

**CITY OF MASCOUTAH  
ECONOMIC DEVELOPMENT COMMISSION  
#3 WEST MAIN STREET  
MASCOUTAH, IL 62258**

The notes of the meeting of the Economic Development Commission of the City of Mascoutah, March 2<sup>nd</sup>, 2017.

**Members present:** Ken McQuiston, Mike Baker, Tony Sax, Donna Mae Schlueter, & Connie Kappert-Knipp.

**Staff present:** Cody Hawkins & Mike Bolt

**Others Present:** Barry Hayden

Chairman McQuiston called meeting to order at 6:32pm.

**Discussion Items:**

**Pre-Application Review for Economic Development Incentives (Plaza 23 LLC – Hayden Drive – Mid America Plaza)** - Commissioners reviewed a pre-application requesting development incentives for the following project:

**Plaza 23 LLC – Hayden Drive – Mid America Plaza - \$27,651.70**

City Manager Cody Hawkins gave a summary and background regarding development on Hayden Drive and that no incentives have been granted at this site and that the typical 15% of this project now, would only be about \$4000. If incentives were given at that percentage back when Hayden invested \$17 million, the City would be looking at \$2.5 million. Hawkins commented on how there was talk of a TIF up on Hayden's property several years ago, but that never came to fruition.

Assistant City Manager Mike Bolt reviewed Mr. Haydens plans to install Street Lights and additional storm sewer pipe, and went over the agenda. Bolt discussed \$11,151.70 for Street Lights and \$16,500 for Storm Sewers and Labor. Bolt informed the Commission there would be 5 street lights from the gas station running west on Hayden Drive towards the apartments for safety purposes of the residents. Bolt then went over the 90 feet of pipe that would run from the Apartments to the Detention pond. Bolt stated that Hayden Petroleum LLC has contributed \$82k to the Business District from the 1% Business District Sales Tax, from July 2012 to December 2016. Bolt mentioned the lead time on Street Light materials are 2-3 months.

Hawkins and Bolt then asked the Commission for their recommendation of what percentage incentive, they wanted to recommend to the City Council. There was

some discussion and they determined to recommend 100% of the requested amount, for safety purposes of Mascoutah Residents that live in the Apartments.

Chairmen McQuiston inquired to Hayden what are some plans on the radar for new construction behind Dominos and current office space next to Dominos. Hayden stated a Jersey Mikes Sub shop is maybe in the works, next to Dominos, and a Cabinet Supplier in new structure to the North. Chairmen McQuiston asked if Hayden expects any increase in Hotel traffic with the 2 additional flights added at Mid America Airport. Hayden stated he does not. Hayden mentioned the Hotel Tax contributed \$65k last year to the City. Hayden mentioned the flooding issues, and why the Sewer pipe is needed.

Mr. Sax asked if we would set precedent for others if we fund the 100%, rather than 15%. Hawkins stated no, each will be on a case by case basis, and each warrants different merit. Mr. Sax inquired to Hayden what is his next move up there was. Hayden stated building office space, small strip behind Dominos, where a Cabinet Company is interested in coming into.

Chairmen McQuiston stated this is a safety issue for Mascoutah residents, and this project needs to be addressed, and should be fully funded by the Business District. Mrs. Kappert-Knipp recommended full amount, as did Mrs. Schlueter and Mr. Baker. Mr. Sax had some comments and questions, but also agreed to the full amount. Mrs. Schlueter stated the money is there, and Haydens sales tax had contributed \$82k.

The Chairmen then made a motion to recommend the full amount of \$27,651.70 for this project. The other 4 commission members agreed.

Chairmen McQuiston made a motion for adjournment at 7:29pm. Seconded by Mr. Baker and Mr. Sax. Meeting adjourned.