

# ALLIANCE

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a real boon for both Edwardsville and Glen Carbon. So he was quite shocked when he found that not only was The Alliance not taking a position on the development, but the organization was even being pressured into opposing it by Edwardsville's mayor and city administrator.

According to Jackstadt, Edwardsville opposed the project from the very first announcement, pushing the Southwestern Illinois Council of Mayors to oppose the project and pressuring The Alliance to condemn the development as well.

Another sore issue, according to Jackstadt, is the recent expansion of the enterprise zone to accommodate the development of a new headquarters for the Scott Credit Union near Interstate 55 and Illinois Rte. 143. This was done without any input from Glen Carbon, says Jackstadt, despite the fact that

the project is in the I-55 development corridor area that the two cities worked together to plan.

"You add these two events to an already somewhat fragile relationship," Jackstadt said. "It's not because of anything that The Alliance directors or board members have done, but the fact that there's always been a concern about how Glen Carbon's economic development is being handled. Are we getting our value? I have board members who are legitimately asking if this is the best way for us to do economic development. That's the issue, and that's what we're currently thinking about."

Bill Barlow, current chairman of the board of directors of The Alliance, said that the board and staff have been working diligently with both communities - and particularly Jackstadt - to work through these problems and try to get the two cities working together again. "I think it's a very crucial entry for

both Edwardsville and Glen Carbon as far as economic development goes," Barlow said. "That's primarily because it's a public-private partnership. There are a substantial number of private businesses in The Alliance that are donating financial resources as well as their time serving on the board and committees. That enhances both communities' economic development activities, plus the individual communities are not bearing that cost all by themselves."

At this point, the Glen Carbon Village Board has not yet made a decision as to whether it wants to stay in The Alliance or not. Aside from the problems with Edwardsville, there are also members of the Glen Carbon Village Board who believe that the village doesn't really need to spend money on economic development - that developers are drawn to the area because of its geography and demographics.

Jackstadt said he thought the board would make a decision regarding participation in The Alliance in the near future. He said he thought the organization needed as much advance notice as possible so that it could determine what it should do.

Because Glen Carbon contributes a significant share of The Alliance's annual budget, a defection by the village would be a serious blow to the organization's ability to continue.

"I think at that point our executive committee would need to work with the city of Edwardsville representatives and determine if we want to continue on as a private-public partnership," Barlow said. "I'm sure the city will have to determine if that's the way it wants to continue or if it wants to take it in-house. We're doing everything we can right now to keep it all together, as is, representing both communities and the township."

## IBJ Business News

### Kerber, Eck and Braeckel welcomes Harris

Kevin Harris of O'Fallon has joined the Belleville office of the accounting/tax firm of Kerber, Eck and Braeckel LLP as manager of practice development.

### Three at MM&R appointed to Illinois Bar councils

Law firm Mathis, Marifan & Richter Ltd. announces that three of its attorneys have been appointed to different councils of the Illinois State Bar Association.

Brad Small, a shareholder at MM&R, has been reappointed to and named vice chairman of the Commercial, Banking

and Bankruptcy Law Council of the ISBA. Small focuses his practice on estate planning, banking law, commercial litigation, bankruptcy, real estate law and wills and trusts. For the past 30 years, Small has represented banks and other financial institutions and handled probate, real estate and commercial work. Since joining MM&R in 2004, he has expanded the firm's banking and finance capabilities.

Andrew Rushing, an associate at MM&R, has been appointed to the ISBA Business Advice and Financial Planning Section Council. Rushing focuses his practice on business law, taxation, estate planning and real estate law. A native of Belleville, Rushing represents a diverse

mix of clients in matters pertaining to corporate organizations, sales and acquisitions, real estate transactions, corporate taxation and partnership taxation.

Philip Speicher, an associate at MM&R, has been appointed to the ISBA Federal Taxation Section Council. Speicher focuses his practice on business law, taxation, estate planning and real estate law. Speicher provides legal counsel to a wide variety of clients in matters pertaining to business transactions and tax planning, Internal Revenue Service controversies, corporate mergers and acquisitions, wills and trusts and estate and gift tax planning. He also provides representation to individuals,

corporations, partnerships and limited liability companies in IRS audits and in litigation before the United States Tax

### Illinois honors Peabody Energy for environmental leadership

Peabody Energy has earned the 2010 Illinois Land Reclamation Award in the coal category from the Illinois Department of Natural Resources Office of Mines and Minerals. The honor recognizes Peabody's Cottage Grove Mine near Equality, Ill. for reestablishing areas of prime farmland, highly productive cropland and wildlife habitat in Saline and Gallatin counties in Southern Illinois.

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# Southwestern Illinois Commercial Real Estate Transactions

The Illinois Business Journal is proud to publish commercial real estate transactions recently completed by commercial brokers across Southwestern Illinois.

**Alton**  
 ◆ VI Inc. sold a 5,626-sq.-ft. office/warehouse at 1750 Fosterburg Rd. to CW Byron Warehouse Properties. BARBERMurphy Group represented both parties.  
 ◆ CW Byron Warehouse Properties leased a 5,626-sq.-ft. office/warehouse building at 1750 Fosterburg Rd. to Clean Harbors Environmental Services Inc. BARBERMurphy Group represented both parties.

**Belleville**  
 ◆ Summers Development LLC leased a 1,500-sq.-ft. office space at 122 Lincoln Place Ct. to Barber Voss Home Care. BARBERMurphy Group represented both parties.  
 ◆ R & R Carwashes Inc. leased a 3,600-sq.-ft. warehouse space at 5 Oak St. to Malone Building Solutions. BARBERMurphy Group represented both parties.  
 ◆ North Belt West Investments LLC leased 1,200 sq. ft. of office space at 1816 North Belt W., Ste. 2, to William G. Ford. Johnson Properties Inc. represented both parties.  
 ◆ Ring-Wil Agency sold a 2,040-sq.-ft. commercial building located at 2011 W. Main St. to Lindenwood University. Johnson Properties Inc. represented both parties.

**Cahokia**  
 ◆ Tim and Janet Huelsman leased a 2,600-sq.-ft. automotive repair shop at 724 Cooper Dr. to Chris Loethen DBA American Automotive. BARBERMurphy Group represented both parties.

**Collinsville**  
 ◆ MDC Eastport LLC leased a 4,600-sq.-ft. office/warehouse at 1605 Eastport Plaza Dr. to Orograin Bakeries Sale Inc. BARBERMurphy Group represented the lessor.  
 ◆ MDC Eastport LLC leased a 3,670-sq.-ft. office/warehouse space at 1601 Eastport Plaza Dr. to AAA Gaming LLC. BARBERMurphy Group represented the lessor.  
 ◆ Frost Horseshoe Lake LLC purchased 3.249 commercial acres located at Lot 2A Horseshoe Lake Rd. from Melverne Kosten. Johnson Properties Inc. represented the seller.  
 ◆ Crown Plaza Dental Inc. leased 1,200 sq. ft. of retail space located at 607 Vandalia St., Ste. 2, to Beds Beds Beds. Johnson Properties Inc. represented both parties.

**Columbia**  
 ◆ AEW Properties LLC leased 1,450 sq. ft. of office space to Scientech, a business unit of Curtiss Wright Flow Control Co., at 100 N. Main St. NAI DESCO represented the landlord and Mohr Partners represented the tenant.

**Edwardsville**  
 ◆ TheBANK of Edwardsville Trust sold 23.2 acres of land on Illinois Rte. 143 to LifePoint Ministries Inc. Johnson Properties Inc. represented both parties.  
 ◆ 1,600 sq. ft. of office space on the lower level of the Reliance Bank building at 1254 University Dr., Ste. 120, has been leased to Edward Galasso, district manager of Farmers Insurance Group District Office. RE/MAX River Bend represented both parties.

**Fairview Heights**  
 ◆ Shirley Goodman, Terry Scheibel and Heirs & Devises of Martha M. Scheibel sold a 5-acre parcel at 500 Wilcox St. to Tony E. Bonn and Bettyjean M. Bonn. Johnson Properties Inc. represented both parties.  
 ◆ Foster Townsend Rail Logistics Inc. leased 1,491 sq. ft. of office space at Fairview Heights Executive Plaza I, 333 Salem Pl., Ste. 240, from Plummer General LLC. Johnson Properties Inc. represented the lessor.  
 ◆ JERDI LLC leased a 4,000-sq.-ft. retail building at 122 Lincoln Hwy. to Tributou's. Johnson Properties Inc. represented the lessor. BARBERMurphy Group represented the lessee.

**Highland**  
 ◆ ABC Restaurant Equipment leased 18,900 sq. ft. at 1317 Pestalozzi St. from Sunset Properties LLC. Kunkel Commercial Group Inc. represented both parties.

**Maryville**  
 ◆ KSS Partnership sold a 2,500-sq.-ft. medical office building at 4949 Autumn Oak Dr. to Play Big LLC. Johnson Properties Inc. represented the sellers.

**O'Fallon**  
 ◆ Risk Strategies LLC leased 800 sq. ft. at

517 W. U.S. Hwy. 50 in from Fulford Land Trust. Kunkel Commercial Group Inc. represented the tenant.

**Shiloh**  
 ◆ Dr. Jeffrey A. Kunseniller leased 2,075 sq. ft. of retail space at 1219 Thouvenot Ln., Ste. 103, aka Frank Scott Pkwy., from Shiloh Parks

Plaza LLC. Johnson Properties Inc. represented the lessee.

**Waterloo**  
 ◆ AEW Properties leased 1,420 sq. ft. of retail space to Marshall Etc., d/b/a Sprint, at 871 S. Illinois Rte. 3. NAI DESCO represented the landlord and GJ Grewe represented the tenant.

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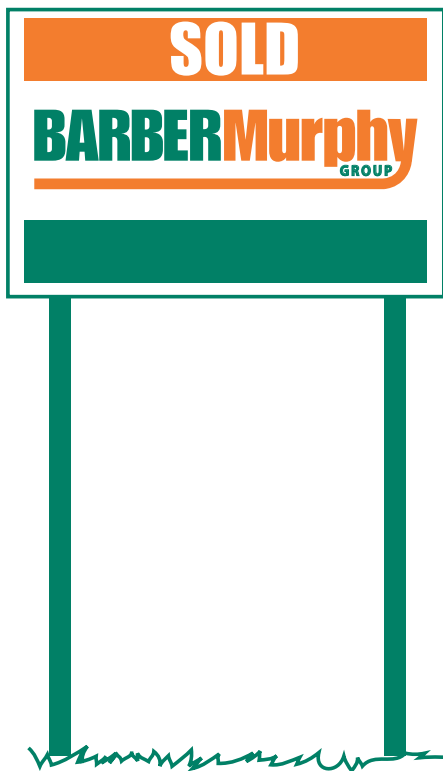
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