



CITY OF BELLEVILLE  
ECONOMIC DEVELOPMENT /  
ANNEXATION COMMITTEE  
Meeting Minutes

January 7, 2026, 5:00 PM

**MEMBERS:**

Aldersperson Kara Osthoff, Ward 8, Chairperson, Ward 8	Present
Aldersperson Bryan Whitaker, Ward 1	Present
Aldersperson Gigi Dowling Urban, Ward 2	Present
Aldersperson Scott Ferguson, Ward 3	Excused
Aldersperson Raffi Ovian, Ward 4	Present
Aldersperson Kathy Kaiser, Ward 5	Present
Aldersperson Chris Rothweiler, Ward 6	Present
Aldersperson Dennis Weygandt, Ward 7	Excused

**STAFF PRESENT:**

Mayor Jenny Gain Meyer	Present
Eric Schauster, Director of Grants & Special Projects	Present
Dusty Hosna, Planning and Zoning Administrator	Present
Hannah Joseph, Secretary EDPZ	Present
Scott Saeger, City Engineer	Excused
Scott Tyler, Director of Health, Housing, & Building	Excused

**GUESTS PRESENT:** Lillian Schneider (Ward 1), Ed Dintleman (Ward 6), Todd Erbs, Aaron Laramore, Shayna Laramore

The Economic Development and Annexation Committee meeting was called to order in person at 5:00 PM by Chairperson Kara Osthoff. Attendance of the Committee Members was taken, and a quorum was declared by Chairperson Kara Osthoff. (5:00 PM)

**EMERGENCY PROCEDURES:** Chairperson Osthoff reviewed emergency procedures with all in attendance. (5:01 PM)

**Public Participation:** None

**APPROVAL OF THE MINUTES:**

A motion for approval of December 3, 2025, meeting minutes were made by Aldersperson Whitaker and seconded by Aldersperson Kaiser. Motion carried 6-0, with all present members voting in the affirmative with no corrections noted. (5:04 PM)

**NEW BUSINESS:**

1. Discussion and possible motion on a development agreement with Wealth Partners by Design, LLC for the remodeling of 127 East Main Street.

Eric Schauster explained that Aaron and Shayna Laramore with Wealth Partners by Design LLC are wanting to remodel 127 East Main Street to move their office to the main level and add a boutique hotel to the second and third floors. He stated that the hotel would consist of 6 rooms, all containing their own bathrooms. Eric also advised that they are wanting to construct a “speak-easy” style bar, also on the first floor, that would be open to the public, on weekends only.

Eric explained that they will have to install a sprinkler system and repair the sidewalk, to which we will participate in the 50/50 program to help with sidewalk repairs. There will be (6) designated parking spots in the City owned lot behind the building and (2) loading/unloading spots on the side of the building located on North Jackson Street, where the entrance of the hotel would be.

Eric also added that in the Hotel Market Study currently being conducted, they have found that downtown would be a prime location for a boutique-style hotel.

Discussion was made about layout of the hotel rooms.

Eric advised that this agreement would not come out of TIF funding, it would come out of general funds as this property is not located in a TIF district.

Discussion was also made about future plans past the 5-year commitment of the agreement to which Aaron Laramore advised he plans to keep his business local for many years to come.

**A motion was made by Alderperson Ovian to approve the development agreement with Wealth Partners by Design LLC, for the remodeling of 127 East Main Street and seconded by Alderperson Rothweiler. Motion carried 6-0 with all present member voting in the affirmative. (5:13 PM).**

**2. Discussion and possible motion on a development agreement with Gateway Storage Mall Effingham LLC for the remodeling of 1148 Royal Heights Road.**

Eric Schauster explained that he was recently approved for a special use permit to operate a self-storage center at 1148 Royal Heights Road. Eric advised of a revision made to the agreement regarding the sales tax that reduced the initial annual amount from \$90,00 to \$50,000 for the first year due to being open for only half of the year but reverting back to \$90,000 for the following years.

Discussion was made about the total amount of storage tax that has brought in since the tax was enacted and how many facilities there are in the city.

Discussion was also made about the concern of converting buildings into storage facilities and potentially taking away new opportunities for other businesses that could generate more income.

Todd Erbs with Gateway Storage advised that the building has been vacant for 5 years and they receive an influx of requests for a climate-controlled storage facility.

**A motion was made by Alderperson Whitaker to approve the amended development agreement with Gateway Storage Mall Effingham, LLC to only provide \$22,500, equivalent to the five-year commitment to stay, for the remodeling of 1148 Royal Heights Road and seconded by Alderperson Ostoff. Motion DENIED 4-2. (5:25 PM).**

**3. Discussion and possible motion on a development agreement with White Cottage Ice Cream, Inc. for the remodeling and expansion of 102 Lebanon Avenue.**

Eric Schauster advised that White Cottage is wanting to remodel the interior of the building, cover the patio, and replace siding. He advised that they would retain (8) employees and create (2) new positions. Eric stated that payment is contingent upon receiving documents and obtaining an updated commercial occupancy permit.

Discussion was made about the previous development agreement and the requirements of that agreement.

**A motion was made by Alderperson Ovian to approve a development agreement with White Cottage Ice Cream Inc. and seconded by Alderperson Dowling-Urban. Motion carried 5-1. Alderperson Whitaker voted no. (5:28 PM)**

**4. Discussion and possible motion on a development agreement with Leshawn Herron for acquisition of the property located at 2510 East Main Street.**

Eric Schauster advised Ms. Herron recently purchased the property located directly next to 2510 East Main Street. Eric explained that she is looking to acquire the property so she can consolidate the two parcels and build a single-family home. He advised that the city would sell her the property for one dollar and provide a clean title, free of any liens.

Eric explained that if the project is not started or if substantial progress is not made towards the project within 24 months, she would have to return the property to the city.

Discussion was made about what type of liens would be released on the city's dime to which Mayor Jenny Meyer advised only City issued liens such as grass cutting liens.

Discussion was made about building code requirements.

**A motion was made by Alderperson Whitaker to approve a development agreement with the amendment to specify only city liens would be covered/reimbursed and seconded by Alderperson Dowling-Urban. Motion carried 6-0 with all present members voting in the affirmative. (5:28 PM)**

**OLD BUSINESS- NONE**

**DEPARTMENT UPDATE:**

**Various Development Updates:**

Eric Schauster advised that 92 commercial occupancy permits were issued in 2025 and 2 already issued so far in 2026. He explained that there are currently 7 applications that were submitted in December that are still pending. Eric also advised that the new dispensary, Market 96, will be applying for their commercial occupancy permit soon.

Eric also advised of some serious interest in the plasma center on North Belt West.

Updates were given on the traffic study behind Lowe's on Greemount.

Eric also advised that Trolley Circle has obtained their commercial occupancy permits and that Discount Tire will be finishing up soon.

**Grants Updates:**

Eric Schauster advised of grants recently awarded to the City for the Koerner House.

Updates were given on the grant for the city market.

**MOTION TO ADJOURN:**

Aldersperson Rothweiler made a motion to ADJOURN, seconded by Aldersperson Kaiser. With all present members voting in the affirmative, motion carried 6-0. The meeting closed at 5:52PM.

Respectfully Submitted,  
Hannah Joseph  
Secretary  
Economic Development, Planning, and Zoning Department

Approved:  Date: March 4, 2026  
Kara Osthoff  
Chairperson, Economic Development and Annexation Committee