

# Commentary

## Illinois Coal projects can bring energy and thousands of jobs to Illinois

There is little argument that we're going to need many different solutions to meet our energy demands in the coming decades. After all, there is no perfect energy that is cheap, reliable and secure with little to no affect on the environment.

However, the energy challenges facing our nation are also opportunities for Illinois and our economic well-being because energy development is inescapably tied to economic development.

A just released study commissioned by the Illinois Chamber Foundation and conducted by the Regional Economic Applications Laboratory at the University of Illinois at Urbana/Champaign highlights this link for one of our state's greatest energy resources - coal.

The study provides a glimpse of the economic benefits of developing even a few cleaner coal projects in Illinois during the next 30 years - and the numbers are significant.

Since it is impossible to predict which cleaner coal technologies will eventually be

built, the study tested three conservative, forward looking scenarios and the common themes are jobs, including:

- An increase in jobs during construction - ranging from an average of 6,500 to 12,300 per year for 30 years, depending on the scenario.

- An increase in jobs during operations - ranging from 6,200 to 8,200 per year for 30 years, depending on the scenario.

This puts numbers on what we already know through common sense - that when energy supplies are produced from local sources, the state's economy will achieve a double-dividend.

And let's remember that Illinois coal is *in plentiful supply*. Geological surveys show that the energy stored in the known deposits of coal in Illinois is greater than the energy stored in the oil reserves of Saudi Arabia. This is truly a local energy source waiting to be tapped.

It's also true that the Illinois coal reserves are located in some of the most high-unemployment regions of the state. An increased use of Illinois coal tied to the development of a handful of cleaner coal projects during the coming decades would provide a long-term, stable employment base for areas of the state that historically need it the most.

President Obama knows this. He's pushing for federal support of cleaner coal projects because he understands our

reliance on coal won't change overnight and that cleaner coal technology has the chance to take an abundant, local resource and make it an invaluable piece of our 21st-Century energy and economic portfolios.

As with any new energy opportunity there are certain challenges ahead. How much federal and local support should be provided to move the technologies forward? What burden should be put on residential and business customers to foot the costs of the new projects? And just what is clean enough when it comes to cleaner coal projects?

The study doesn't answer those questions. It wasn't meant to. But the study

takes away any doubt about whether we should continue efforts to look at cleaner coal projects as a future energy source in Illinois.

We have too much of it and its development creates too big of an economic boost in the places it's needed the most.

We need to find the right balance - technologically, economically and environmentally - so this resource can be developed and the whole state can reap the economic benefits for decades to come.

*Tom Wolf is executive director of the Illinois Chamber of Commerce's Energy Council.*

**Wolf**



**IBJ Business News**

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## GIVING

Continued from page 1

the year, so this is significant," Falk added.

Giving USA's report breaks sources of contributions into several key categories. In 2009, the categories that experienced increased giving nationwide were: international affairs (disaster relief aid), +6.2 percent; health (disease research/prevention, hospice care), +3.8 percent; human services (emergency aid services such as food, shelter and clothing), +2.3 percent.

Gary Dollar, president and chief executive officer of the United Way of Greater St. Louis, says it's no secret that the bi-state region is an incredibly generous community, and that the giving statistics bear this out - even in tough economic times.

"When someone's in need, people in this community tend to step up each and every time," said Dollar. "What made it difficult in 2009 - and still does now - is that so many people were and are out of work. Those who have a job may be giving to unemployed family members to help them."

Dollar says that while there are always people in the community with great needs, 2009 put faces on many of them; they became people who lived right across the street, those at church or the parent of a

child's friend who had a foreclosed home or a job loss.

"Our sense is that people said, 'I know the need. I can see the need. Even though I am not going to get a raise this year, I am still able to give and am I going to give,'" he said. "We talk about it all the time. What does the United Way do? The United Way helps people. But that message really resonates in times like these."

Corporate giving is another contribution category that increased nationally in 2009, +5.5 percent; much of this increase, however, was attributed to in-kind (rather than cash) donations, which are less affected by recessions, according to the report.

In comparing the profile of the giver in 2009 to the face of the giver from its report 35 years earlier, Giving USA made a curious discovery, Falk says, which points to why the level of giving in 2009 was greater than it was in 1974.

"We know that women have entered the workforce in increasing numbers through the years," said Falk. "What we also discovered is evidence that women tend to make the decisions in the household with regard to philanthropy. A growing number of women in the workforce, combined with an increasing number of women in the family who are making the giving decisions, is having a very positive

effect overall on the amount of money that is being given away to charitable organizations over time."

Falk says judging from the latest report data, when women have their own income, women - on average - give more than men with similar incomes.

The 2010 report's data indicates that average household giving in this decade is more, on average than it was in the early 1970s. In 2009, total individual giving averaged \$1,940 per household - including non-donors - compared to 1974, when total individual giving averaged \$1,323 per household, again including non-donors.

What will 2011 bring in terms of giving trends? According to the Giving USA report, history suggests that giving will increase as the economy overall recovers, although growth in giving is likely to lag economic growth by a year or more. After prior recessions, giving took three to five years to attain pre-recession, inflation-adjusted levels.

Falk, however, says she sees the light at the end of an already brightening tunnel.

"We're already hearing from people that they're looking for something of a rebound in 2011," she said. "If we don't have a second dip in 2010, we'll see some positive benefits. I'm hoping that in 2011 we'll be back at pre-recession giving levels."

## TAX

Continued from page 1

Republican from Okaville, agrees with Holbrook that the state is short on employees - and that making any more cuts there would be difficult at best.

"When you talk about where do you cut," said Luechtefeld, "you'll have to cut, not necessarily workers, but you'll have to cut programs. If you want to make serious cuts, you will have to look at some of the programs that were started in the Medicaid area - in particular - that were started during the Blagojevich Administration where he enlarged the number of people who qualified for Medicaid at a much higher income level."

Luechtefeld blames the Democrats and Speaker Mike Madigan in particular. He said that the Democrats controlled both houses and the governor's mansion for the past seven years while this fiscal problem grew and grew.

"Madigan made a decision that he didn't want to do what it would take to fix it," Luechtefeld said. "Four or five years ago this should have been addressed. The later you wait to address a disaster, the more difficult it becomes to address it. He chose not to because of the fact that it would be painful. He chose not to because it would take cuts and it may take tax increases. He decided that would maybe cost him his leadership," he said. "It became a matter of staying in power."

But Holbrook says the fact is that Americans have changed the way they live and the state's obligations have grown exponentially over the years. Today, there are programs for early childhood education, children with special needs, aid to nursing homes, community colleges and hundreds of other programs.

"You start piling all of that up and it's a huge bill," Holbrook said. "Now we've got to decide whether we want to pay the bill or not, or do we want to cut the programs. Everybody always says to cut the programs, and that works great until your ox is gored. The last one of those issues (program cuts) that was brought up for a vote in the House got 99 'no' votes (out of 117 total). So, it's bipartisan and it's in both chambers. No one wants to make those cuts. They claim they do, but the devil is in the details."

Programs that were added in good times are now swamping the boat as the state struggles through the recession. According to Holbrook, the state's revenue from sales taxes and income taxes is down over \$9 billion.

"We've lost about 37 percent of our funding for these programs and you cannot continue a government under that system, even if - and that's a big if - there would be some form of revenue enhancement - some type of income tax surcharge or other things being proposed here," Holbrook said. "Those proposed tax increases bring in only about \$3 billion, so there's still \$6 billion out there that has to be cut...has to be cut."

Luechtefeld says the Republicans are willing to work with the Democrats to solve the problem but that there has to be agreement on certain fundamental points.

"First of all, there can't be any new programs," said Luechtefeld. "That probably bugs me the most. You can't start new programs over the old ones. Secondly, they're going to have to get spending under control and if they're willing to do those things, we will look at any kind of revenue increase that they might want. Also, we would like to help determine where the money will be spent. But that's never an option. It's, 'Help me get a tax increase and then go sit in the back of the bus.'"

Luechtefeld said he expected Madigan to retain the speakership after the November elections. There is some thought that the House speaker will get serious about fixing the budget in next Spring's session, but Luechtefeld is not optimistic about it.

"Madigan said two years ago we're going to address this issue after the election," Luechtefeld said. "But there's an election every two years. If we had addressed this problem five years ago, we could have dealt with it. But now, if you do a huge tax increase and huge cuts, you aren't even close. You aren't even close to solving the problem."

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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.

**Belleville**  
 ◆ Lincoln Place Partners LLC leased a 600-sq.-ft. office suite at 131 Lincoln Place Ct. to Clearpoint Credit Counseling. BARBERMurphy Group represented both parties.  
 ◆ L&N Investments Ltd. purchased a 5,300-sq.-ft. retail building at 9735 W. Main St. from Galway Properties. Johnson Properties Inc. represented the seller.  
 ◆ The First State Bank of Red Bud sold a 2,280-sq.-ft. commercial building located at 1015 S. 11<sup>th</sup> St. to Jeremy and Stephanie Rosenstengel. Johnson Properties Inc. represented the seller.

**Carlyle**  
 ◆ Vern W. and Kathleen A. Pingsterhaus purchased a building located at 1851 Jefferson St. from KMK Properties LLC. Kunkel Commercial Group Inc. represented both parties.

**Dupo**  
 ◆ The Mary A. Biggs Trust sold a 936-sq.-ft. commercial property at 112 Wallace St. to Dorothy Venable. BARBERMurphy Group represented both parties.

**East Alton**  
 ◆ Regions Bank sold a 1,310-sq.-ft. office building at 251 East Airline Dr. to CAD Co. LLC. BARBERMurphy Group represented the buyer.

**East St. Louis**  
 ◆ St. Louis National Stockyards Co. sold a 0.42-acre site of industrial land on First St. to Becker's Farm and Industrial Supplies. Johnson Properties Inc. represented both parties.

**Edwardsville**  
 ◆ Vintage Properties LLC leased a 155-sq.-ft. office Suite at 201 Hillsboro Ave. to Cara Tegel. BARBERMurphy Group represented both parties.

**Fairmont City**  
 ◆ St. Louis National Stockyards sold 15 acres at 1245 N. First St. to Fairmont Industrial Development LLC. BARBERMurphy Group represented the buyer and Johnson Properties Inc. represented the seller.

**Fairview Heights**  
 ◆ Oakstone Properties LLC Bldg #5 sold a 4,000-sq.-ft. office building at 5020 N. Illinois St. to Graham Benson PC. BARBERMurphy Group represented both parties.  
 ◆ Capital Management LLC leased 2,440 sq. ft. of retail space at 1011/103 Lanaghan Dr. to Beyond Perfection Boutique & Salon. BARBERMurphy Group represented both parties.

**Freeburg**  
 ◆ S.N.C. Real Estate sold a 4,200-sq.-ft., 4-unit apartment building at 408 N. Alton to Gary & Phyllis Schafer. BARBERMurphy Group represented both parties.

**Gillespie**  
 ◆ Randall & Danita Shuling sold a 2,200-sq.-ft., 4-unit apartment building at 106 Shelby St. to Doug & Stefanie Kessinger. BARBERMurphy Group represented the buyer.

**Maryville**  
 ◆ Retail Place LLC leased 1,940 sq. ft. of retail space at 2921 N. Center St. to Studio Eleven. BARBERMurphy Group represented both parties.

**O'Fallon**  
 ◆ Howland 3 Investments LLC leased a 1,000-sq.-ft. retail suite at 713 Hwy. 50 to Far East Foot & Body Massage Inc. BARBERMurphy Group represented both parties.  
 ◆ Harting & Associates leased 775 sq. ft. at 4972 Benchmark Centre from Commerce Bank. Kunkel Commercial Group Inc. represented both parties.  
 ◆ Gateway Bankruptcy Group leased 1,200 sq. ft. at 4972 Benchmark Centre from Commerce Bank. Kunkel Commercial Group Inc. represented both parties.

**Swansea**  
 ◆ LJ Jordan LLC leased a 2,800-sq.-ft. retail building at 4501 N. Illinois St. to Interstate Auto Group Inc., d/b/a CarHop. BARBERMurphy

Group represented both parties.  
 ◆ CBW Property 1 LLC leased 3,200 sq. ft. of commercial space at 129 Corporate Dr. to Shawnta Kinmon, dba Bangin Body Fitness.

Johnson Properties Inc. represented the lessor.  
**Wood River**  
 ◆ Boos Plaza Inc. sold the land located at the

corner of Lakin Boulevard and Illinois 111/ Vaughn Rd. to Aldi Inc. Coldwell Banker Commercial Brown Realtors represented the seller.

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