

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

- Adams Development Co. sold a 5,200-square-foot retail property at 192 Alton Square Mall Drive to NHF Properties, LLC. BARBERMURPHY represented both parties in the transaction.

- Adams Development Co. sold a 4,647-square-foot investment property at 2416-2420 Bloomer Drive to NHF Properties, LLC. BARBERMURPHY represented both parties.

- Adams Development Co. sold a 42,241-square-foot investment property at 201 East Center Drive to Sun Nation Illinois, LLC. BARBERMURPHY represented both parties.

- Adams Development Co. sold a 9,600-square-foot investment property at 2708 Corner Court to Sun Nation Illinois, LLC. BARBERMURPHY represented both parties.

◆ BELLEVILLE

- Catholic & Community Credit Union sold a 5,232-square-foot office building at 6100 W. Main St. to Vollmer Realty Inc. BARBERMURPHY represented the seller.

- Bouse Properties sold a 12-unit apartment complex at 2310 Frank Scott Parkway to LDB Services Inc. BARBERMURPHY represented the buyer.

- Triad Investments leased an 8,000-square-foot industrial building at 2425 Amann Drive to HPJ Automotive & Performance, LLC. BARBERMURPHY represented both parties.

◆ CAHOKIA HEIGHTS

- Rick Sminchak sold a 16-unit

apartment building at 4033 Mississippi Ave. to Elite Properties STL. BARBERMURPHY represented both parties.

◆ COLUMBIA

- Linda Murray leased a 1,248-square-foot retail space at 1005 S. Main St. to YGD’s Aquatics, LLC. BARBERMURPHY represented both parties.

◆ EDWARDSVILLE

- Tri County Storage Edwardsville, LLC., sold a 578-unit self-storage facility at 6463 Center Grove Road to Center Grove, LLC. BARBERMURPHY represented both parties.

◆ FAIRVIEW HEIGHTS

- C & Z Investments USA, LLC leased a 900-square-foot retail suite at 314 Fountains Parkway to Khop Kingz, LLC. BARBERMURPHY represented both parties.

- SGM Properties, LLC leased a 1,750-square-foot retail space at 5500 N. Illinois St. to Lizzie Bob’s Sweets from Scratch, LLC. BARBERMURPHY represented the tenant.

- V. Jose Thomas and Zinia Thomas sold a 2,580-square-foot former medical building at 1 Sheryl Drive to Eye Deal Properties, LLC. BARBERMURPHY represented the seller.

◆ FREEBURG

- The Riess Family sold 2.29 acres on North State Street (Route 15) to Osage Equities Inc., to build a new Dollar General Store. BARBER-

MURPHY represented the seller.

◆ GLEN CARBON

- Greg Grinter sold a 2,800-square-foot office building at 1 Ginger Creek Parkway to KEMCO Holdings, LLC. BARBERMURPHY represented both parties.

◆ GODFREY

- Adams Development Co. sold a 9,600-square-foot investment property at 200-210 West Homer Adams Parkway to NHF Properties, LLC. BARBERMURPHY represented both parties.

◆ GRANITE CITY

- R&T Alliance Inc. leased a 3,200-square-foot warehouse space at 4320 A&B Horseshoe Lake Drive to C.A. Jones Inc. BARBERMURPHY represented both parties.

◆ HILLSBORO

- H & M Realty, LLC., sold a 106,200-square-foot industrial building at 1915 Schram Ave. to Raiders Holdings, LLC. BARBERMURPHY represented both parties.

◆ MADISON

- The Barnett Estate sold a 4,576-square-foot industrial property at 1903 Fifth St. to the City of Madison. BARBERMURPHY represented both parties.

◆ MARYVILLE

- MPEC, LLC leased a 2,300-square-

foot medical office space at 2236 Vadalabene Drive to Renewal, LLC. BARBERMURPHY represented the landlord.

◆ MASCOUTAH

- WCF MHP, LLC sold a 22-pad mobile home park at 615 E. South St. to 43 Properties, LLC. BARBERMURPHY represented both parties.

◆ O’FALLON

- Lakepointe Centre, LLC leased a 1,200-square-foot retail space at 715 Lakepointe Drive to Stay Pressed Juice Co. BARBERMURPHY represented both parties.

◆ SWANSEA

- Oak Mesa Properties, LLC leased an 1,800-square-foot office space at 216 West Pointe Drive to the State of Illinois Attorney General. BARBERMURPHY represented both parties.

◆ WATERLOO

- Tom and Stacy Jackson leased a 1,640-square-foot office space at 1329 N. Illinois (Route 3) to AMS Speech Therapy, PC. BARBERMURPHY represented both parties.

◆ WORDEN

- Performance Pipe sold a 13,369-square-foot industrial building at 727 South Main St. to AAA Rentals. BARBERMURPHY represented both parties.

SCHNUCKS

continued from page 1

There are differences in minimum wage between the two states (\$12 in Illinois and \$11.15 in Missouri) that would impact numbers, and some language that won’t be included from one contract to the other. “But the level of percentage of the raises (in Missouri) could inform how 881 approaches the bargaining.”

The agreement in Missouri calls for raises exceeding 10 percent for some workers over the life of the contract, improved health insurance benefits, and language that give workers more power over their schedules. Work-

ers would be allowed to write their own schedules and work at the stores of their choosing. The scheduling proviso is said to be a first in the nation.

“We’re extremely proud of it,” Reischman said of the overall contract. “I can’t say it’s the best in the country, but it’s pretty close.”

Health coverage is being improved — without workers’ share going up. Improved items included vision benefits and short-term disability. The union has basically four health plans categorized

by cost and coverage and referred to as A, B, C and D. The big variables are deductible, copays and premiums.

“Our D plan is better than a lot of people’s best plans,” Reischman said.

Going into talks, both sides knew that wages would be the No. 1 priority.

“To Schnucks’ credit, they came to the table and bargained pretty early, which we were pretty happy about. We wanted to get this done as soon as possible. Both sides realized they had to raise the wages.”

The market is “very competitive and desperate to hire right now,” he said.

Negotiations began in late February — much earlier than in previous years — because both Schnucks and Local 655 agreed that it was critical to get money in workers’ pockets quickly.

The Schnucks contract sets the stage for negotiations with other local grocery chains, like Dierbergs, which should vote this month on a similar economic package, and Straubs, another large St. Louis chain. In recent times, Dierbergs was traditionally invited by Schnucks to sit in on the bargaining committee sessions with the union.

David Bell, Schnucks chief financial officer, said the contract recognizes the significance of its employees.

“Over the last two years, our communities have come to know what we have known for many years — that our Schnucks teammates serve an important role taking care of our customers. This was top of mind for us as we worked with Local 655 on this new package that received the unanimous approval of their bargaining committee and union leadership.”

“I want to thank Schnucks for engaging good faith bargaining,” Cook said. “We don’t always see eye-to-eye, but we understand that the best outcome is one that provides good jobs for our partners

while also allowing Schnucks to be competitive against non-union employers.”

Federal Mediation and Conciliation Services reps participated in bargaining from the first day one, and Cook thanked them for their hard work.

“FMCS plays a really important role, and they are critical in this process,” Cook said.

The new contract covers more than 4,600 Local 655 partners working at 64 Schnuck’s Markets location across the eastern side of Missouri.

Representatives from UFCW Local 88, a much smaller local on the St. Louis side, was also present for talks.

A release from 665 said that more than 1,600 partners participated in a survey conducted by the union about priorities heading into negotiations.

Employees covered by the union contract include checkers, baggers, stockers, department managers as well as workers in a wide variety of other departments including bakery, produce, dairy and frozen foods.

Here are some of the contract highlights listed by the union:

- Expansion of health and welfare benefits at no additional cost to the employees

- New premium pay for overnight workers

- New premium pay for employees that serve in leadership roles in their store

- The largest wage increases in Local 655 history, on top of guaranteed hours-based raises

- Up to twoweeks of vacation payout at the end of the calendar year

- Preservation of pension benefits at no additional cost to Schnucks.

- Unprecedented new contract language to allow workers to write their own schedules and work at the stores of their choosing.

Two Metro East communities get upgrade of broadband

Spectrum says it has completed an \$880,000 network upgrade in Fairmont City and Washington Park that allows for the launch of Spectrum Internet Gig and its suite of services for at least 1,700 residential customers and small-business clients.

“We have a consistent track record of investing in our network to provide high-value broadband, TV, mobile and voice services,” said Rob Burton, area vice president, Field Operations. “We are now delivering superior connectivity to residents and businesses in Fairmont City and Washington Park at highly competitive prices, backed by an organization committed to craftsmanship and service.”

“Broadband access is critically important in today’s society and I commend Spectrum for their investment in Fairmont City and Washington Park to give more residents and small businesses access to a fast and reliable broadband, along with the full suite of Spectrum

services,” said state Rep. Jay Hoffman.

A \$400 million investment in broadband internet infrastructure approved by Illinois lawmakers in 2019 could pay for itself by added tax revenues alone within four years of completion of construction, according to a new study.

The report by the University of Illinois Project for Middle Class Renewal and the Illinois Economic Policy Institute estimated an additional 238,000 households, businesses and farms would have new internet accessibility as a result of the state funding combined with at least \$100 million in new federal funding and other non-state funds.

ILEPI is a nonprofit research organization with strong ties to organized labor, while the Project for Middle Class Renewal is housed in the UI School of Labor and Employment Relations and has a mission of “elevating public discourse” on worker-related issues to promote middle-class jobs and reduce poverty.