

**INDUSTRIAL DEVELOPMENT COMMISSION
MEETING MINUTES
Wednesday, March 20, 2013 (rescheduled)
City Council Chambers**

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

Public Attendees: Bill Wescott

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

First Order of Business – Discussion – Mazel Agreement: Chairman Dick Linville asked Jim Reese to speak on this item and give the members information accordingly. Jim Reese stated his first encounter with this agreement was as a sale agreement which he had drafted for the Mayor several months ago. He stated he was not involved in the process of the development of the lease swap agreement between the city and Mazel. Jim Reese has reviewed the agreement and expressed a few concerns regarding establishing timeframe clause for sale of both properties, contamination of both properties and suggested consideration of Mazel buying the lot instead of leasing. He stated if the property owned by the city would be sold to Mazel then any unforeseen contamination would be Mazel's responsibility not the city's responsibility. Discussion was held among the members with concerns and questions raised pertaining to the agreement's 20 years term, EPA restrictions on contaminated property, IDC responsibilities in regards to leasing city property and private property, selling provisions for both lots, areas on both lots that are contaminated, benefit of riverfront extension as green space of Mazel's lot, possible screening and future development prospects. Members stated they would be willing to work with Mazel in this venture but wanted to make a few changes which would be more inductive and beneficial to the future of the city.

A motion was made by Alderman Glen Kuhlemier to recommend approval of this lease agreement as presented; whereas, a second motion was not cast, so this motion stalled and became invalid.

Members felt it was necessary to continue further negotiations and clarification with Mazel regarding this issue at this time. Members understood that Mazel's equipment has been stored on the city's lot for several months and do not want to have it removed at this time. Members asked if there was sufficient funds in IDC budget to allow the city attorney to proceed with contacting Mazel for further negotiations. Robbin Blackert stated the IDC has sufficient funds for this. A motion was made by Jeff Bright, seconded by Sandy Henrekin to hire Jim Reese, City Attorney, to contact Mazel directly and continue negotiations on Mazel's needs, intentions and the city's considerations towards finalizing this transaction. City Attorney will make contact with Mazel and bring further information to the members at next month's meeting for their review.

Next Order of Business – Approval previous month's minutes (1-17-13 and 1-31-13): Acting Chairman Jeff Bright asked members for their approval of previous month's minutes. A motion was made by Sandy Henrekin, seconded by Jeff Bright to approve these minutes. Motion carried – 6 (yes).

Next Order of Business – Approval Recommendation to Change Zoning (B-2, M-2 to MU-1)-Riverfront property: Sandy Henrekin asked the members for their consideration in changing the B-2 and M-2 zoning along the riverfront and a portion of Avenue A to MU-1 (Mixed Use) for future project developments. A motion was made by Sandy Henrekin, seconded by Chairman Dick Linville to make a recommendation to the city council for the rezoning of property along riverfront and a portion of Avenue A to MU-1 (Mixed Use) as presented. Motion carried – 6 (yes).

With no further business, a motion was made by Sandy Henrekin, seconded by Karen Reynolds, to adjourn this meeting. Meeting adjourned at 5:16pm. Next regular meeting is Thursday, April 18, 2013 at 4:00pm and this meeting could be changed to accommodate City Attorney's availability if required.

Respectfully submitted,

Chairman Richard D. Linville Jr.