

**INDUSTRIAL DEVELOPMENT COMMISSION  
MEETING MINUTES  
Thursday, August 16, 2012  
City Hall Conference Area**

Attendees: Aldermen Daehle Reitzel and Glen Kuhlemier, Sandy Henrekin – RFCDC, Bethany Bland – RF Chamber, Karen Reynolds, Robbin Blackert – City Administrator, Mayor Blanton, Mark Searing – Building Inspector, and Sylvia Frey  
Absent: Chairman Dick Linville, and Jeff Bright

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

With Chairman Dick Linville's absence, Mayor asked Alderman Glen Kuhlemier to preside over meeting as Acting Chairman at this time. Members agreed.

First Order of Business – Approval previous month's minutes 7/19/12): Acting Chairman Glen Kuhlemier asked members for their approval of previous month's minutes. A motion was made by Sandy Henrekin, seconded by Bethany Bland to approve these minutes. Motion carried –5 (yes)

Next Item of Business – Discussion/Sale- 1515 West Route 30: This is for discussion only at this time per Mark Searing. He stated there is an interested party(Jeff Moore – Moore Tires Service – E. Rte 30) for the purchase of 1515 West Route 30 which has now become city owned property. City Council will be transferring the sale of this property to the IDC at the next council meeting on August 21<sup>st</sup>. Each member was given a copy of the buyer's proposal for their review. Robbin Blackert stated Phase 1 study has been received;whereas adjoining property (Coastal) could present contamination issues due to underground storage tanks if any digging would be needed on this property. Members expressed concerns regarding potential buyers and their intentions for this property which would not be conducive to the city's comprehensive plan for commercial properties. Mayor mentioned the City Council will be presented with a Resolution which would transfer this property to the control of the IDC on August 21<sup>st</sup>. With adoption of this resolution, members felt a special IDC meeting should be called to further discuss any potential proposals from buyers interested in purchasing this property, along with asking Jeff Moore to participate in this meeting. At that time, members would be able to establish the parameters which would be needed to finalize a contract between all parties. Members agreed.

Next Item of Business – Discussion – Business Park Design: Sandy Henrekin informed the members that RFCDC has submitted an E-Zone designation application for the 70.23acres for the new industrial park located on Clearwater Drive at this time. She presented business park concept designs from other cities for the members review. Discussion was held regarding creation of the city's concept plan for this new land. Sandy mentioned that depending on the type of developer/investor and their need for land for projects, smaller lots should be considered for marketability. Cost of this type of concept design could cost up to \$2,500.00. Robbin suggested the possibility of city staff putting together a general concept plan for presentation purposes when developers/investors show interest.

With no further business, a motion was made by Sandy Henrekin, seconded by Alderman Glen Kuhlemier, to adjourn this meeting. Meeting adjourned at 5:00pm. A Special meeting will be called in the near future. Next regular meeting is Thursday, September 20, 2012 at 4:00pm.

Respectfully submitted,

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Acting Chairman Alderman Glen Kuhlemier