The Regular Meeting of the Commission convened on Tuesday, February 11 at 7:00 p.m. at the Commission Offices in Marion, Illinois.

Commission Members Present: Cindy Humm, Kevin Weston (Franklin County); Cate Dinn (West Frankfort); Robert Hopkins, Julie Peterson (Jackson County); Chris Wallace (Carbondale); Steve Damron, Steve Draege (Jefferson County); Dallas Bigham (Perry County); Robert Spencer (Pinckneyville); Greg Smothers (Williamson County); Mark Krones (Carterville); Kathy Lively (Herrin); Glenn Clarida (Marion); Larry Lovell (Assembly of Local Governments).

Commission Members Absent: Jason Ashmore, Neil Hargis (Franklin County); Craig Miles (Benton); David Larkin, John Rendleman (Jackson County); Scott Wilmouth (Kinkaid-Reeds Creek Conservancy District) Cliff Lindemann, James Malone (Jefferson County); Mary Ellen Bechtel (Mt. Vernon); Josh Gross, Fred Kelly, Brian Otten (Perry County); Jim Marlo, Mike Monchino, Jeffery Robinson (Williamson County).

Staff present: Cary Minnis, Executive Director and Margie Mitchell, Program Director.

Guests were introduced: Cindy Draege and Doug Keirn, IDOT, also Kevin Weston, new Commission Member from Franklin County.

Call to Order

Mr. Damron called the meeting to order at 7:00 p.m. It was determined that a quorum was physically present.

Consent Agenda

Motion was made by Mr. Hopkins and seconded by Mr. Smothers to approve the consent agenda items: Minutes of the January 14 Commission Meeting, the January Financial Statement, List of Bills and January Staff Report. All members present voted “AYE”. The motion carried.

IDOT Presentation

Mr. Keirn presented the Proposed Highway Construction Programs for Southern Illinois District 9 (southern 16 counties) for the 2020-2025 period. Have $1.14 billion for the period. Have funds to complete 6 lanes on I-57, will be 6 lanes from south of Marion to Mt. Vernon. He highlighted the projects in the five-county Greater Egypt area. Questions were asked on several projects. Mr. Damron thanked Mr. Keirn for the presentation.

New Business

Executive Committee Minutes of February 10

Copies of the Executive Committee Minutes of the February 10 meeting were distributed to members present. A motion was made by Mr. Smothers and seconded by Ms. Peterson to approve the Minutes of the Executive Committee meeting of February 10. All members present voted “AYE”. The motion carried.

Comprehensive Economic Development Strategy (CEDS)

Copies of information regarding the CEDS were distributed to members present. Mr. Minnis noted the CEDS report is due to EDA by April 30. A draft of the report should be ready for review in March. A draft will be posted no later than March 1st for a 30-day public comment period. The Commission will need a resolution adopting the CEDS and also the five counties will need to adopt a resolution.
The purpose of the CEDS is to align the region’s economic development strategies. The result of this is sustained eligibility, access to, and priority for federal funding through agencies such as EDA, DRA, and USDA.

The Strategic Plan includes Goals and Objectives. Mr. Minnis discussed the Draft Goals. Goal #1 is to increase the Greater Egypt District’s total labor force to 108,000 by 2025; Goal #2 is to increase the Greater Egypt District population to 228,000 by 2025; Goal #3 is to Reduce the per capita wage gap between the Greater Egypt District and the United States to 75%; and Goal #4 is to Increase enrollment to SIU to 15,000 by 2025. There are Objectives under each Goal. The CEDS committee has been working on these and also meetings were held with county board chairmen and Mayors of our larger communities. The CEDS Committee will meet this Friday to review the data. The CEDS Committee includes members from throughout the District.

Staff Changes

Mr. Minnis noted a staff vacancy, the Economic Development Specialist. He discussed moving some grant administrative duties from the former Economic Development Specialist position to the Administrative Assistant and Bookkeeper. The former Economic Development Specialist position will change back to a “Planner” position. This will require changing the Administrative Assistant and Bookkeeper position from a 30 hour per week position to a 37.5 hour per week position. Mr. Minnis asked for a motion to add additional duties and hours to the Administrative Assistant and Bookkeeper with an increase in salary to $27,061. This is approximately a 4% increase in salary for FY 20.

A motion was made by Mr. Wallace and seconded by Ms. Humm to add additional duties and hours to the Administrative Assistant and Bookkeeper position with a change in salary to $27,061 in FY 20, and change the former Economic Development Specialist to a Planner position. All members present voted “AYE”. The motion carried

Approval of SIMPO Study Contract for Marion Downtown Planning Study.

Mr. Minnis said the study will include the traditional downtown area in Marion. The study will evaluate and recommend transportation infrastructure investments that will promote development, create a more walkable downtown, improve safety for all users and enhance the appearance of downtown Marion. The study will create a documented plan for downtown improvements which will be used as a basis for an ITEP application that the consultant will prepare at the end of the study. The consultant recommended is Clarida & Ziegler for an amount not to exceed $70,000 with work to be completed by December 31, 2020.

A motion was made by Mr. Wallace and seconded by Ms. Lively that a $70,000 contract for the Marion Downtown Planning Study be awarded to Clarida & Ziegler with work to be completed by December 31, 2020. All members present voted “AYE”. The motion carried

Old Business

New Office Construction Project

Copies of a letter from Eggemeyer Associates including recommendation to select Evrard Company, Inc., the low bidder, the bid tab, updated costs, and SAM results were distributed to members present. Mr. Minnis said the base bids came in from $1,569,000 to $1,898,000, with the parking lot being asphalt, addition of about $60,000 for a concrete parking lot. He said if we choose the base bid and don’t need to use all of the contingency, we will keep the construction costs within our approved loan amount.

Members discussed asphalt vs. concrete parking lot. Mr. Minnis noted that there are many benefits of concrete over asphalt, but the decision to switch to concrete would put us over budget before construction started.

A motion was made by Mr. Clarida seconded by Mr. Wallace to accept the low bid, for the base bid, in the amount of $1,569,000 from Evrard Company, Inc. for the new Greater Egypt Office. All members present voted “AYE”. The motion carried.
Mr. Minnis requested approval of the USDA Loan Resolution Security Agreement. A motion was made by Mr. Spencer and seconded by Mr. Hopkins to approve the USDA Loan Resolution Security Agreement. All members present voted “AYE”. The motion carried.

The Loan Resolution Security Agreement Addendum also needs to be approved. A motion was made by Mr. Wallace and seconded by Mr. Bigham to approve the USDA Loan Resolution Agreement Addendum. All members present voted “AYE”. The motion carried.

The USDA Resolution of Members or Stock Holders also needs to be approved. A motion was made by Mr. Wallace and seconded by Mr. Bigham to approve the USDA Loan Resolution Agreement Addendum. All members present voted “AYE”. The motion carried.

Mr. Minnis requested approval for the Executive Committee to approve any changes that USDA may require to the Ground Lease or Man-Tra-Con lease after their review.

A motion was made by Mr. Hopkins and seconded by Mr. Bigham to authorize the Executive Committee to approve changes in the Ground Lease or the Man-Tra-Con Lease if requested by USDA after their review. All members present voted “AYE”. The motion carried.

Matters from the Floor

Mr. Minnis reported that he has talked with IDOT regarding the establishment of a rural transportation planning organization (RTPO) modeled after SIMPO, but it would not have the same authorities. IDOT was receptive to the idea. The RTPO would be able to coordinate regional transportation planning and have access to funds for planning studies to help access grants for implementation of plans. The application is due in March.

Upcoming Meeting(s)

February 26 Executive Committee – Marion; March 10 – Commission Meeting. Since we did not meet in Carbondale in February will probably meet there in March. Mr. Wallace said the Fire Station has a nice meeting room.

Adjournment

A motion was made by Mr. Smothers and seconded by Mr. Wallace to adjourn the meeting. The meeting adjourned at 8:00 p.m.

Handouts

Executive Committee Minutes of Feb. 10
Information regarding the CEDS
Letter from Eggemeyer Associates Architects

Copies of all background documents furnished to the Commission in connection with this meeting are on file in the office of Greater Egypt, Marion, Illinois.