



CITY OF BELLEVILLE, ILLINOIS
DOWNTOWN BELLEVILLE
DEVELOPMENT COMMISSION
MEETING MINUTES

July 24, 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:

None

STAFF:

Patty Gregory, Mayor
Cliff Cross, Director, Economic Development, Planning & Zoning Department
Eric Schauster, Asst. Director, Economic Development, Planning & Zoning Department
Kathy Kaiser, Director of Public Relations, Communications & Marketing
Penny Moore, Coordinator, Economic Development, Planning & Zoning Department
Kerrie Freeman, Secretary, Economic Development, Planning & Zoning Department

GUESTS: Michael Hagberg, Bennie Parr, Dave Schoenborn

The meeting of the Downtown Belleville Development Commission (DBDC) held at Grimm and Gorly, located at 324 East Main Street, Belleville, IL and 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. (4:00 PM)

Chairwoman Stiehl asked if there were any corrections to be noted for the May 22, 2023 meeting minutes. No changes were made.

A motion to approve the minutes was made by Chuck Blanquart and was seconded by Zach Bair. The minutes were approved with all present members voting in the affirmative, by a vote of 8-0. (4:02 PM)

Chairwoman Stiehl asked if there were any corrections to be noted for the June 26, 2023 meeting minutes. No changes were made.

A motion to approve the minutes was made by Chuck Blanquart and was seconded by Zach Bair. The minutes were approved with all present members voting in the affirmative, by a vote of 8-0. (4:02 PM)

PUBLIC PARTICIPATION:

Michael Hagberg discussed that as a governing body with a tax levy, they must follow the Dillon's Rule and can only do what the ordinance states, no more and no less. Mr. Hagberg suggested the committee review the ordinance before setting up the levy for this fall on the Area of Special Control (AOSC). (4:02 PM)

NEW BUSINESS:

A. Treasurer's Report:

Mr. Cross discussed the marketing budget being the primary focus for reviewing the attached Treasurer's Report. The budget still has forty-eight thousand dollars (\$48,000) and is good until the end of the fiscal year, which is April 30, 2023. Mr. Cross suggested to the Commission to start thinking of how the Commission plans to utilize the budget in the AOSC and future funding. Mr. Cross also stated staff is working with legal to make sure everything is adopted according to state statute. (4:03 PM)

Mr. Schauster explained that per Jamie Maitret, Director of Finance, there is a year and a half before the bonds are paid off. This allows plenty of time between closing this bond out and creating a new one. (4:05 PM)

Mr. Cross believed that the bond expires in 2027. (4:05 PM)

B. Discussion about the Continuation of Marketing – during construction on Public Square and moving forward – July 2023 – April 2024:

Kathy Kaiser explained that the marketing changed once the construction started in the square. Some commercials, radio, and television were changed to mention the construction in the square. New commercials have started as well. Marketing will continue to add more commercials as the year goes on. (4:06 PM)

OLD BUSINESS:

A. Discussion to consider co-funding some larger projects for the downtown area that the Belleville Main Street Committee has been considering. (4:08 PM)

The sub-committee still needs to meet, then it will be reported in the August Downtown Belleville Development Committee meeting. (4:08 PM)

B. Discussion of the future of the tax levy in the Area of Special Control. (4:09 PM)

Mr. Cross discussed whether a Downtown Plan, completed over a five (5) year time frame, is needed. Mr. Cross also mentioned the Economic Development Strategy plan is coming along and once the planning is complete, then the implementation can be placed to start identifying needed projects. When sub-plans (or neighborhood plans) are created, the best place to start is going to be downtown. We have the budget and funding to supplement the cost of the Downtown Development Strategy. (4:09 PM)

Chairwoman Steihl mentioned talking with Eric about the Grant. (4:10 PM)

Mr. Cross and Mr. Schauster confirmed that grant is for the City Market and is a standalone grant. (4:11 PM)

Mr. Cross mentioned that traditionally a new Comprehensive plan would have been done first but felt the need to complete the Economic Development Strategy plan first because of coming back from COVID and moving forward with the Economic goals throughout the city. Mr. Cross recommended discussing expansion with Main Street Partners. (4:11 PM)

Chairwomen Stiehl asked if the Economic Development Plan will be brought to the Downtown Belleville Development Committee. Mr. Cross mentioned that when the draft for the Economic Development

Strategy is complete, it will go to the Economic Development and Annexation Committee. The public draft then may be brought to this Commission. (4:12 PM)

Mr. Cross recommended, if the Commission wishes to be consistent in how they move forward with Downtown, then a plan is needed and then create a schedule to implement the projects by priority. (4:12 PM)

DEPARTMENTAL UPDATE:

Mr. Cross mentioned updates on ongoing projects.

- Aldi has been moving dirt. (4:13 PM)
- The old PNC bank was being cleaned out for the new Club Carwash. (4:13PM)
- At Belleville Crossing, the access road and new carwash has been moving along. Mr. Cross discussed communication that had occurred with the owners. Since then, clean up and more advertising has occurred. (4:13 PM)

Discussion occurred about Discount Tire in Belleville Crossing. (4:14 PM)

Discussion about Carwash Business around Belleville. (4:15 PM)

Discussion about Carlyle Road. (4:16PM)

Discussion about the former Lindenwood campus occurred. (4:17 PM)

Mr. Cross mentioned that the approval for one (1) of the first Craft-Grow facilities in Illinois was approved. (4:17 PM)

Discussion about movement on the City Market occurred. Mr. Schauster explained the process of the Grant approval. Mr. Schauster mentioned that there have been other funding options for the project as well. One (1) is a Corporate Grant and one (1) is through Energy Efficiency. (4:18 PM)

Mayor Gregory discussed her experience with other city markets and vendors. (4:19 PM)

Mr. Schauster confirmed the asbestos survey has been done and looks to be minimal. First we need the grant agreement, the council has to approve, once all signed, then can begin the design work. Will get the full specifications and send to the contractors that have been pre-selected. (4:20 PM)

Discussion about the market being open year-round occurred. (4:20 PM)

Discussion about Payday Loans Demolition occurred. (4:20 PM)

Discussion of the City Market design work occurred. (4:21 PM)

Discussion about the Ben Franklin properties occurred. (4:23 PM)

Discussion about the Construction by the fountain occurred. (4:25 PM)

Mr. Hemmer asked that since all the members of the sub-committee are here, to have a quick discussion to set up an actual meeting time. (4:27 PM)

Mr. Cross mentioned working with solar companies for a community-wide solar project and a program called Behind the Meter. (4:28 PM)

Mr. Cross mentioned the solar panels could potentially be built in Mount Hope Cemetery in the extra thirty (30) to forty (40) acres of vegetation in the rear. The city already pays one hundred and ten thousand dollars (\$110,000.00) per year to maintain the area. Trying to strategically get ahold of that property, build a walking path to join neighborhoods together and extend the trail, placing the solar back there where it can't be seen. This will help subsidize the cost of operating. (4:30 PM)

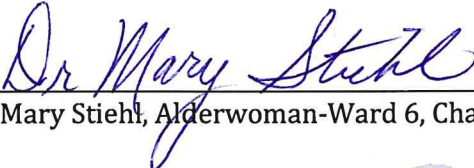
Mr. Hemmer mentioned, façade cleanup is needed after the construction in the square and asked if it could potentially be funded through this committee. (4:31 PM)

Discussion about Façade washing occurred. (4:31 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. (4:33 PM)

Respectfully Submitted,
Kerrie Freeman
EDPZ Secretary
Economic Development, Planning, and Zoning



Dr. Mary Stiehl, Alderwoman-Ward 6, Chairwoman