

MINUTES
PLANNING COMMITTEE
May 27, 2015

1. Roll Call

Chairman Carol Warner, called the meeting to order at approximately 7:00 p.m. Meeting was held in the Conference Room A of the Fairview Heights Municipal Complex with Alderman Pat Baeske, Alderman Dennis Baricevic, Alderman Bill Poletti, Alderman Brenda Wagner, Alderman Frank Menn, Alderman Harry Zimmerman, Mayor Mark Kupsy, City Clerk Karen Kaufhold, Director of Economic Development Mike Malloy, Director of Land Use & Development Tim Tolliver, Julian Jacquin of Economic Development Resources, Land Use Executive Secretary Adrina Blair, and guests.

2. Approval of Minutes

Alderman Baeske made a motion to approve the Minutes of April 22, 2015. Chairman Warner seconded.

VOTE: 2 YEAS (Baeske, Warner); 0 NAYS

3. Citizens' Comments

Resident Sharon Zajac asked for comparison of proposed TIF in relation to Belleville's (Shrine) TIF and if property values have been reviewed over the lifetime of TIF 1. Director Malloy commented on both.

4. Ordinance Approving the West TIF #4 Redevelopment Plan & Project Ordinance Designating the West TIF#4 Tax Increment Financing Area Ordinance Adopting Tax Increment Financing for the West TIF #4

Director Malloy briefed Committee on boundaries of TIF 4 and plans for industrial park. Malloy noted an omnibus vote could be taken during this meeting; however, each Ordinance will be voted on independently during City Council meeting. Chairman Warner opened the floor to discussion at which time Committee agreed to omnibus vote of agenda items addressing TIF #4.

Upon further discussion, Alderman Baeske made a motion to forward the Ordinances for the West TIF #4 to City Council with recommendation for approval. Chairman Warner seconded.

VOTE: 2 YEAS (Baeske, Warner); 0 NAYS

5. Ordinance Approving the North TIF #5 Redevelopment Plan & Project Ordinance Designating North TIF#5 Tax Increment Financing Area Ordinance Adopting Tax Increment Financing for the North TIF #5

Director Malloy briefed Committee on change to qualifying conditions identified

in the Eligibility Study relating to the 72 acre site for proposed TIF #5 and Committee would not be reviewing agenda items addressing TIF #5 during the meeting as a result. No motions made, no action taken.

6. Approval of Market Assessment for Senior Housing as Recommended by Lincoln Trail TIF Subcommittee

Director Malloy briefed Committee on letter from Development Strategies in relation to a \$5950.00 cost for a market assessment to investigate the need for senior housing, specifically along Lincoln Trail from Bunkum Rd to Catherine Dr/Pasadena.

Upon further discussion, Alderman Baeske made a motion to forward the proposal for cost of the market assessment in the amount of \$5950.00 to City Council with recommendation for approval. Chairman Warner seconded.

VOTE: 2 YEAS (Baeske, Warner); 0 NAYS

7. Consider Approval of Request for Proposal (RFP) Seeking Developers for a Mixed-Use Commercial Resident Project Adjacent to the Fairview Heights MetroLink Station

Director Malloy briefed Committee on RFP objective for proposals to lease and development an 8 acre site adjacent to MetroLink. Once the TIF #4 is created, advertising for the RFP will begin.

Upon further discussion, Alderman Baeske made a motion to forward to City Council with recommendation of approval the Request for Proposal Seeking Developers for a Mixed-Use Commercial Resident Project Adjacent to the Fairview Heights MetroLink Station. Chairman Warner seconded.

VOTE: 2 YEAS (Baeske, Warner); 0 NAYS

8. Approval of EZ Application as Submitted to State to be placed in City Clerk's Office for Examination

Director Malloy briefed Committee on State's request for display of the City's application for Enterprise Zone Status.

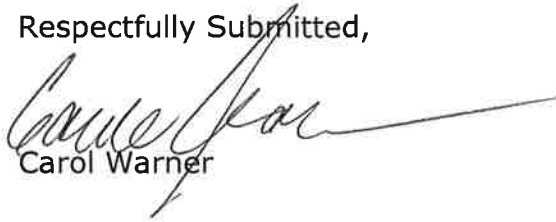
Upon further discussion, Alderman Baeske made a motion to forward the request to place the EZ Application in the City Clerk's Office for Examination to City Council with recommendation for approval. Chairman Warner seconded.

VOTE: 2 YEAS (Baeske, Warner); 0 NAYS

Meeting adjourned at approximately 7:35 p.m.

The next regularly scheduled meeting of the Planning Committee is June 17, 2015, in the City Council Chambers of the Fairview Heights Municipal Complex.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Carol Warner", with a long horizontal flourish extending to the right.

Carol Warner

CW/ab