

MINUTES OF GALESBURG BUSINESS
DISTRICT DEVELOPMENT AND
REDEVELOPMENT COMMISSION
MEETING HELD ON WEDNESDAY,
JUNE 28, 2006, AT 8:30 A.M. IN THE
ERICKSON CONFERENCE ROOM OF
THE GALESBURG CITY HALL.

Call to order by Chairman Vitale at 8:30 a.m.

Present: Gary Goddard, Greg Kistler, Jeff Klinck, Bob Maus, Jan Occhi, Roy Parkin, Gary Smith, Mike Spah, Guy Vitale, Kit Wilcox, 10. Absent: Dan Alcorn, Bob Fulton, John Polillo, Tom Schmidt, Richard Kowalski, 5. Also present was Greg Mangieri.

A quorum was present to do business.

The first item of business was the approval of the minutes of the April 26, 2006, meeting.

Member Klinck moved, seconded by Member Maus, to approve the minutes of the April 26, 2006, meeting.

The motion carried unanimously upon voice vote.

Next on the agenda was an update on the disposition of the farmhouse.

Roy Parkin indicated that he showed the farmhouse to the individual who had expressed interest in the property. Although during a previous telephone conversation the individual had expressed an interest in moving quickly to submit a proposal to purchase the property, at the time the individual looked at the farmhouse, the individual indicated she was not in any hurry. Since there are other more pressing activities, Roy Parkin indicated the City will not be pursuing a request for proposal to sell the house at this time. This will be considered at a later date. Roy Parkin will pursue leasing the house.

The next item on the agenda was an update on the restrictive covenants for the logistics park property.

Greg Mangieri indicated he had a meeting to discuss the restrictive covenants. The group decided that the proposed covenants seemed to be more designed for a commercial/retail activity. It was decided to scrap the covenants being proposed. Mr. Mangieri will be looking for covenants that are better suited for a logistics operation.

Next on the agenda was an update on the construction of the southwest entrance to the logistics park.

Roy Parkin indicated the City was required by IDOT to perform an expanded environmental analysis of soil on the right-of-way purchased from National Coatings. This was due to the fact that a slight increase in the lead level in one soil sample had been detected in an initial test. The City hired an IDOT approved environmental consultant to perform the expanded environmental

analysis. This analysis found no environmental issues. Although this should have released the project for bidding, IDOT had failed to request a biological and cultural survey of the project earlier this year. The project cannot be bid until the survey is completed. At this point it appears the project will be bid in IDOT's September letting. The City anticipates the project would start in late October and be completed next spring.

The next item on the agenda was a discussion on the sanitary sewer for the logistics park.

Roy Parkin indicated GREDA staff and board members and he met with Steve Davis and the three Galesburg Sanitary District Board members to discuss the sanitary sewer for the logistics park. One of the items for discussion centered around ways to serve more of the logistics park with a gravity sewer. Jon Vanier, the new Sanitary District board member, suggested two possibilities: 1) install the sewer line at a shallower slope and 2) move dirt from higher spots on the site to lower areas on the site. As a result of this meeting the City hired Bruner, Cooper & Zuck to perform additional engineering analysis regarding Mr. Vanier's suggestions. Roy Parkin presented a drawing that Steve Bruner had developed showing the sanitary sewer can serve more area if a larger size diameter is installed (i.e. larger size diameter can be laid on a shallower slope). Mr. Bruner is reviewing options for regrading the property to determine if additional area could be served with a sanitary sewer.

The final item on the agenda was an executive session to approve the September 28, 2005, executive session minutes and to consider purchase of real property.

Member Maus moved, seconded by Member Occhi, to recess into executive session.

The motion carried unanimously upon voice vote.

During the executive session Member Kistler moved, seconded by Member Wilcox, to adjourn out of executive session.

The motion carried unanimously upon voice vote.

There being no further business, Member Wilcox moved, seconded by Member Occhi, to adjourn the meeting.

The motion carried unanimously upon voice vote.

There being no further business the meeting adjourned at 9:22 a.m.