

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

Attendees: Chairman Dick Linville, 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: Jeff Bright

Others: Jeff Moore, local business owner

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

Members were given a copy of Resolution 2012-642 stating city council has given authority to IDC to sell the city property located at 1515 West Route 30, Rock Falls.

Mark then provided pictures and a slide show on the interior and exterior condition of this property explaining the deterioration through the years. He stated that there continues to be criminal trespassing and vandalism on this property at this time. City Police are doing their best to control same.

At this time, Mark has received two offers on this property and members were given a copy of each proposal. Mark stated 2nd offer came from out-of-town individuals for an offer of \$6,500.00 to re-create a restaurant/liquor establishment as previous owners. These individuals have not made any direct contact with Mark at this time only presented a written offer. Mark stated he's met with Jeff Moore several times for discussion/inspection on this property and felt Jeff's efforts and interest should be noted. Mark Searing introduced Jeff Moore to the IDC members.

Jeff Moore presented the members with his remodeling and leasing intentions. He would be dividing the building for business leasing in the front section and his personal use in the back section. He plans to clean up the entire property (debris/materials/grass/weeds), gutting the entire building, remodeling the front section of the building to accommodate future business (office) tenants and installing three garage doors on the east side of the building. He has met with his contractors and have worked on construction costs for this project which total approximately \$30,000.00.

Alderman Daehle Reitzel expressed his concern of maintaining the parking lot as a dust-free surface throughout the year as the adjoining trucking business has difficulties in dealing with this issue. Jeff stated he understands this concern and he would maintain the parking lot surface along with any potential semi truck parking issues. He wanted to assure the members that he intends to own this property throughout the years and will make every effort to enhance the business economy of our community.

A motion was made by Alderman Glen Kuhlemier, seconded by Alderman Daehle Reitzel to enter into Executive Session at 4:30pm. Motion carried - 6(yes)

A motion was made by Sandy Henrekin, seconded by Alderman Glen Kuhlemier to close Executive Session at 4:42pm. Motion carried – 6(yes)

From discussion in Executive Session, a motion was made by Alderman Daehle Reitzel, seconded by Karen Reynolds, to accept the \$1,000.00 offer from Jeff Moore as presented and establish a one year (12 months) escrow until project has been satisfactorily completed. City Attorney will draft the required contract accordingly. Roll Call Vote Tally: Chairman Linville (yes), Karen Reynolds (yes), Bethany Bland (yes), Sandy Henrekin (yes), Alderman Reitzel (yes), Alderman Kuhlemier (yes) – Motion carried 6 (yes).

Mark Searing stated he has received the Fire Marshall's report regarding the storage tanks in the adjoining property at 1509 W. Rte 30 and these tanks will be removed in the near future.

Mark Searing stated he will contact the individuals on the 2nd offer explaining the IDC's decision accordingly.

With no further business, a motion was made by Sandy Henrekin, seconded by Karen Reynolds to adjourn this meeting. Meeting adjourned at 4:46pm. Next regular meeting is Thursday, September 20, 2012 at 4:00pm.

Respectfully submitted,

Chairman Richard D. Linville, Jr