

**CITY OF BELLEVILLE, ILLINOIS**  
**ECONOMIC DEVELOPMENT/ANNEXATION COMMITTEE**  
**MEETING MINUTES**  
**April 7, 2021, 5:00 PM**

**ATTENTION:**

**PLEASE TAKE NOTICE THAT, PURSUANT TO SECTION 7(e) OF THE ILLINOIS OPEN MEETINGS ACT (5 ILCS 120/7(e)) AND THE GUBERNATORIAL DISASTER PROCLAMATION ISSUED BY GOVERNOR JB PRITZKER ON APRIL 2, 2021, THE ECONOMIC DEVELOPMENT & ANNEXATION COMMITTEE OF THE CITY OF BELLEVILLE IS CONDUCTING THIS MEETING BY AUDIO CONFERENCE AND IS PROVIDING THE FOLLOWING REMOTE ELECTRONIC ACCESS TO ITS MARCH 3, 2021 MEETING FOR ITS MEMBERS, STAFF AND PUBLIC.**

**MEMBERS:**

Alderman Dave Pusa, Ward 2	Absent
Alderman Kent Randle, Ward 3	Present
Alderman Johnnie Anthony, Ward 4	Present
Alderman Shelly Schaefer, Ward 5	Present
Alderman Mary Stiehl, Ward 6	Excused
Alderman Dennis Weygandt, Ward 7	Absent
Alderman Roger Wigginton, Ward 8	Present
Alderman Ken Kinsella, Ward 1, Chairman	Present

**STAFF PRESENT:**

Annissa McCaskill, Director of Residential & Commercial Development Services  
Eric Schauster, Assistant Director of Economic Development, Planning and Zoning  
Penny Moore, Secretary, Economic Development, Planning and Zoning

**GUESTS:**

Stacie Gutierrez  
Javier Gutierrez

The Economic Development and Annexation Committee meeting was called to order via phone conference at 5:00 PM by Chairman Kinsella at City Hall, 101 S. Illinois Street. Attendance of the Committee Members was taken, and a quorum was declared at 5:02 PM by Chairman Kinsella.

Chairman Kinsella asked if there were any corrections to be made for the March 3, 2021 meeting minutes. No corrections were noted. The minutes were motioned for approval by Alderman Wigginton, seconded by Alderwoman Schaefer and approved by the Committee. Motion carried 5-0, with all present members voting in the affirmative.

**NEW BUSINESS:**

- 1. Consider approval of Staff Recommendations for STL Keg Company DBA Margaritas West for the purchase, remodeling and expansion of the facility located at 4817 West Main Street.**

Eric Schauster explained that Margaritas West was able to make it through the COVID-19 restrictions. The owners, Stacie and Javier Gutierrez currently lease the property at 4817 West Main Street and have placed a contract to purchase the property. The project will include an expansion of the building for additional seating. Additional renovations will include replacement of the roof and the parking lot.

Stacie Gutierrez elaborated on the expansion and renovations, mentioning the parking lot is the first priority of replacement, as it is a safety hazard. Second, Margaritas West's roof will be replaced. Mrs. Gutierrez added that the Margaritas West structure is very small and will be expanded. The expanded seating area will include doors and windows that can be removed to offer customers an indoor/outdoor environment.

Mr. Schauster reviewed the proposal with STL Keg Company, DBA as Margaritas West. The project cost is \$262,500.00. Margaritas West would retain their nine (9) full-time equivalent employees, they would add one (1) full-time equivalent employee within the first year, and an additional full-time equivalent employee the second year. They would provide sales tax of \$500,000.00 per year and commit to remaining at the location for five (5) years.

Eric Schauster continued, in return the City would provide Margaritas West \$25,000.00 (9.5% of the project cost) in TIF 3 funds, to include reimbursement after the project's completion of the replacements of the parking lot and roof, and the building expansion.

Alderman Randle asked how the seating capacity would be affected by the project. Stacie and Javier Gutierrez answered 45-50 more seats (in a non-COVID environment), bringing a total, maximum, number of seats to 125.

Eric Schauster mentioned that this project will be presented before the Finance Committee at 7:00 PM on Monday, April 12, 2021.

**A motion was made to approve the Staff Recommendations for STL Keg Company DBA Margaritas West for the purchase, remodeling and expansion of the facility located at 4817 West Main Street by Alderman Wigginton, seconded by Alderman Randle. Roll call vote: Randle-aye, Anthony-aye, Schaefer-aye, Wigginton-aye, and Chairman Kinsella-aye. Motion carried 5-0, with all present members voting in the affirmative.**

**PUBLIC PARTICIPATION:**

None

**OLD BUSINESS:**

None

**OTHER BUSINESS:**

None

**MOTION TO ADJOURN:** Alderwoman Schaefer made a motion to ADJOURN, seconded by Alderman Anthony. With all present members voting in the affirmative, motion carried.

Chairman Kinsella adjourned the meeting at 5:13 PM.

Respectfully Submitted,  
Penny Moore  
Secretary  
Residential & Commercial Development Services

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Ken Kinsella  
Chairman, Economic Development and Annexation