

CITY OF BELLEVILLE, ILLINOIS
ECONOMIC DEVELOPMENT/ANNEXATION COMMITTEE
MEETING MINUTES

September 7, 2016 5:00 p.m.

MEMBERS:

Alderman Paul Seibert, Ward 6	Absent
Alderman Roger Wigginton, Ward 8	Present
Alderman Johnnie Anthony, Ward 4	Present
Alderman Trent Galetti, Ward 7	Absent
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:

Eric Schauster, Economic Development, Planning & Zoning Assistant Director
Dean Hardt, City Treasurer

GUESTS PRESENT:

Alderman Raffi Ovian
Michael Hagberg
Todd & Julie Kennedy, TJBC, Inc.
Mike Koziatek (Belleville News Democrat)
Charles Fuller

The Economic Development and Annexation Committee meeting was held at 5:00 p.m. at the Fire Department, Administrative Building, 1125 S. Illinois St.

Chairman Kinsella asked if there were any corrections to be noted for the August 3, 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 questions and stated his concerns regarding the Development Agreement with TJBC, Inc. and the Marketplace Development Agreement.

NEW BUSINESS:

1. Consider Development Agreement with TJBC, Inc. for the remodeling of the existing facility at 6435 West Main St.

Mr. Schauster answered Mr. Hagberg's questions. He explained that the Kennedy's will be purchasing their portion of the building from Mr. Hill, the projected owner of 6401 W. Main St. The agreement with TJBC, Inc. will include costs additional to those related to the Sonomacap Development Agreement.

This business is an expansion of the current brewery at 4204 W. Main St. Mr. Kennedy explained the details of the business plan.

Mr. Schauster explained the Development Agreement eligibility requirements for the requested exemptions.

Alderman Wigginton and Alderman Pusa spoke in favor of the overall project to assist in renewing the west end of Belleville.

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

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

2. Discussion on Monthly Project Status Report policy.

Mr. Schauster began the discussion by explaining his concerns with implementing the report into the process of requesting business assistance.

The Committee discussed the purposes of requesting the report. There was a suggestion to request the report on a quarterly basis, not monthly and to place a monetary or construction timeframe threshold on the projects that have to submit the report.

Alderman Randle asked how many projects are over the dollar amount of one million dollars with current Development Agreements. Mr. Schauster will acquire that information and submit his findings at the next meeting.

3. Discussion and possible motion on termination of TIF #1, TIF #2, and TIF #4.

Mr. Schauster explained that the TIF's have served their purpose. He explained the process to close them.

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

A motion was made by Kent Randle to APPROVE the request. It was seconded by Roger Wigginton 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 Phil Silsby with all present members voting in the affirmative. Motion carried.

Chairman Kinsella adjourned the meeting at 5:45 p.m.

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