

**CITY OF BELLEVILLE, ILLINOIS**  
**ECONOMIC DEVELOPMENT/ANNEXATION COMMITTEE**  
**MEETING MINUTES**  
**April 6, 2016 5:00 p.m.**

**MEMBERS:**

Alderman Paul Seibert, Ward 6	Present
Alderman Roger Wigginton, Ward 8	Present
Alderman Johnnie Anthony, Ward 4	Present
Alderman Trent Galetti, Ward 7	Excused
Alderman Jane Pusa, Ward 2	Present
Alderman Kent Randle, Ward 3	Present
Alderman Phil Silsby, Ward 5	Present
Alderman Ken Kinsella, Chairman, Ward 1	Present

**STAFF PRESENT:**

Annissa McCaskill, Director of Economic Development, Planning & Zoning  
Eric Schauster, Assistant Director of Economic Development, Planning & Zoning  
Dean Hardt, City Treasurer  
Tim Gregowicz, City Engineer

**GUESTS PRESENT:**

Bill Rickher, Adam's Auctions  
Mike Koziatek, Belleville News Democrat  
Michael Hagberg  
Mike Anderson  
Brian Buelhorn  
Todd Keller

The Economic Development and Annexation Committee meeting was held at 5:00 p.m. on the Second floor, Conference Room, of City Hall.

Chairman Kinsella asked if there were any corrections to be noted for the March 2, 2016 meeting minutes. No corrections were made hence the minutes were accepted by the Committee.

Chairman Kinsella explained emergency procedures.

**PUBLIC PARTICIPATION:**

Michael Hagberg asked if the towing company that was requesting annexation, is asking for annexation solely so the business can be added to the list of towing companies that the Belleville Police Department uses.

**NEW BUSINESS:**

1. Consider for annexation for 4561 Frank Scott Parkway, parcel: 07-25.0-400-018, 07-25.0-400-019

Ms. McCaskill explained the location which is adjacent to the Parkway West development. Plans are currently being discussed in regards to plans for sewer connection and overall engineering plans.

There was a discussion on the requested zoning classification.

With no further discussion, Chairman Kinsella asked for a motion.

**A motion was made by Phil Silsby to APPROVE the request. It was seconded by Johnnie Anthony with all present members voting in the affirmative. Motion carried 6-0.**

2. Consider for annexation for 1420-1422 Centreville Avenue, parcels: 08-29.0-406-042, 08-29.09-407-007

Ms. McCaskill explained the location and zoning classification request. The applicant requested the storage of outdoor vehicles for the business.

Mr. Buelhorn explained the business's operations. He also spoke on the following topics: the length of time vehicles would be stored outside; they store approximately forty (40) cars on a lot in Shiloh presently, and the advantages of being inside City limits which included police protection and community involvement.

Security cameras and an alarm system will be installed. The existing fence will be repaired and fence slats will be added.

With no further discussion, Chairman Kinsella asked for a motion.

**A motion was made by Phil Silsby to APPROVE the request. It was seconded by Jane Pusa with all present members voting in the affirmative. Motion carried 6-0.**

Alderman Wigginton arrived to the meeting at 5:19 p.m.

3. Consider approval of Staff Recommendations for incentives for Norcom 2000, Inc. for the remodeling of the existing facility located at 105-107 West Washington St.

Mr. Schauster explained the history of the property and renovation plans. He stated that the property is not in a TIF district.

With no discussion, Chairman Kinsella asked for a motion.

**A motion was made by Johnnie Anthony to APPROVE the request. It was seconded by Jane Pusa with all present members voting in the affirmative. Motion carried 7-0.**

4. Consider approval of Staff Recommendations for incentives for Adam's Auctions, for the construction of a new facility at 1550 E. State Highway 15.

Mr. Schauster explained the business operations for the new facility. Mr. Schauster noted an error on the Staff Recommendations which should have said \$127,000.00; the total package sum listed in the Staff Recommendations reflects the \$127,000.00.

Ms. McCaskill noted that City Council had approved the Site Plan previously.

Mr. Rickher reminded the Committee and Staff that the business is called the St. Clair County Event Center, not Adam's Auctions. He touched on some events that may take place there and the eagerness of possible tenants wanting to use the Center.

The Committee discussed the following topics: sales & property tax amounts, ideal location, locations for ingress & egress placement, possible use of TIF funds, and future tenants for the Center.

With no further discussion, Chairman Kinsella asked for a motion.

**A motion was made by Jane Pusa to APPROVE the request. It was seconded by Roger Wigginton with all present members voting in the affirmative. Motion carried 7-0.**

5. Consider approval of release of a Request For Proposals for Redevelopment of the Meredith Home property.

Mr. Schauster explained the history of the property and past proposals that were offered to the City. This is another attempt to receive viable options for the site.

Alderman Silsby left the meeting at 5:40 p.m.

The Committee discussed the timeline for the proposals being submitted and a future parking plan for downtown.

With no further discussion, Chairman Kinsella asked for a motion.

**A motion was made by Roger Wigginton to APPROVE the request. It was seconded by Jane Pusa with all present members voting in the affirmative. Motion carried 6-0.**

**OLD BUSINESS:**

None

**OTHER BUSINESS:**

None

**MOTION TO ADJOURN:** Kent Randle made a motion to ADJOURN. It was seconded by Roger Wigginton with all present members voting in the affirmative. Motion carried.

Chairman Kinsella adjourned the meeting at 5:46 p.m.

Respectfully Submitted,  
Kari L. Tutza  
Economic Development, Planning & Zoning Department