

**INDUSTRIAL DEVELOPMENT COMMISSION  
MEETING MINUTES  
Thursday, January 17, 2013  
City Hall Conference Area**

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

Absent: None

Public Attendees: Kiran Sood – SVM reporter

Roll Call was taken – Quorum was met – Official business can be conducted. Meeting started at 4:00pm.

With Chairman Dick Linville's absence, members appointed Acting Chairman Jeff Bright to conduct this meeting. Chairman Linville came to the meeting at 4:10pm.

**First Order of Business – Approval previous month's minutes 10/25/12:** Acting Chairman Jeff Bright asked members for their approval of previous month's minutes. A motion was made by Sandy Henrekin, seconded by Alderman Glen Kuhlemier to approve these minutes. Motion carried – 7 (yes)

**Next Item of Business – Proposed Clearwater Drive Industrial Park Plat:**

Mark Searing gave each member a copy of the proposed plat for their review. At this time there are 6 lots considered 'shovel ready' with utilities and road access along Clearwater Drive. It was stated the roadway north of proposed lots will be completed in the spring. The cost of this roadway improvement will be expensed through Enterprise funds at this time.

Mayor and Sandy stated they are waiting for E-Zone approval from the state before we would be able to market these properties.

Robbin stated the city council has not transferred this property to the Industrial Development Commission at this time; whereas, this proposed plat will be presented to Public Property Committee for their approval – then to city council for final approval.

Discussion was held on storm water retention, road infrastructure and cost expenditures for road infrastructure. Mark stated storm water retention would be designated to the river on the north and this designation would prevent any future water flow problems as the city has experienced with the existing industrial park area. Depending on what developers are requiring and once properties are sold, road infrastructure will be determined and engineering plans will be completed accordingly. Robbin explained that the city's EPA grant loan payment is being met by Enterprise (Sewer) budget at this time. Any future road infrastructure expenditures would be determined by the needs of potential developers/buyers accordingly.

Even though the IDC does not have control of this new industrial park property at this time, Mark suggested, and the members agreed, a review of existing covenants should be initiated at next month's meeting. Sylvia will make sure all members have copies for this meeting.

**Next Item of Business – Discussion/Review – Sales Agreement – 1515 W. Rtoue 30:** Mark stated that Jeff Moore has been moving forward with extensive remodeling on this property over the past few weeks. With the possibility of a potential buyer wanting to purchase the entire property, Jeff doesn't plan on making specific changes to the front interior of the building at this time. He is asking for consideration of releasing the deed so he can proceed with the potential sale. Mark stated he's only bringing this information to the members at this time. Members asked Mark to confirm that all codes have been met on this property prior to next month's meeting. Mark will bring back code compliance inspection information to next month's meeting. Acting Chairman Jeff Bright tabled this issue until next month's meeting.

**Next Item of Business – Review – Mazel Agreement:** Mayor Blanton stated the lease swap agreement with Mazel has been finalized and signed by owner at this time. He stated according to January 2012 IDC minutes the members had voted to approve this agreement with the Mayor bringing the finalized lease back to IDC once it was signed by owner. Mayor stated the time lapse for this agreement was due to review/revision by both party attorneys. Without copies of the signed lease given for their review, the members felt this issue should be tabled for a later date. Acting Chairman Jeff Bright tabled this issue until a Special IDC meeting being called for Thursday January 31, 2013. Once members have reviewed and approved the final agreement, a recommendation will be made to the city council for their final approval.

With no further business, a motion was made by Alderman Glen Kuhlemier, seconded by Bethany Bland, to adjourn this meeting. Meeting adjourned at 5:00pm. Special IDC meeting is scheduled for Thursday, January 31, 2013 at 4:00pm. Next regular meeting is Thursday, February 21, 2013 at 4:00pm.

Respectfully submitted,

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Acting Chairman Jeff Bright