

CITY OF BELLEVILLE, ILLINOIS
DOWNTOWN DEVELOPMENT/REDEVELOPMENT COMMISSION
(DDRC) MEETING MINUTES
January 28, 2018 4:00 p.m.

COMMISSION MEMBERS:

Mayor Mark Eckert	Present
Ken Kinsella, Alderman-Ward 1, Chairman	Present
Jeff Renner	Excused
Geri Boyer	Excused
Michael Nester	Present
Steve Hemmer	Present
Chuck Blanquart	Present
Amanda Schlecht	Present
Brett Baltz	Present

STAFF:

Annissa McCaskill, Economic Development, Planning & Zoning Department Director
Eric Schauster, Economic Development, Planning & Zoning Department Asst. Director
Amy Toenjes, Economic Development Planning and Zoning Department Secretary

GUESTS: Alicia Slocumb, Belleville Main Street, Michael Hagberg, Butch Werle, Javier and Stacey Gutierrez, Karen Elkott.

The meeting of the Downtown Development/Redevelopment Commission (DDRC) met as scheduled at 4:00 p.m. in the 2nd Floor Conference Room of City Hall, 101 S. Illinois Street.

Ken Kinsella, Chairman called the meeting in order after declaring that there was a quorum. After introducing the members present, Chairman Kinsella explained the emergency procedures.

Chairman Kinsella asked if there were any corrections to be noted for the November 26, 2018 meeting minutes. No changes were made. A motion was made by Michael Nester and Seconded by Chuck Blanquart hence the minutes were approved.

PUBLIC PARTICIPATION:

New Business:

1. Downtown Special Services Area Assistance Applications:

A) Margarita's Mexican Restaurant:

Stacie and Javier Gutierrez explained they would like to do a rehabilitation on their store front. Eric Schauster asked what percentage façade was and what was inside. Mrs. Gutierrez stated the inside work was not included in this proposal. Eric Schauster stated \$8750 would be the grant amount.

A motion to accept was made by Steve Hemmer. It was seconded by Brett Baltz. With all present members voting in the affirmative. Motion carried. 7-0.

B) 100 West Main St, LLC

Butch Werle on behalf of the building owner explained Steve McGuire, owner of 100 West Main is applying for assistance to replace all common area carpeting in the hallway and stairs. This remodel will help from tripping hazards, beautify and help with tenant retention. Mayor Eckert asked for clarification on any safety issues with this. Mr. Werle explained other than a tripping hazard no other safety issue. Michael Nester stated he viewed this as more a cosmetic issue and not a safety. Mr. Werle agreed that was a fair assessment. A discussion took place regarding if the program would cover cosmetics and if carpeting would be cosmetic or a safety hazard.

Steve Hemmer made a motion to accept with no second.

A motion to deny was made by Chuck Blanquart. It was seconded by Michael Nester. With all present members voting in the affirmative. Motion carried. 7-0.

C) Sal and Smiley Inc.

Karen Elkott explained she is applying for both Rehabilitation and façade improvements. Under rehabilitation the HVAC system will be updated and increase the efficiency of the building and the emissions. Painting will also be included in the public areas of the building. Façade improvements will include tile work in the entryway and replacement of window blinds. Sam and Smiley has previously invested in the building by adding an alarm and security entry system, a new programable lighting and thermostat system, and new entry doors on the front and back of the building. Mrs. Elkott stated they have a total of seven tenants. A discussion if the HVAC system followed.

A motion to postpone was made by Steve Hemmer. It was seconded by Brett Baltz. With all present members voting in the affirmative. Motion carried. 7-0.

2. Discussion and possible motion on 219-2020 Budget

A sample budget was handed out to all members to be discussed during the 02/25/2019 meeting.

Mayor Eckert gave the following updates:

- A closing date is being worked on for the parking lot located at 405 E. Washington.

OLD BUSINESS:

ADJOURNMENT:

With no other business to discuss, Chairman Kinsella asked for a motion to adjourn.

A motion to adjourn was made by Michael Nester. It was seconded by Chuck Blanquart. With all present members voting in the affirmative. Motion carried. 7-0.

Chairman Kinsella adjourned the meeting at 5:26p.m.

Respectfully Submitted,
Amy Toenjes, Secretary
Economic Development, Planning, & Zoning Department

APPROVED