

ST. CLAIR COUNTY ECONOMIC DEVELOPMENT DEPARTMENT

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ECONOMIC DEVELOPMENT COMMITTEE

Meeting Minutes

July 20, 2017

Members Present:

Jerry Dinges	Robert Trentman
Robert Allen	Rick Vernier
Marty Crawford	Frank Heiligenstein

Members Excused:

Ken Sharkey

Staff Present:

Terry Beach, Director
Dorothy Carlisle, Executive Assistant

Others Present:

John West, County Board Member
Fred Boch, County Board Member
Charles Lee, PBC Commissioner
Tim Cantwell, Airport Director
Randy Pierce, reporter

Call to Order:

Assistant Chairman Jerry Dinges called the Committee to order at 6:00 p.m. and led everyone in the Pledge of Allegiance.

Public Comment Regarding the Agenda:

Mr. Dinges asked if anyone present had a question or comment regarding the agenda. There were none.

Approval of the June 15, 2017 Committee Minutes (action required):

Mr. Dinges called for action on the June 15, 2017 Committee minutes. Mr. Vernier made the motion to approve the minutes, which was seconded by Mr. Allen. The motion passed unanimously.

New Business (Director's Report, information only):

Mr. Dinges asked the Director to give his report. Mr. Beach updated the Committee on department activities in the past thirty days and other on-going projects. He described two new leads/prospects: 1) **Project Boxcar**, a manufacturer desiring to locate a distribution center in the St. Louis region for distribution primarily to the region and beyond. Total employment will be 50+ when fully operational. The ability to offload from both sides of the rail would be desirable, but at this point not essential. No other firm requirements have been provided but the manufacturer has expressed a willingness to be flexible in the ones below, except rail is a must.

The client is looking for the following:

- a flat paved facility between 8 and 35 acres with rail service
- a warehouse of at least 80,000 square feet and 24 ft. clear height
- the facility would be off a major road system and close to the major population base

2) **Project Coliseum** is seeking a 15-30 acre site for a concrete production facility. Proposed sites should be in established industrial parks; thereby, assuring a properly zoned and permitted site with necessary utility infrastructure in place. The RFP summarizes the project, lists project priorities, followed in Appendix A with the project timeline and project specifications. In short, Project Coliseum is seeking a 15-30 acre site for a concrete production facility. The company would employ 39 workers by 2020. It is notable the company plans to establish the plant within 150 miles of Jackson, MO.

Meetings attended or coordinated in the past month: Attended the Association of Defense Communities (ADC) national summit in Washington, DC with County Board Chairman Kern. As discussed in previous meetings, ADC consists of communities and counties with a military base and ADC conferences allow interaction with major Department of Defense and Congressional leaders which is vital as we work to retain and grow missions at Scott AFB. Also, spoke to the Lower Kaskaskia Stakeholders, Inc. monthly meeting (that month in Fayetteville); Urban Land Institute (STL Chapter) Technical Assistance Program meeting in O'Fallon at the invite of O'Fallon city officials. County Board Member John West also attended the full session; provided a development briefing for Mike Hart in our offices. Mr. Hart is Area President-Midwest for Regions Bank and he is responsible for all Regions Bank operations in 4 states and is based in Clayton; and met with Randy Sikowski (Sen. Duckworth's Downstate Director and a 30 year military veteran) along with the County's Director of Military Affairs John Hughes.

Mr. Heiligenstein asked what he and his fellow County Board members can do to help promote Scott AFB. A discussion followed and Mr. Cantwell discussed P-4 Community Partnerships that have been evolving locally for the past year. Mr. Beach stated that most regions throughout the U.S. are now doing similar P-4 Community Partnerships with their military bases so it is not unique to our County or region. Plus Mr. Beach stated, such partnerships have never been a factor in previous BRAC rounds, but that actions to prevent encroachment such as Joint Land Use Study zoning ordinances (JLUS) have been a major aspect of previous BRAC rounds. So, he reminded the Committee that the JLUS ordinance that was pushed by County Board Chairman Kern remains a vital action to retain Scott AFB in the case of a future BRAC.

New Business (Airport Director's Report, *information only*):

Mr. Dinges asked Mr. Cantwell to give his Airport report. His report dated July 17, 2017 is attached. He also discussed the upcoming Airport Master Plan Update process. Mr. Beach informed the Committee that the creation of a temporary sub-committee to review the Airport Master Plan Update and to provide input will be on the August Committee agenda.

Old Business

There was no Old Business to discuss.

Additional comments or questions from the Committee or the Public

There were none.

With no other information to discuss Mr. Dinges asked for a motion to adjourn. Mr. Vernier made the motion to adjourn, which was seconded by Mr. Allen. The motion passed unanimously and the meeting adjourned at 6:41 p.m.