

**CITY OF MASCOUTAH  
ECONOMIC DEVELOPMENT COMMISSION**

**MARCH 14, 2022  
6:00 p.m.**

The minutes of the Regular Combined (In-Person and Virtual) Meeting of the Economic Development Commission of the City of Mascoutah.

**CALL TO ORDER**

Chairperson Donna Mae Schlueter called the meeting to start at 6:01 p.m.

**ROLL CALL**

*Present:* Donna Mae Schlueter, Bill Millikin, Keith Cook, Tony Sax, Charles Jefferson, and Brent Bergheger, Time Boyce.

*Absent:* None.

*Other Staff Present:* Assistant City Manager Kari Speir, Executive Assistant Tiffany Barrows, and Councilman Nick Seibert, Councilman Wally Battas, and Mayor Pat McMahan in audience.

There was a quorum of commission members.

**MINUTES**

The minutes of the November 2, 2021 Economic Development Commission meeting were presented and approved as amended.

**BOARD BUSINESS**

Incentive Request – Development Project

Assistant City Manager reviewed the Mid-America Logistics Center proposal from Savoy Properties, Impact Strategies, Barber Murphy, and Gray. The developer provided package incentive proposals for their Mid-America Logistics Center project; options included tax abatements from TIF or enterprise zone and other benefits to expanding the enterprise zone.

The proposed concept did outline the development strategy which would remove it from the TIF and add the property to the enterprise zone. By this action the property would result in receiving tax incentives, tax abatement for a period of 10 years. The proposed Enterprise Zone property tax abatement schedule for the property was provided to the commission, attached to the packet.

Assistant City Manager stated that the current project does include an expansion including another 133 acres north of town. The additional development would include two additional parcels that will need to be annexed into city limits. The developer does have a secured tenant which was not disclosed.

Assistant City Manager explained to the commission, to amend the TIF and add parcels to the TIF, we require performing a whole new eligibility. Since they are asking for an enterprise zone,

the city would have to amend the enterprise zone for boundaries and include the additional 133 acres which would require approval from the county, surrounding towns, and taxing districts. The process could take 6-8 months. Once approved, the taxing incentives would be handled through the county.

The commission questioned what benefits a business would get and asked if they could be treated separately. Infrastructure needs were addressed. Assistant City Manager informed what IDOT is requesting regarding the traffic signal. The city is going to put in another request to IDOT to help with the needed traffic signal, once Barry Hayden receives building permits for upcoming town homes.

Assistant City Manager provided information regarding the TIF 3 development agreement with the County for the Boeing project. The city is giving St Clair County 60% of the TIF 3 revenues for the Boeing project which go towards funding their additional infrastructure. The remaining 40% is being split between the city and the school district based on an amended intergovernmental agreement.

Based on the provided numbers, Chairperson Schlueter believes the city should not give up the TIF because it is the only way the city is going to get any revenue from the project. The school district favors enterprise zones.

The commission asked if the city has given any consideration to the proposal. Assistant City Manager explained that the city has not made any commitments and that it would have to be presented and voted on by the council for the next steps.

The commission asked how the city would benefit by expanding the enterprise zone in terms of savings. Assistant City Manager stated it would be a position of economic development.

Enterprise zone and tax abatement are separate positions or decisions. The commission and present council members would like for information on TIF and enterprise zone expansions.

Assistant City Manager discussed the options that the funds are able to be used.

The commission stated that they need to discuss expanding the enterprise zone as far north as possible. Mayor stated their needs to be a deal in place to annex property. Assistant City Manager explained the requirements to make something an enterprise zone.

The commission stated that they need to be very careful of what kind of deal to make because there is going to be more and more interest so the expectation needs to be set. This project will set the standard of what is going to be built in the future in that area.

Mayor explained that this project will most likely not move forward because this is the vehicle that is being used to build in most cities. He also pointed out that with the enterprise zone, the city will make money in the long term not short term.

Chairperson Schlueter stated that the commission is unable to make a recommendation or consideration because there are so many variables and unknowns. The commission believes there is not enough facts. They would like some education on enterprise zone information. They

are requesting a course or lecture from an expert in enterprise zone so that the commission knows what is in store for the future.

The Mayor and commission proposed a workshop or special meeting with an expert on TIF, enterprise zone, and all the considerations that they entail.

Charles Jefferson stated that we need to know what we want to have happen out in that area and that the comprehensive plans need an update. He also expressed that we do not need to take the first deal presented.

The Finance Committee has already said no to this deal because it will not bring much initial revenue to the city.

Assistant City Manager stated that the city will need to have a developer agreement for the tax abatement to take place. The city would still need to approve that agreement and negotiate either side.

The commission agrees that they need to have a separate conversation outside this proposal on if we extend the enterprise zone and also receive education on TIF and enterprise so they all understand.

Chairperson Schlueter asked the group to make a motion to decide what the commission would like to do.

Bill Millikin motioned to table the discussion, pending the education workshop from an expert on the how the programs work. Keith Cook seconded the motion. All were in favor.

Millikin motioned to recommend expanding the enterprise zone to the north and add tax abatement availability to the enterprise zone so that we have the standard capabilities to have that option.

#### Current Review of Business

Scooters – the building plans have been approved but the city is waiting on demolition permits. The franchise was purchased but the holdup is due to the required extra lot. The franchisee is buying the ground from Scooters for the deal to move forward.

Assistant City Manager stated that the Fire-N-Ice restaurant will no longer be coming to Mascoutah at this time.

#### Main Street Planters

The chamber and the garden club are to decide when the planters will be placed and planted. The maintenance of the planters also needs to be decided and planned. The city garden club is wanting to plant heat resistant, colorful, easily maintained plants.

## Beautification Project

Tim Boyce stated that the program is starting back up in the first part of April.

## Incubator

Assistant City Manager stated that she reached out to Paul Ellis about joining in with the MetroEast Incubator. He did send information but the group is currently in a holding pattern until a new director is appointed. Ellis stated there currently isn't a formal joining process. At this time, there is no financial commitment but that might change in the future. The city has started the process of joining the agreement/partnership.

Charles Jefferson also spoke with Paul Ellis. Jefferson stated that the goal has changed since the start of this incubator program. He cited an ordinance and asked that the council can agree to forming a subcommittee. He stated the commission can then add experts to the subcommittee by the council.

Jefferson motioned to ask the city council to form a subcommittee for the incubator project. Tim Boyce expressed the commission would like to see the Assistant City Manager get the city into an intergovernmental partnership first before forming/proposal of a subcommittee.

## Chairperson Remarks

Chairperson Schlueter thanked the city council and mayor for joining tonight's meeting. She also announced that Grand American is returning to the area. The Youth Shoot is also returning. She stated that the chamber brochure is brought to those events to bring business into town. The city library now has 91 kids that receive free books from the Dolly Parton Foundation.

Charles Jefferson stated he was hired last week to help run an election campaign.

Tony Sax had nothing to report.

Bill Millikin had nothing to report.

Brent Bergheger had nothing to report.

Tim Boyce had nothing to report.

The next regular meeting will be on May 3, 2022 at 6 p.m.

## PUBLIC COMMENTS

None.

## MISCELLANEOUS

None.

**ADJOURNMENT**

Motion to adjourn at 7:34 p.m. All were in favor.

---

Tiffany Barrows, Executive Assistant

DRAFT