

**ECONOMIC DEVELOPMENT COMMISSION  
REGULAR MEETING MINUTES**

**JULY 7, 2020  
City Hall Conference Room**

**CALL TO ORDER**

Chairperson Donna Mae Schlueter called the meeting to start at 6:00 p.m.

**ROLL CALL**

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

*Absent:* Connie Kappert.

*Other Staff Present:* City Manager Brad Myers and Mayor Gerald Daugherty.

There was a quorum of commission members.

**MINUTES**

The minutes of the March 3, 2020 Economic Development Commission meeting were presented and approved as presented.

**BOARD BUSINESS**

Schlueter asked about an update on business cards. Myers stated they have not been ordered as of yet, but they will be.

Schlueter also commented that the colored lights at Main St. and Railway look nice. Myers stated that the City installed programmable lights and Wi-Fi at the stop and can change the colors as desired.

Schlueter also asked if there was any training for EDC members that would need to be done. Myers stated if it had not been done, then everyone would have to get current, as it is easy to do and it is online.

Schlueter asked if the TIF 2B diagram was still current, which Myers answered yes. She found a new resource through the Economic Development Commission on restructuring the TIF façade program. Myers stated the TIF 2B is still going and there have been no changes to the program. He stated TIF 2B is working well and funding many of the projects in the area.

Schlueter and Myers discussed the former Fred's Hardware building and the owner asked what the City could do to assist in selling the property. Myers said that the City would not market the property, but the City could inform local brokers to let their clients know that there is a commercial building for sale.

It had been discussed for Mayor Daugherty to contact local businesses, but with so many shut down due to COVID-19, it was determined that it was not a good time.

Schlueter asked about the discussion from a previous meeting regarding an additional hotel in town. Myers stated he has spoken with the landowner regarding other projects on the property, however nothing has been brought to the City as of yet.

Schlueter also asked about a new video gaming parlor in town, which Myers said yes, this has been discussed, however he cannot provide any details at this time.

Schlueter asked about Mr. Hayden's property north of the Interstate, and Myers confirmed that he has received the plans for a new apartment complex on the north end of the property.

Boyce asked about the Motomart expansion in regards to the property they have purchased. Myers stated they have submitted plans for their expansion, however there were some minor electrical issues with the original set and they have not resubmitted due to the COVID pandemic. Boyce asked about the City's road construction project and Motomart, and thought that some poles would need to be moved for this project. Myers stated that the corners would be widened to increase the turning radius, however this project did not infringe on Motomart's property.

Schlueter asked about the survey crews on the rest of Main Street, which Myers stated that reconstruction project is planned for the future, and they are getting some of the planning surveying completed. Myers also discussed Sixth Street and how it is going to be patched in the near future.

Boyce asked about the sidewalks on Main Street. Myers and Daugherty stated Main Street has not been repaved since the early 2000s, and when they come in to redo Main Street from the High School to Mine Road, curbs and sidewalks will be part of those plans.

Boyce spoke about the YMCA and the potential of them coming to town. He stated this would be a big project which he foresees them working in or with the Leu Civic Center in the beginning, but would eventually would become a multimillion-dollar project for them to build a building with a pool in the City. He stated that he wanted the City to begin thinking about how they can become involved. Most likely scenario would be finding ground for a new building, possible on the undeveloped ground by the Dog Park. He also stated he wants to get in touch with the school board to inquire about getting their support of the project. Mayor Daugherty and Boyce discussed the fact that the timing for the potential for the YMCA coming to the City is good because the future of the Leu Civic Center and their funding is uncertain. Boyce discussed several various location ideas, particularly the park ground by the Dog Park. Daugherty stated that in the Park Master Plan, the City had plans to look at the ground north of the Middle School for an athletic complex. They discussed who the owner of that property is and that it may be a good time to reapproach the owner. The group discussed the potential locations, with the importance of children either being able to reach the center by bicycle or walking, in addition to vehicular traffic. The group discussed the options of the YMCA within the community and Boyce stated that he would foresee,

initially, a YMCA without a pool, which is another reason to approach the school district for support, since adding a pool would significantly increase costs. Boyce stated that the locally owned gym facility has discussed expansion plans, and he feels that the City needs to keep the owner of the gym informed on the progress of the YMCA so that he knows how to proceed with his business.

Jefferson asked about the progress of the project in the old Domino's building on Main Street. Myers stated that due to the condition of the building and the costs associated with getting it to sound structural integrity, the project has been progressing extremely slowly.

There was discussion about the old Mascoutah Steakhouse on Main Street. Myers stated the owner wants another restaurant to come to that location and has done substantial renovations to the interior.

Myers and the group discussed Grodeon Road and easements to run utilities to that location.

Cook referenced back to the YMCA project and asked if there would ever be a vacancy at the Tom's Grocery Store location. Boyce stated that would be a good location, as Tom's may vacate that location and build a new grocery store in the City.

Cook, unsure if this was a discussion for this Commission, stated he would like to find out if there is any way to make the entrances into town more pristine. Sax and Schlueter commented that there has been some discussion in the TIF areas of purchasing some properties to make green space and newer parking lots. Boyce stated that if Jefferson/Rt. 4 had curbs, it would make a much better impression coming into town. Boyce discussed road and walking path improvements on the south side of town. Myers stated that there are plans to eventually develop the railroad right of way into a multi-use path, similar to the berm trail.

Mayor Daugherty stated he has been in contact with another developer from Missouri. The developer and his family own several hotels and have expressed interest in opening one in Mascoutah, however nothing has come of this since the COVID pandemic.

The Commission asked if the City receives any revenue from the rental of hotel rooms, and Daugherty and Myers stated that the City receives Hotel Tax Revenue from the State for having a hotel within the City.

Cook asked Myers about the interest in more single-family housing in Mascoutah. Myers stated there is continued construction of single-family homes in the City. Cook stated he asked since it seems like the Kappert Development is reaching capacity. Myers and Daugherty stated that, in addition to the development he is working on at the old golf course property, his development on Sixth Street has another phase that will be opened for additional single-family homes.

In closing, Chairperson Schlueter asked if there was anything additional to address. Myers stated he would contact Joe's Pizza about additional locations along Main Street. He stated

he would follow up on the R and G Investments easement south of town and will look into getting business cards for the Commission.

**PUBLIC COMMENTS**

None.

**MISCELLANEOUS**

**ADJOURNMENT**

All in favor to adjourn **at 7:05 p.m.**

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Julia Biggs, Executive Assistant