

**INDUSTRIAL DEVELOPMENT COMMISSION
MEETING MINUTES**

Thursday, September 20, 2012

City Hall Conference Area

Attendees: Alderman Glen Kuhlemier, Sandy Henrekin – RFCDC, Bethany Bland – RF Chamber, Karen Reynolds, Jeff Bright, Robbin Blackert – City Administrator, Mayor Blanton, Mark Searing – Building Inspector, and Sylvia Frey

Absent: Chairman Dick Linville, and Alderman Daehle Reitzel

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

With Chairman Dick Linville's absence, members appointed Acting Chairman Jeff Bright to conduct this meeting.

First Order of Business – Approval previous month's minutes 8/16/12, 8/23/12- Spcl & Exec: Acting Chairman Jeff Bright asked members for their approval of previous month's minutes. A motion was made by Alderman Glen Kuhlemier, seconded by Sandy Henrekin to approve these minutes. Motion carried –5 (yes)

Next Item of Business – Update – National Guard property: Robbin Blackert reported the city has received the \$20,000.00 from escrow to be deposited into IDC account. The city will receive a copy of the deed in the near future.

Next Item of Business – Update – 1515 West Route 30: Robbin Blackert stated Jeff Moore has signed the contract and paid the \$1,000.00 as required. The members reviewed a copy of the contract as presented. Mark Searing described the progress being completed and presented a slideshow of the building. He stated entire property has been cleaned up, weeds/trees/debris removed and interior completely gutted. There will be a metal roof, large windows in front portion of building, three garage doors on the east side of building along with other improvements forthcoming. Discussion was held on the adjacent property, former Coastal gas station. Mark reported the three tanks have been removed in recent weeks and these tanks were found to be free of contamination. Mark will be making an attempt to contact the owners, as the named bank has relinquished their ownership, to discuss any future intentions for their property.

Next Item of Business – Nomination Request for IDC Representative to RB&W Design Review Board: Sandy Henrekin stated she has been working with RFCDC's consultant in preparing covenants and guidelines for the riverfront property. Within the covenants, there is a designated RB&W Design Review Board which would consist of five members (1-RF City Council Appointee; 1-RF IDC member; 1-RF P&Z member; and 2-RFCDC Appointees). This board would oversee/review any and all development plans being presented. Once developer and construction has been completed, the owner of the new development would become a member of the RB&W Design Review Board; whereas, removing an existing member from the original five members. Permanent members to this board would be the P&Z member and the two RFCDC members. This board would convene only when potential developers submit their construction plans. Mark Searing suggested consideration for his office to become an 'ad hoc' member of this review board as it pertains to building/construction/city codes towards compliance. He stated compliance with codes would be necessary so that delay in construction would be avoided for future projects.

Members expressed their concern regarding the longevity of these covenants and Sandy stated these covenants encompass 25 years at the beginning and then are renewable at 20 year intervals.

Mayor Blanton stated the city needs to be careful with future development on the riverfront so that we can be proud of this riverfront throughout the years.

After further discussion, a motion was made by Karen Reynolds, seconded by Jeff Bright, to select Bethany Bland as the IDC representative to the RB&W Design Review Board. Motion carried – 5 (yes).

Robbin Blackert commented to the members on the amount of time and effort Sandy has spent on drafting and preparing these covenants and guidelines throughout the past few weeks.

Mayor Blanton stated the city is still waiting for the IDOT approval for the bike path section on the riverfront. Further information will be forthcoming.

With no further business, a motion was made by Sandy Henrekin, seconded by Jeff Bright, to adjourn this meeting. Meeting adjourned at 4:50pm. Next regular meeting is Thursday, October 18th but due to several members being out of town at the annual TIF Conference, it will be rescheduled for Thursday, October 25, 2012 at 4:00pm.

Respectfully submitted,

Acting Chairman Jeff Bright