

BOARD MEETING MINUTES

Southwestern Illinois Development Authority
1022 Eastport Plaza Drive, Collinsville, Illinois
Thursday, January 21, 2016

Call to Order The Board Meeting of the Southwestern Illinois Development Authority Board of Directors was called to order by Chairman James Nations at approximately 6:04 p.m. in SWIDA's office at 1022 Eastport Plaza Drive, Collinsville, IL. **Members Present:** James Nations, Kennard Tucker, Tom Hoechst, Jim Sullivan, Kevin Kaufhold, Barbara Johnson, Joe Gray, Dave Miller and Greg Kuehnel. **Members Absent:** John Hipskind, Reggie Sparks, Khalil El-Amin and Dave Willey. Others present included Mike Lundy, Executive Director; Joe Gasparich, Assistant Executive Director and Teri Rumsey, Admin. Assistant.

Chairman James Nations stated that there was a quorum.

1. Approval of Minutes

Jim Sullivan motioned to accept the board minutes from the November 19, 2015 meeting. Ken Tucker seconded the motion. Roll Call Vote: **Ayes:** James Nations, Kennard Tucker, Tom Hoechst, Jim Sullivan, Kevin Kaufhold, Barbara Johnson, Joe Gray, Dave Miller and Greg Kuehnel. **Nays:** None. **Members Absent:** John Hipskind, Reggie Sparks, Khalil El-Amin and Dave Willey. The motion passed unanimously.

2. Approval of Agenda

Ken Tucker motioned to accept the board agenda. Joe Gray seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent.

3. Public Comment

No Public Comment.

4. **AUTHORIZE SECOND PHASE OF IDHA APPLICATION FOR METRO LANDING OF SWANSEA SENIOR HOUSING AND AUTHORIZE THE CHAIRMAN AND SWIDA STAFF TO MAKE EXPENDITURES CONTRIBUTED TO THE APPLICATION.**

Mike Lundy stated that the budget would be around \$50,000 which would be reimbursable. Those items which will be reimbursed are the market study, ESA Phase 1, Preliminary Architecture, GIS/Mapping, IHDA Application Fee, Shipping, Misc. and Site Control. He also said that there is no guarantee that the Metro Landing project would be chosen in the second round of applications. Barbara Johnson motioned that the Chairman and the SWIDA staff be authorized to make expenditures contributed to the 2nd round of applications. Dave Miller seconded the motion. Leave was granted without descent.

5. POTENTIAL REMODEL FOR POSSIBLE TENANT IN SWIDA'S BUILDING AND GIVE CHAIRMAN AND SWIDA STAFF THE AUTHORITY TO SPEND UP TO \$60,000 WITH A 10% CONTINGENCY TO COMPLETE REHAB.

Jim Sullivan motioned to allow the Chairman and Staff to spend up to \$60,000 to remodel for a tenant after a lease agreement is signed with a 10% contingency to complete the rehab. Greg Kuehnel seconded the motion. Leave was granted without descent.

6. PROVIDE THE SWIDA STAFF THE AUTHORITY TO NEGOTIATE AND EXECUTE A NEW LEASE AGREEMENT WITH PROSPECTIVE TENANT WITH AGREEMENT OF THE CHAIRMAN.

Tom Hoechst motioned to allow the SWIDA staff and Chairman to negotiate a lease with not more than a 10% reduction in rent without board approval. Dave Miller seconded the motion. Leave was granted without descent.

At 6:40 p.m. in the meeting, the board went into executive session.

At 6:55 p.m. in the meeting, the board came out of executive session.

7. PERSONNEL COMMITTEE (EXECUTIVE SESSION). PERSONNEL SALARY INCREASES.

Per the executive session minutes, Kevin Kaufhold motioned that Mike Lundy receive a 3% raise, Teri Rumsey receive a 4.5% raise and Joe Gasparich receive part-time pay of \$41.00/hr Ken Tucker seconded the motion. Roll Call Vote: **Ayes:** James Nations, Kennard Tucker, Tom Hoechst, Jim Sullivan, Kevin Kaufhold, Barbara Johnson, Joe Gray, Dave Miller and Greg Kuehnel. **Nays:** None. **Members Absent:** John Hipskind, Reggie Sparks, Khalil El-Amin and Dave Willey. The motion passed unanimously.

8. PERSONNEL COMMITTEE (EXECUTIVE SESSION). DISCUSS POSSIBLE HOUSING DIRECTOR POSITION.

Per the executive session minutes, Kevin Kaufhold motioned to hire Destini Lednicky with a title of Housing Director and with benefits as previously discussed. Roll Call Vote: **Ayes:** James Nations, Kennard Tucker, Tom Hoechst, Jim Sullivan, Kevin Kaufhold, Barbara Johnson, Joe Gray, Dave Miller and Greg Kuehnel. **Nays:** None. **Members Absent:** John Hipskind, Reggie Sparks, Khalil El-Amin and Dave Willey. The motion passed unanimously.

9. DIRECTOR'S REPORT

Mike Lundy gave his director's report.

10. TREASURER'S REPORT

December 2015 Financial Reports

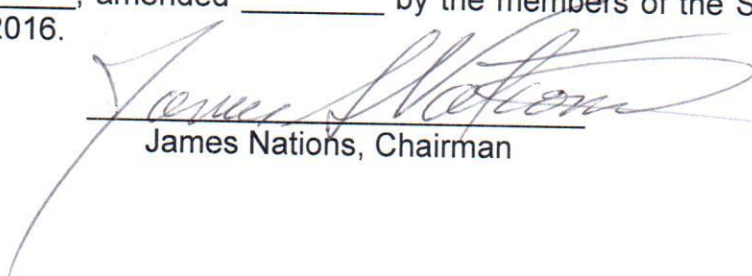
SWIDA and East St. Louis Development Fund

Jim Sullivan reviewed the financial reports. Dave Miller motioned and Barbara Johnson seconded to accept the financial reports. Leave to use the last unanimous roll call vote. Leave was granted without descent.

11. Other Business/Adjournment

The meeting adjourned at 7:10 p.m.

The Minutes of the Southwestern Illinois Development Authority Board Meeting held on January 21, 2016 were approved as presented ✓ , corrected , amended by the members of the SWIDA Board on March 17, 2016.



James Nations, Chairman