



CITY OF BELLEVILLE  
ECONOMIC DEVELOPMENT /  
ANNEXATION COMMITTEE  
Meeting Minutes

May 3, 2023, 5:00 PM

**MEMBERS:**

Alderman Bryan Whitaker, Ward 1	Present
Alderwoman Jamie Eros, Ward 2	Present
Alderman Johnnie Anthony, Ward 4	Present
Alderwoman Shelly Schaefer, Ward 5	Present
Alderman Chris Rothweiler, Ward 6	Present
Alderman Dennis Weygandt, Ward 7	Present
Alderwoman Kara Osthoff, Ward 8	Present
Alderman Kent Randle, Ward 3, Chairman	Present

**STAFF PRESENT:**

Mayor Patty Gregory	Excused
Cliff Cross, Director of Economic Development, Planning and Zoning	Present
Eric Schauster, Assistant Director of Economic Development	Present
Penny Moore, Coordinator, Economic Development, Planning and Zoning	Present

**GUEST ALDERMAN PRESENT:**

None

**GUESTS PRESENT:** Michael Hagberg, Jennaver Brown and Teri Maddox

The Economic Development and Annexation Committee meeting was called to order in person at 5:00 PM by Chairman Alderman Randle. Attendance of the Committee Members was taken, and a quorum was declared at by Chairman Alderman Randle. Chairman Alderman Randle explained emergency procedures. (5:01 PM)

**PUBLIC PARTICIPATION (No more than two (2) to three (3) minutes):**

Michael Hagberg (5:02 PM), Barb Swantner (5:04 PM)

**MEETING MINUTES:** A motion for approval of the March 1, 2023 meeting minutes was made by Alderwoman Eros and seconded by Alderwoman Schaefer. Motion carried (8-0), with all present members voting in the affirmative with no corrections noted. (5:05 PM)

**NEW BUSINESS:**

1. Eye on Design, Inc.: Remodeling of the existing facility located at 309 East Main St. (5:06 PM)

Mr. Schauster explained the request from Eye on Design, Inc. The request is phase two (2) of a larger project. Last year, the applicant spent \$100,000.00 in renovations to the interior of the building including their sales displays. The second phase includes the completion of their kitchen remodeling and the replacement of the roof. Mr. Schauster added, the applicant has patched the roof several times but the roof is in disrepair and must be replaced to save the building. (5:07 PM)

Jennaver Brown spoke to describe the roof project. (5:10 PM)

Mr. Schauster discussed the Staff Recommendation below:

City of Belleville Economic Development & Annexation Committee  
Project Information & Staff Recommendations  
May 3, 2023

<b>Company</b>	Eye on Design, Inc.
<b>Project Information</b>	Remodeling of existing facility.
<b>Address</b>	309 East Main St.
<b>Estimated Project Costs</b>	Remodeling: \$100,000.00 (Includes roof replacement, A/C replacement and kitchen rehab.)
<b>Incentives Requested</b>	1. Reimbursement of TIF eligible expenses.
<b>Recommend Development Agreement to include but not limited to:</b>	<b>Responsibilities of the City of Belleville</b> 1. Reimburse Eye on Design, Inc. \$20,000.00 in TIF #17 funds for remodeling and of the existing facility located at 309 East Main St., after receipt of documentation of eligible costs incurred, and:
<b>Proposed incentive package is \$20,000.00 or 20% of Total Project Cost.</b>	<b>Responsibilities of Eye on Design, Inc.</b> A. Invest no less than \$100,000.00 for the remodeling of the existing facility located at 309 East Main St. no later than October 31, 2023, and; B. Retain six (6) FTE jobs, and; C. Commit to annual sales subject to sales tax of no less than \$250,000.00, and; D. Eye on Design, Inc. and any heirs and/or successors shall remain and operate at the site for no less than five (5) years, and; E. Compliance with all existing and applicable Federal, State, County and Local laws and ordinances.
<b>Item(s) (1) contingent upon approval of building and site plan being to code with the following conditions met by Eye on Design, Inc.:</b>	
<b>Source of Funding</b>	TIF #17/East Main St.
<b>Additional Documentation:</b>	Cost estimates.

(5:12 PM)

Discussion of the damage to the roof and of the location of mechanical equipment occurred. Discussion of logistics occurred regarding the roofing company and dumpsters. Discussion regarding the length of time the project would take occurred and if the project would cause business disruption. Ms. Brown stated the project is estimated to take two (2) weeks to complete. Ms. Brown added that she will be working with the City to coordinate any necessary road and alleyway closures. Ms. Brown shared that she has discussed the project with her neighbors and believes there should not be any disruption other than the loss of parking. Chairman Randle recommended that Ms. Brown speak with the City Clerk's office regarding the project and what events are planned to occur downtown. (5:22 PM)

**A motion was made to APPROVE by Alderwoman Schaeffer with a second by Alderman Weygandt. The motion carried by a vote of (8-0), with all present members voting in the affirmative. (5:25 PM)**

2. Discussion and possible motion to move Bellevue Plaza TIF District Establishment (Schedule and Contract)

Cliff Cross reminded the Committee that he had mentioned to them two (2) to three (3) months ago that Mr. Cross was considering the establishment of a TIF for Bellevue Plaza. Mr. Cross explained, the plaza is unique as it is an odd-shaped area located in the middle of TIF 3. Mr. Cross shared his thoughts, that the plaza was not included in TIF 3 during it's conception, as at the time it was a newer and thriving shopping center and is now showing it's age. The establishment of the new TIF would aid in giving that shopping center and the general area a facelift. (5:26 PM)

Mr. Cross shared that the department has been working with Moran Economic Development as a consultant. Mr. Cross shared with the Committee the proposed schedule from Moran in what to expect in the TIF establishment and the overall cost. Mr. Cross requested a motion and approval to move forward with the formal contract with Moran. (5:27 PM)

Alderman Anthony spoke in support, mentioning action needs to be taken to enhance the area in this corridor or more businesses will leave and population counts will continue to decline. Alderwoman Schaefer shared her concern of the area appearing blighted and the area needs help. Discussion of the businesses that have closed in the area occurred. Discussion of the location of TIF 3 occurred. Cliff Cross mentioned options were discussed with Moran to consider reconfiguring TIF 3 to exclude the closed business to add them to the new TIF. Doing so would give the businesses twelve (12) to thirteen (13) years instead of the ten (10) years that TIF 3 has until it expires. Mr. Cross continued, the problem is that many of those buildings are now vacant, which means they are not providing sales tax. However, the buildings still have a strong property value. Which in a sense could have squewed this. Mr. Cross shared, anchor developments, which can be promoted with the Economic Development Strategy, are very important to certain areas where we want to promote revitalization and redevelopment. We thought about focusing on this as an anchor development and doing a very strong and aggressive five (5) to seven (7) year plan to those properties along that corridor. Mr. Cross shared; we need to do big-bang projects instead of fifteen thousand dollar (\$15,000.00) ones to start from the middle out. (5:35 PM)

Discussion of A & A Beauty occurred. Mr. Cross mentioned it will not be included in the new TIF. Discussion of traffic counts of new developments, like Belleville Crossing, occurred and how it has affected the Bellevue Park Plaza area. (5:38 PM).

Discussion of businesses in the corridor that are not currently in a TIF occurred. Mr. Cross explained that the businesses were looked at very carefully and if for some reason they were missed and not added to the new TIF, that can be adjusted. Mr. Schauster explained, part of the problem may be a geographical issue of adding some locations may be because TIFs must be contiguous and to reach them, you would have to cut across TIF 3. Further discussion of the areas businesses occurred. (5:40 PM)

Chairman Randle asked with respect to the creation of this TIF, would there be a requirement that they would be creating sales tax revenue. Mr. Cross answered, what he would encourage is when the overall TIF plan is presented, those are things that can be built into the plan to better determine the best utilization of the funds. For example, is it a reimbursement only TIF or is it a bonding TIF? It would probably be reimbursement only because that forces the owner to invest. If the owner doesn't invest, then the owner does not benefit. These are things we can present to you in the future. (5:41 PM)

Further discussion regarding the needed development in the Bellevue Plaza area. (5:43 PM)

**A motion was made to APPROVE by Alderwoman Eros with a second by Alderman Weygandt. The motion carried by a vote of (8-0), with all present members voting in the affirmative. (5:25 PM)**

3. Trolley Circle: Discussion pertaining to potential Tax Rebate to aide in construction costs of development

Mr. Cross explained that Trolley Circle is a senior independent living facility, located behind Westfield Plaza, that was previously approved. They are committed to the project. Per their permit applications, the project is estimated at thirteen million dollars (\$13,000,000.00). The issue that has arisen is mine subsidence which has added three hundred thousand dollars (\$300,000.00) to the project. They have said it is not a make or break for them to move forward with the project, but they did inquire on the potential of some additional funding to assist. Mr. Cross added that he is not seeking a motion but rather wanted to update the Committee about this request so that it may be discussed. Trolley Circle is in an Enterprise Zone, but they are also in a TIF. If you are in a TIF, you are not eligible for the property tax abatement. Mr. Schauster added, you are eligible for the sales tax exemption for the materials but by Statute, TIF takes precedence on the property tax. (5:46 PM)

Mr. Cross explained he is not a fan of using TIF funds for residential developments. However, he shared the numbers on this particular tax rebate. An investment of three hundred thousand dollars (\$300,000.00) to a thirteen million dollars (\$13,000,000.00) brings more population. It is independent living, but they still have cars that are on the road going to Westfield Plaza and other retail locations. (5:46 PM)

Mr. Cross continued; the example I can give you is the Villas of Holly Brooke which was roughly an eight-million-dollar (\$8,000,000.00) project. The County appraised the project, for what value they would tax it, at roughly four million dollars (\$4,000,000.00). That means their assessment becomes one point three million dollars (\$1,300,000.00) and they get the tax rate of 9.97%. This means they are generating one hundred twenty-six thousand dollars (\$126,000.00) in property taxes every year. So, if look at this project at thirteen million dollars (\$13,000,000.00) and the other was only eight million dollars (\$8,000,000.00); theoretically, they would be committing to a four-million-dollar (\$4,000,000.00) improvement on this property. Which then would be assessed at one point three million dollars (\$1,300,000.00). Which would generate one hundred twenty-six thousand dollars (\$126,000.00) in property taxes. My understanding with the TIF, any new improvements above the one hundred twenty-six thousand dollars (\$126,000.00) would be ineligible for that TIF. Mr. Schauster added, since there is basically no value to the property right now, almost the entire tax bill would be the increment. Mr. Cross mentioned, we have ten (10) years left in the TIF and are generating one hundred twenty-six thousand dollars (\$126,000.00) a year. If we were able to do a tax rebate of fifty percent (50 %) every year for a five-year time period, we, in a sense, could cover that. We still would be generating sixty thousand dollars (\$60,000.00) a year for five (5) years and one hundred and twenty thousand dollars (\$120,000.00) for another five (5) years on a property to invest in, who's property tax bill currently is six hundred and twenty-five dollars (\$625.00) a year. (5:48 PM)

Chairman Randle asked if tap in fees to the sewer would be assessed and if so that would also be another form of revenue that can not be rebated. Mr. Cross mentioned, perhaps the fees could be waived. Chairman Randle mentioned, the Master Sewer Committee governs that question. Alderwoman Schaefer mentioned The Villas of Holly Brooke is expanding and adding on right now and drawing people. If this project could do that, that would be good. (5:49 PM)

Alderman Whitaker asked if the City could apply for multi-hazard mitigation funds to cover the cost of the mine fix and then off-set whatever we are going to give them in tax money. Mr. Cross said, theoretically yes, we could. Alderman Whitaker explained, we are about two (2) months away from the next Multi-hazard Mitigation Grant Program. Mr. Cross mentioned, we can look at that option. Alderman Whitaker added that way if we are giving this to them up front, we can try and recover through state funds in about eighteen (18) months to reimburse ourselves. A discussion regarding the grant details occurred. (5:53 PM)

#### 4. Downtown Parking: Discussion pertaining to the construction and potential funding for a Downtown Parking Structure/Garage

Cliff Cross let the Committee know that this is another item that he is not requesting a motion for but wanted to open discussion, as has been a topic of discussion for many years. Mr. Cross added he heard there was a parking study to determine if it was needed and the location. If a new parking study needs to be done, then it will be done. However, we wanted to visit the potential of reevaluating the parking garage because if that is a true economic need to stabilize downtown, we need to find a way to make it work. Mr. Cross mentioned he is working with a reputable developer, that cannot be disclosed, but is committed to redeveloping that whole block (where Ben's is). The project would include approximately twenty-six (26) condos. To make their model work, there would need to be a parking garage but would be available to all businesses. Mr. Cross mentioned he is requesting to open discussion to see if there may be future discussion in how we move forward with it. (5:55 PM)

Mr. Cross mentioned the project is estimated to cost five (5) to seven (7) million dollars for the parking garage. Mr. Cross believes the cost is approximately thirty-five thousand dollars (\$35,000.00) per space in a covered garage. One hundred and forty (140) parking spaces is approximately five million dollars (\$5,000,000.00). Specifics have not been worked out. (5:56 PM)

Alderman Whitaker asked where the garage would be located. Mr. Cross answered in the parking lot behind Ben's. The parking lot would be connected directly into the building with reserved spaces for the condos. There would be an amenity on the top floor, such as a green area for the residents. However, the other three (3) floors would be available to customers of local businesses. (5:56 PM)

Mr. Cross mentioned, another thing to consider is when and if we start to expand our Downtown and look at it from the standpoint of, "Is it just Main Street or should we have Washington Street and others?" Also perhaps have Main Street functional during the week and possible bollard it. This would allow closure during festivals on the weekends. There is a reason the Area of Special Control goes out a little bit for potential downtown expansion one block over each way, at the very least. This may be the first of a couple parking lots that we may discuss in the future. (5:57 PM)

Mr. Cross continued; we have looked at some potential funding sources. With all funding sources there is discussion with where it goes to other places. Mr. Cross clarified that he cannot speak about that but could be discussed with the Finance Department. Mr. Cross concluded, there is potential there and to be able to pay it off quickly. (5:58 PM)

Alderman Rothweiler shared his concern that people do not like to pay to park and would rather park four (4) to five (5) blocks away and walk to their destination. Eric Schauster explained there have been two (2) parking studies done. The first was an assessment of what is available Downtown in about 2010 which showed where parking was located and how many spots were available. Another study was done in 2011-2012 which identified Ben's parking lot and the library parking lot as a location for a garage. A conceptual design was done as well. Mr. Schauster continued; people did not want to walk half of a block to get to Main Street. Mr. Schauster added, one of the reasons the upper levels of the older building on Main Street have not been developed is due to lack of parking. (6:03 PM)

Alderman Schaefer mentioned, we have a lot of great buildings that are not being developed because they need a lot of work. We have someone who is interested in redeveloping an entire block. That is a big deal and if we have to put up a garage, we need to really consider that. This redevelopment could make or break that block. Additionally, we keep talking about the need for more residents Downtown and this would bring them. (6:04 PM)

Mr. Schauster added, if there is a viable project that is on the books, that gives us a better opportunity to get a grant for building a garage. I have been looking for grants for ten (10) years and most of them are similar to the Industrial Park. You have to find someone who will sign on to say, I will do my project here. (6:04 PM)

#### **NEW BUSINESS:**

##### **1. DEPARTMENTAL UPDATE:**

Mr. Cross updated the Committee on the following:

- Mascoutah Avenue: There was a response where the offer was accepted with contingencies.
- Lincoln Property: Ms. Powell has chosen to purchase her current property and rehabilitate it. She has made a formal withdrawal in writing.
- Aldi: The project is moving forward. They received their new address today. They are waiting for a final IDOT approval.
- Car washes: Three car washes are being built. One at Belleville Crossing is under construction. The second has submitted their plans for Belleville Crossing and for another location at Green Mount Commons.
- BioTech Center: Plans have been submitted and reviewed.

- Dispensaries:
  - Green Mount Location: They are still working on property acquisition with Busey Bank.
  - Route 15: Mr. Cross met with The Department of Agriculture and is very supportive of the project because they were one of the ones approved for both a dispensary and craft grow. A Special Use Permit will be coming to City Council for the Craft Grow.
- Executive Inn: Alderwoman Schaefer shared, the Executive Inn coming down was huge. Mr. Cross shared; a grant application has been submitted to work on the rest of the site worth one point two million dollars (\$1,200,000.00).
- Westfield Plaza: Still working on this redevelopment (6:14 PM)

**MOTION TO ADJOURN:**

Alderman Rothweiler made a motion to ADJOURN, seconded by Alderwoman Schaefer. With all present members voting in the affirmative, motion carried (8-0). The meeting closed at 6:14 PM.

Respectfully Submitted,  
Penny Moore  
Coordinator  
Economic Development, Planning, and Zoning Department

Approved: Kent Randle Date: 6/7/2023  
Kent Randle  
Chairman, Economic Development and Annexation Committee