

**INDUSTRIAL DEVELOPMENT COMMISSION**

**MEETING MINUTES**

**Thursday, May 16, 2013**

**City Council Chambers**

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

Absent: Chairman Dick Linville, Jeff Bright, and Alderman Daehle Reitzel

Roll Call was taken – Quorum was met – Official business can be conducted. Meeting started at 4:05pm.

Due to Chairman Dick Linville's and Acting Chairman Jeff Bright's absence, the members nominated Alderman Glen Kuhlemier as Acting Chairman. A motion was made by Bethany Bland, seconded by Sandy Henrekin to appoint Alderman Glen Kuhlemier as Acting Chairman. Motion carried – 4 (yes).

**First Order of Business – Update – Mazel/City Property – Jim Reese:** Each member was given an update from City Attorney regarding his contact attempts with owner of Mazel Inc. property and if any lease agreement could be warranted. According to his letter, the owner did not commit to any sale, exchange, lease or any other arrangements for future discussion or finalizing this transaction.

With this information, the members discussed various options to remedy this issue. Robbin Blackert mentioned the fact that the east side of Mazel's property is contaminated; whereas, if owner was to give this property voluntarily to the city then the city would be able to receive federal funding to clean up the contamination. Consensus among the members was to tell the owner to remove his materials from city property to the east side of owner's property within a 60 day timeframe. A motion was made by Sandy Henrekin, seconded by Karen Reynolds directing Robbin Blackert to contact Jim Reese to draft a letter to owner for removal of his storage materials from city property within 60 days. Motion carried – 4 (yes). Vote Tally: Acting Chairman Glen Kuhlemier (yes), Bethany Bland (yes), Sandy Henrekin (yes) and Karen Reynolds (yes).

**Next Order of Business – Update – 812 Ave A property:** Mark Searing stated the new owner has gutted the house, worked on electrical and wiring in the past few months. The owner is planning to work on the inside and outside in the very near future. Once house has been remodeled new owner plans to use this as rental property.

**Next Order of Business – Final Approval/Release – 1515 West Rte 30 property:** Mark Searing distributed copies of the remodeling progress for this property. Members were very satisfied with the progress. Each member was given copies of the documents (Resolution, Deed, IL Real Estate Transfer, Affidavit and Release) required for the city to release this property to Jeff Moore in the near future. A motion was made by Acting Chairman Kuhlemier, seconded by Sandy Henrekin to proceed with the final release of this property as long as required conditions are met. Motion carried – 4 (yes) Mark Searing commented on his satisfaction with this transaction and the professionalism that Jeff Moore has demonstrated throughout this project.

**Next Order of Business – Approval Previous Month's minutes (3/20/13):** Acting Chairman Glen Kuhlemier asked members for their approval of previous month's minutes. A motion was made by Sandy Henrekin, seconded by Karen Reynolds to approve these minutes. Motion carried – 4 (yes).

Sandy Henrekin stated the new business owner who has purchased the building on West 2<sup>nd</sup> Street has commented on his extreme satisfaction in working with the city on his upcoming business ventures and will continue to move forward with other projects in the near future within the city of Rock Falls. His business experiences with other communities especially Sterling and Dixon have become cumbersome and difficult and he appreciates everyone who has helped him within the city. Sandy wants to give 'kudos' to the city on this!

With no further business, a motion was made by Sandy Henrekin, seconded by Bethany Bland, to adjourn this meeting. Meeting adjourned at 4:45pm. Next regular meeting is Thursday, June 20, 2013 at 4:00pm.

Respectfully submitted,

---

Acting Chairman Glen Kuhlemier