

**INDUSTRIAL DEVELOPMENT AUTHORITY OF  
THE CITY OF WASHINGTON, MISSOURI  
ANNUAL MEETING**

**Wednesday, January 27, 2016**

**10:00 a.m.**

**Council Chambers  
405 Jefferson Street  
Washington, MO 63090**

**Present:** Pete Tobben, Tom Fenner, Robert Dobsch, Wally Hellebusch, Mike Klemm, Bernie Hillermann, John Politte, Bill Straatmann, Mayor Sandy Lucy, Darren Lamb, Sid Thayer

**Absent:** Arnie Sallaberry, Dick Mayer, Don Northington, Richard Oldenburg

**1. Roll Call:**

President Pete Tobben opened the meeting at 10:00 a.m. with roll call and Pledge of Allegiance.

**2. Approval of the Minutes of January 8, 2015**

Motion to approve the minutes of January 8, 2015 as presented by B. Dobsch, seconded by B. Hillermann, passed without dissent.

**3. Affidavit of Publication – P. Tobben**

Reported that the notice of this meeting was published in the January 9, 2016 edition of the Washington Missourian Newspaper and posted at 405 Jefferson Street (City Hall), Washington, MO.

**4. Election of Officers – P. Tobben**

**Motion to re-elect the following as officers for the Industrial Development Authority by J. Politte, seconded by B. Hillermann, passed without dissent:**

Pete Tobben, President  
Arnie Sallaberry, Secretary  
Bob Dobsch, Treasurer  
Mike Klemm, Assistant Secretary  
Bernie Hillermann, Director

Tom Fenner, Vice President  
Walter Hellebusch, Assistant Secretary  
Don Northington, Director  
John Politte, Director  
Dick Mayer, Director

**Ad Hoc members are:**

Bill Straatmann  
Richard Oldenberg  
Mayor Sandy Lucy

Dick Mayer is still on the IDA board; no terms are expiring in 2016.

**January 27, 2016**

**5. Treasurer's Report – B. Dobsch Fenner / Tobben**

Treasurer's Report was handed out at the meeting.

Phoenix Center is on the 2014 fiscal year.

Motion to approve the Treasurer's Report as presented by T. Fenner, seconded by M. Klemm, passed without dissent.

**6. Outstanding Bonds – P. Tobben**

Updated list of outstanding bonds was handed out. Bonds that expired/matured were: CG Power Systems (Pauwels), Clemco and Shure Manufacturing.

**7. Update on Current Activities and Prospects – D. Lamb**

Hodges Badge built a new facility at Heidmann Industrial. There two previous buildings became vacant that way.

Kluba Machine bought one of the buildings, 3 Chamber Drive, address changed to 10 Chamber Drive. KE2Therm will be moving into second building on 12 Chamber Drive.

- \* **Project Bus:** This is an existing business that will be doing an expansion of 30,000 sq. ft. onto their existing facility. They filled out their paperwork for the Missouri Works program. Investment of \$17.5 million, 50 new jobs. Test dates start in 2019. Expansion will be announced in the near future.
- \* **Project Tusk:** This is also an expansion of an existing facility, for about 30,000 to 50,000 sq. ft. addition. Approximately \$14 million investment and 50 new jobs. Looking at doing a community development block grant to assist them with the expansion. They meet the Missouri Works criteria. This company is also interested in purchasing the 41 acres in 3-5 years from now. Negotiating on the price.
- \* **Project Link:** This is another expansion of an existing facility. They want to acquire 15 acres adjacent to their property. Compromise on price between them and the City. This is pending on them being taken over by another company. This would be a 200,000 sq. ft. secondary facility and 35,000 to 60,000 sq. ft. addition to their existing building. This will create about 22 new jobs. Transaction should take place in the first quarter of 2016. Waiting to meet the prospective new owners.
- \* Most of the leads that come in through working with Missouri Partnership are looking for bigger existing facilities than we have available, or they are looking for a lot that can fit a 200,000 to 300,000 sq. ft. building. Have been submitting the 41 acres when possible. There has been a gelatin manufacturer that looked into this earlier this year. Waiting to hear back from them after answering questions about wastewater.
- \* **5025 Old Highway 100:** still some lease space available. It is big but it has been chopped up and added on over the years, so it is difficult to find interested parties for that building.
- \* **Parker-Hannifin:** building is for sale. Building is about 100,000 sq. ft. but also chopped up and ceilings are relatively low. There has not been interest for it yet. Lot is about 15 to 17 acres; a future owner could decide to lift up the ceilings. It is close to the rail.

- \* **Missouri Veterans Home:** contacted the Missouri Veterans Commission on this. They are building a new facility in Missouri; not decided yet where. Looked at the 41 acres and the lot that is jointly owned by the City and Franklin County. This is located next to Phoenix Center and is about 30 acres. Letters to legislators have been sent to show the interest in the home. There is currently a waiting period of 180 days to get into a St. Louis Veterans home. If a new facility is built, the State would have to raise the funds. To be able to do that, the State would have to take over the maintenance and operation of that facility.

We will start sending out quarterly updates through email from now on because this board only meets once a year.

## **8. Other Old or New Business of the Authority**

- \* **Mayor Sandy Lucy:**
  - Construction of the Highway 47 Bridge is getting closer. Schedule is that old bridge will be removed in 2019. Have reached an agreement with MoDOT on the use of the riverfront trail. Hoping to keep the trail open from the west. This will not be finalized until the contractor signs the agreement.
  - Bridge on Jefferson Street will be replaced this year with an East-West Gateway grant. This should be completed by mid-July.
  - Another project that will be completed with an East-West Gateway grant is the improvements on Bluff Road. This will be done in 2017.
  - New City employees: new Building Official is John McCreery, new City Engineer is John Nilges, and new Planner will be Sal Maniaci. This last position has been vacant for the last few years. Would like for them to have the opportunity to become involved in the community and organizations.
  - New Police Chief will be named at the next Council meeting.
- \* **Sid Thayer:** has a question for the Mayor about the work at Bluff Road and Highway 100. He wants to know if anything can be done about the intersection at Bluff Road and Industrial Drive.  
Mayor will pass this along to the Engineering department.
- \* **Darren Lamb:** Sal will be incorporated with the Economic Development activities as well.
- \* **Bill Straatmann:** the rural areas around Washington that are served through the volunteer fire department of Washington will be put under its own area of responsibility. This will be done through a taxing district. Currently only half of the people were paying dues. Taxing district will collect taxes on the real estate and personal property. This will be on the April ballot; it will be a 30 cent assessment. The residents from the area that will be served under the new rural fire district will be the ones that get to vote on it.  
Will have to start looking for new land for industrial development. Darren Lamb agrees that is getting more difficult as more lots get sold. Industries that show interest want larger and larger lots. The price has also dropped since the recession.

90% of lots being sold have come from existing local industries that want to expand. Who to market to, different business model. There will be different issues and challenges when going outside of the City limits for land.

**9. Adjournment**

Motion to adjourn at 10:50 a.m. by B. Dobsch, seconded by M. Klemm, passed without dissent.

Date Approved: December 7, 2016

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Robert "Pete" Tobben, President