



**CITY OF BELLEVILLE, ILLINOIS**  
**DOWNTOWN BELLEVILLE**  
**DEVELOPMENT COMMISSION**  
**MEETING MINUTES**

**May 22, 2023, 4:00 PM**

**COMMISSION MEMBERS:**

Mayor Patty Gregory	Present
Dr. Mary Stiehl, Alderwoman-Ward 6, Chairwoman	Present
Steve Hemmer	Present
Chuck Blanquart	Present
Brett Baltz	Present
Zach Bair	Present
Jennaver Brown	Present
Andria Powell	Present
Amber Weiss	Present

**GUEST ALDERMAN/ELECTED OFFICIALS:**

Alderwoman Kara Osthoff, Ward 8

**STAFF:**

Eric Schauster, Economic Development, Planning & Zoning Department Asst. Director  
Kathy Kaiser, Director of Public Relations, Communications & Marketing  
Penny Moore, Coordinator, Economic Development, Planning & Zoning Department

**GUESTS:** Michael Hagberg

The meeting of the Downtown Belleville Development Commission (DBDC) held at the Second Floor Conference Room at Belleville City Hall, located at 101 S. Illinois Street, Belleville, IL, began as scheduled at 4:00 PM.

Alderwoman, Dr. Mary Stiehl, Chairwoman, called the meeting to order after declaring that there was a quorum. After introducing the members, staff, elected officials and guests present, emergency procedures were explained.

Chairwoman Stiehl asked if there were any corrections to be noted for the April 24, 2023, meeting minutes. No changes were made. A motion to approve the minutes was made by Steve Hemmer and was seconded by Zach Bair. The minutes were approved with all present members voting in the affirmative, by a vote of 8-0.

**PUBLIC PARTICIPATION:**

Michael Hagberg (4:04 PM)

Discussion occurred regarding the Area of Special Control. (4:06 PM)

**NEW BUSINESS:**

A. City Market Discussion:

Mayor Gregory clarified some comments made by the Belleville News Democrat. Mayor Gregory referenced a plan for the City Market done by architect Gary Karasek, which consists of two glass garage doors that swing out during warmer weather. (4:07 PM)

Mayor Gregory mentioned that she had a meeting with Bennie Parr (Belleville Main Street President) and Alex (*referring to Alex Matthews, previous Director of Belleville Main Street*) on May 18, 2021 about the City Market. The meeting was held to discuss the future plans for the City Market with Belleville Main Street. Mayor Gregory explained, discussion occurred regarding the current Farmer's Market having poor attendance from the public and even problems with getting volunteers to help set it up. Mayor Gregory shared her idea during the meeting regarding the City Market to the Belleville Main Street Representatives. The planned City Market building would be eleven thousand (11,000) square feet available, inside and out, at the city owned building, located across South Illinois Street from the BND. Mayor Gregory continued to clarify; she did not take any ideas from Kathy Mordini. Mayor Gregory mentioned that merchants in downtown Belleville have already expressed interest in having a booth at the City Market, as it would serve as a second location for said merchants. Mayor Gregory said her first meeting with Kathy Mordini occurred on May 28, 2021 (ten days after the May 18, 2021 meeting with Bennie and Alex). The meeting with Ms. Mordini was held regarding a mural shown to City Aldermen. Mayor Gregory also mentioned that they started meeting with CA Jones on her third day in office about an infill project. (4:14 PM)

Brett Baltz asked what was said in the BND article. Eric Schauster mentioned that the main point of the article was to say that the city is stealing someone's idea. Kathy Mordini claimed in the article that the city is not working with her. Mayor Gregory added, Clifford Cross sent Ms. Mordini a contract, but she refused to sign. Mayor Gregory continued that despite contrary claims, the city is doing its job. Mayor Gregory and Chairwoman Stiehl commended Eric Schauster for his work in receiving grant money for the City. (4:20 PM)

Mayor Gregory mentioned a lot of retail has been lost since losing Ben's. Mayor Gregory stated that they have been working on the city market and will be establishing a volunteer board. Eric Schauster explained that it has been announced that they have received the grant but not the official grant agreement from the State. He added they are working with the architect to get started on the design work. Mayor Gregory mentioned that the request for use of the county parking garage has been sent and it will be open on Thursday and Friday nights from 4:00 PM-8:00PM, as well as Saturdays from 8:00 AM-close. The garage will be open to guests of the city market at any time the market is open. (4:23 PM)

Brett Baltz mentioned the importance of reaching out to other businesses and discussing economic development. Chairwoman Stiehl discussed the idea of providing a newsletter to the public to inform them of economic development news. Eric Schauster explained that would be complicated. Mayor Gregory added that they did not pay two percent (2%) for purchase of the fairgrounds. Eric Schauster added that they have met with multiple developers with various concepts regarding Ben's. They have received some solid proposals. (4:32 PM)

### **OLD BUSINESS:**

#### **A. Illinois American Water Project Discussion:**

Kathy Kaiser shared, Illinois American Water has informed the city that the City Square will be shut down starting June 5<sup>th</sup> until September 1<sup>st</sup> to replace all of the water lines underneath the square. Kathy Kaiser discussed how traffic will be rerouted. Mayor Gregory suggested working with Mathis Marifian to utilize different parking lots for additional parking spaces. Kathy Kaiser mentioned that Illinois American Water and Loci Plumbing have a budget for signage. Jennaver Brown suggested utilizing a digital billboard to inform the public that businesses will still be in operation. Zach Bair informed members that the billboard is owned by Mike Anderson. (4:43 PM)

Steve Hemmer suggested that East Main Street be completed first, if at all possible. Mayor Gregory stressed the importance of the people being informed about the present situation. Kathy Kaiser is under the assumption that the City and Illinois American Water will be resurfacing the area when the project is completed. Brett Baltz asked when the city found out about this. Kathy Kaiser explained that this project was supposed to happen last summer. Mayor Gregory stated that she and Kathy were only recently made aware. (4:47 PM)

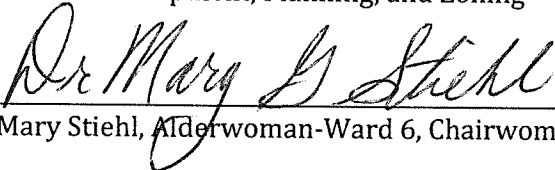
Andria Powell inquired about how this will affect the ability of buildings to update their fire suppression system needs. Steve Hemmer stated that because of this project Lochmueller will be moving out of his building. They will be moving into the upstairs portion Copper Fire and expanding from three (3) to twenty (20) employees. Discussion occurred regarding the project's impact on the downtown area. Andria Powell inquired about the logistics of a potential trolley. Jennaver Brown mentioned that Belleville Main Street has expressed interest in a potential trolley and now could be an optimal time. Mayor Gregory suggests Illinois American Water could fund a trolley. Kathy Kaiser said she can ask Illinois American Water if that is a possibility. Alderwoman Osthoff suggested the use of golf carts to transport people around on weekends. (4:58 PM)

**ADJOURNMENT:**

**A motion to adjourn was made by Zach Bair. It was seconded by Chuck Blanquart. All present members voted in the affirmative by a vote of 8-0.**

Chairwoman Alderwoman Stiehl adjourned the meeting at 5:00 PM.

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

  
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Dr. Mary Stiehl, Alderwoman-Ward 6, Chairwoman

**Downtown Belleville Development Commission  
Income Statement - Cash Basis  
As of April 30, 2023**

	Actual Fiscal Year 2019-20	Actual Fiscal Year 2020-21	Actual Fiscal Year 2021-22	Budget Current Year 2022-23	Actual Current Year 2022-23
<b><u>INCOME:</u></b>					
Tax Levy	38,246	36,851	39,285	39,500	39,195
Reimbursement	-	500	-	-	-
Interest/Investment Income	<u>1,551</u>	<u>875</u>	<u>(1,440)</u>	<u>250</u>	<u>932</u>
 Total Income	 39,798	 38,226	 37,845	 39,750	 40,127
 <b><u>EXPENSES:</u></b>					
Utilities	14,765	15,041	14,685	15,000	13,332
Liability Insurance	2,100	2,486	2,505	2,850	2,816
Other:					
Marketing	1,500	-	1,500	1,500	1,500
Business Assistance Grant Program	66,256	-	-	-	-
Belleville Main Street	13,000	10,000	10,000	10,000	10,000
Belleville Police Dept.	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>
 Total Expenses	 107,621	 37,527	 38,690	 39,350	 37,648
 Net Income (Deficit)	 (67,823)	 699	 (845)	 400	 2,479
 Cash/Investments balance	 \$ 45,984	 \$ 46,683	 \$ 45,838		 \$ 48,317