans show a curb cut at the NW IL batch plant entrance on E. 17th Street. Mayor Blanton indicated that when the city signed an agreement with the State of Illinois for this project, no revised plans for this entrance were presented at that time. Based on this information, discussion was held among the members with the members deciding to stand with the letter dated October 21, 2009, whereas, the city did not grant the curb cut request at that time.

Next Order of Business – Budget Review – 2010: Richard presented each member with a budget draft for their review and discussion. Several items were discussed regarding income, expenses and budget movability for funds. A revised budget will be presented by Richard at next month's meeting.

Mark Searing mentioned that the farm lease had been signed by all parties and first payment was received accordingly.

A motion was made by Alderman Daehle Reitzel, seconded by Doug Wiersema, to adjourn this meeting. Meeting adjourned at 5:0pm. Next meeting is Thursday, April 15, 2010 at 4:00pm at city hall complex.

Respectfully submitted,

Chairman Dick Linville