

MINUTES OF GALESBURG BUSINESS
DISTRICT DEVELOPMENT AND
REDEVELOPMENT COMMISSION
MEETING HELD ON WEDNESDAY,
DECEMBER 14, 2005, AT 8:30 A.M. IN
THE ERICKSON CONFERENCE ROOM
OF THE GALESBURG CITY HALL.

Call to order by Chairman Polillo at 8:35 a.m.

Present: Betty Bray Campbell, Gary Goddard, Greg Kistler, Jeff Klinck, Bob Maus, Roy Parkin, John Polillo, Tom Schmidt, Gary Smith, Mike Spah, Guy Vitale, Kit Wilcox, 12. Absent: Dan Alcorn, 1. Also present Eric Voyles (GREDA) and Kevan Cooper (Burner, Cooper and Zuck, Inc.).

A quorum was present to do business.

The first item of business was the approval of the minutes of the September 28, 2005, meeting.

Member Kistler moved, seconded by Member Klinck, to approve the minutes of the September 28, 2005, meeting.

The motion carried unanimously upon voice vote.

The next item on the agenda was an update on the intersection improvements. Roy Parkin provided the update with the following main points:

1. The City expects to receive 100% completed construction plans for the County Highway 10 and U.S. Route 150 intersection/logistics park entrance improvements by the end of the week.
2. The City will be receiving \$400,000 earmarked in the new transportation bill under a discretionary program.
3. The \$400,000 has been committed to funding the U.S. Route 150/County Highway 32 intersection improvements for the southwest entrance into the logistics park.
4. The City hopes to have the \$400,000 available by July 1, 2006.
5. The cost of the project is estimated at \$672,000. The City is looking to utilize UDAG funds to make up the difference. It is anticipated the City will bid out the improvement once IDOT authorizes the grant funds.
6. Since the grant monies are Federal funds, a Project Development Report will need to be prepared and submitted. The City has hired Bruner, Cooper & Zuck to prepare the Project Development Report and a plat of dedication. The work should be completed within the next two weeks.

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The next item on the agenda was an update of the sanitary sewer and water main improvements. Kevan Cooper provided the update with the following points:

1. The sanitary sewer project that will serve the logistics park property is ahead of schedule. The contractor is still working on the project. All piping is to be installed in the ground by April of 2006 and all work is to be completed by July of 2006. The pipe from the logistics park north to Interstate 74 has been installed. The new force main from the Bridlecreek Apartments area to Pine Street is approximately two-thirds complete. Piping has been installed from Pine to Farnham and from Kiwanis Park to I-74. Street patching, seeding, etc. will be completed in the spring. This project will increase the sanitary sewer capacity for the logistics park from approximately 100,000 gallons to 500,000 gallons.
2. The City's water main project is on track as well. The main runs along East Knox Street from Chambers to Farnham. The piping has been installed from Chambers to Day Street. The portion between Day Street and Farnham Street will be completed in the spring of 2006.
3. The City of Knoxville has received grant funding for the County Highway 10 water main extension project. There is no funding available for their sanitary sewer extension project on County Highway 10.

The final item on the agenda was a review of the proposed 2006 marketing plan for GREDA and the logistics park. Eric Voyles provided a summary of the proposed marketing activities for 2006. The activities proposed for 2006 include the following:

1. Illinois U.S. Route 34 Logistics Corridor cooperative marketing program.
2. Western Illinois Corridor Council cooperative marketing program.
3. Distribution of Inside Track direct mail pieces on a quarterly basis.
4. Communications program to include Monday Memo, Quarterly Investor Newsletter, Annual Report, radio programs, Register-Mail and Zephyr advertisements, quarterly presentations to community groups, investor luncheon, annual meeting and community marketing committee.
5. Advertising in Metro-Chicago Business Parks Guide, Economic Development Directory and various local, regional and national publications as needed.
6. Participate in Core NET Luncheon, Midwest Track Conference, Illinois Development Council economic and business development marketing events.

7. Issuance of press releases as needed.
8. Placement of news articles as needed.
9. Update of market materials including GREDA brochure, GREDA website, logistics park website, Galesburg.org website, buildings and sites database and various maps.
10. Sponsor development opportunity event for Midwest real estate and facility location professionals.
11. Printing/reprinting of maps, brochures and other marketing materials as needed.
12. Targeted marketing program with iGroups for specific industry/geography using direct mail, electronic brochures and telemarketing support.
13. Develop a "Frequently Asked questions" database or tool kit.
14. Through Marketing Committee implement video in community presentations and develop public service announcements promoting services.
15. Create a database of board members, investors and allies and list who is best to respond on various aspects of economic development activities.

Member Kistler expressed concern on the need to make the website updates a higher priority. He suggested that, if needed, additional funds be budgeted by GREDA so a consultant can be hired to get the updates completed immediately. Eric Voyles will get costs from consultants to complete the updates.

There was discussion on when to go to City Council to request the next round of marketing funds for the logistics park. Since there are still funds available from the City Council's previous commitment, it was decided to hold off on the request until the committed funds have been substantially utilized.

There was also discussion on David Ladner's contract with GREDA. This is a substantial contract that GREDA funded in 2005 totaling close to \$100,000 for the services provided. It was the opinion of the GREDA members that Mr. Ladner's contract is worth the expense as it relates to GREDA's BNSF efforts. However, it is a substantial amount of dollars to try to take out of GREDA's budget each year. One option would be to request City Council use of some of the 1/4¢ economic development funds to fund this project. This project is not eligible for reimbursement under the logistics park marketing program. It was decided Eric Voyles would contact Mr. Ladner and obtain a price for 2006. Once that is obtained GREDA will submit a request to the City Council requesting the use of the 1/4¢ economic development funds for this expense.

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There being no further business the meeting adjourned at 10:47 a.m.

Roy A. Parkin
Director of Community Development