

ECONOMIC DEVELOPMENT COMMISSION
Tuesday, March 24, 2015
1:30 p.m. – 3:00 p.m., Meeting Room A
AGENDA

1. CALL TO ORDER
2. CITIZENS' COMMENTS
3. APPROVAL OF JANUARY 27, 2015 MINUTES
4. INFORMATION ON FAIRVIEW HEIGHTS SALES TAX(S) COLLECTION
5. PROJECT REPORTS
 - A. ENGINEERING PLANS – ARROWHEAD BUSINESS / INDUSTRIAL PARK
 - B. PROPOSED TIF #4 & #5 PUBLIC HEARINGS, APRIL 7, 2015 / TIF #4 – 6:30 P.M.;
TIF #5 - 7:00 P.M.
 - C. LINCOLN TRAIL STREETScape PROJECT
 - D. MEINEKE MUFFLER REDEVELOPMENT – LINCOLN TRAIL CORRIDOR DEVELOPMENT
STANDARDS
 - E. RFP (REQUEST FOR PROPOSALS) MIXED USE RESIDENTIAL / COMMERCIAL TOD (TRANSIT
ORIENTED DEVELOPMENT)
 - F. TOURISM BUREAU ILLINOISOUTH HOTEL / MOTEL FUNDS
6. PROSPECTS
 - A. FORMER SPORTS AUTHORITY SPACE – ENTERTAINMENT VENUE
 - B. MULTIPLE LOCATIONS – TWO (2) NATIONAL CHAIN RESTAURANTS
 - C. CROSSROADS CENTRE – GROCERY STORE, NATIONAL RETAILER
7. STATUS REPORT – ECONOMIC DEVELOPMENT RELATED ACTIVITIES / MARCH 2, 2015
8. NEXT MEETING: APRIL 28, 2015, 1:30 P.M. – 3:00
9. ADJOURN

**ECONOMIC DEVELOPMENT COMMISSION
TUESDAY, JANUARY 27, 2015
1:30 P.M., MEETING ROOM A
MINUTES**

CALL TO ORDER

The meeting was called to order by Chairman Chuck Daily at 1:33 p.m. in the Municipal Complex, 10025 Bunkum Road, Fairview Heights, IL.

Members in attendance were Chuck Daily, Don Barkley, Karen Kaufhold, Charlie Kassly (arrived at 1:40 p.m.), and Bob Triplett. Director of Economic Development Mike Malloy, City Administrator Jim Snider (arrived at 1:43 p.m.), Director of Finance Scott Borrer, Alderman Pat Baeske, Mayor Gail Mitchell, Randy Pierce, Treasurer Michele Isaacson (arrived at 1:57 p.m.), Marsha Maller (TWM), and Becky Short were also present.

CITIZENS' COMMENTS

No comments.

APPROVAL OF MINUTES

Huber made a motion to approve the November 25, 2014 minutes. Seconded by Barkley. Roll call on the motion showed Daily, Barkley, Kaufhold, and Triplett voting "Yea." Motion passed 5 yeas.

INFORMATION ON FAIRVIEW HEIGHTS SALES TAX(S) COLLECTION

Scott Borrer updated the commission about the sales tax collection in Fairview Heights. The City is currently down 1.5% from the same time last year. Overall, the City is up 1.3%.

CONSIDER APPROVAL OF A COST SHARING AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF FAIRVIEW HEIGHTS (50% - \$28,500) AND ARROWHEAD BUILDING SUPPLY, INC. (50% - \$28,500) TO ALLOW TWM TO PREPARE ENGINEERING PLANS IN THE AMOUNT OF \$57,000 FOR A PROPOSED BUSINESS/INDUSTRIAL PARK ON APPROXIMATELY 38 ACRES FRONTING ILLINOIS ROUTE 161

Discussion was held about the proposed Business/Industrial Park on approximately 38 acres fronting Illinois Route 161. Marsha Maller with TWM was present to answer any questions. Marsha said the engineering drawings would take 2-3 months to finish. One of the lots, 2-3 acres, will be donated to the City and there will also be a walking trail. The City will apply for a grant to connect the MetroLink trail to this trail. The total engineering cost is \$57,000. The only cost for the city is \$28,500. There was discussion about the sewer connections and adding to the agreement, "if Arrowhead does not go through with the project then they would have to pay the city back." Utilities will be put in by Arrowhead. Staff and Arrowhead believe this is a feasible project.

Kassly made a motion to forward approving the cost sharing agreement for professional services between the City of Fairview Heights (50% - \$28,500) and Arrowhead Building Supply, Inc. to allow TWM to prepare engineering plans in the amount of \$57,000 for a proposed business/industrial park on approximately 38 acres fronting Illinois Route 161, and if Arrowhead does not go through with the project, they will have to refund the City to Finance Committee for approval. Seconded by Triplett. Roll call on the motion showed Kassly, Triplett, Kaufhold, Barkley, Baricevic, and Huber voting "Yea." Motion passed on 6 yeas.

STATUS REPORTS

• **ENTERPRISE ZONE**

Staff submitted the Enterprise Zone application to the State on December 29, 2014. There were 67 applications submitted, with 49 spots available. The decision will be made September of this year.

• **TIF #4**

Joint Review Board (JRB) will be February 20, 2015 at 1:00 p.m. with a Public Hearing April 7, 2015 at 6:30 p.m.

• **TIF #5**

Joint Review Board (JRB) will be February 20, 2015 at 3:00 p.m. with a Public Hearing April 7, 2015 at 7:00 p.m.

• **LINCOLN TRAIL CORRIDOR DEVELOPMENT STANDARDS**

The Lincoln Trail Corridor Development Standards were adopted January 6, 2015. There are 2 businesses that have submitted an application for assistance, Meineke Muffler and Perfect Finish.

STATUS REPORT – ECONOMIC DEVELOPMENT RELATED ACTIVITIES / JANUARY 5, 2015

Malloy presented the January 5, 2015 status report and noted the former GSA space will be a furniture store in the next 30-60 days.

Huber made a motion to adjourn. Seconded by Barkley. Meeting adjourned at 2:43 p.m.

The next Economic Development Commission meeting is scheduled for **Tuesday, February 24, 2015 at 1:30 p.m.** in Meeting Room A, City Hall.

Respectfully submitted,

Chuck Daily
Chairman

CD/rss

DRAFT

Mike Malloy

From: Mike Malloy
Sent: Monday, March 16, 2015 9:58 AM
To: Ricky Meyer (RMeyer@paceproperties.com)
Cc: Noel Fehr (noelfehr@planningdesignstudio.com); Tom Cissell (Tom.Cissell@oatesassociates.com); Chris Volkman; Jim Snider; Tim Tolliver
Subject: FW: Attached Image/Lincoln Trail Streetscape Project-Fairview Heights/Phase 1
Attachments: 1181_001.pdf

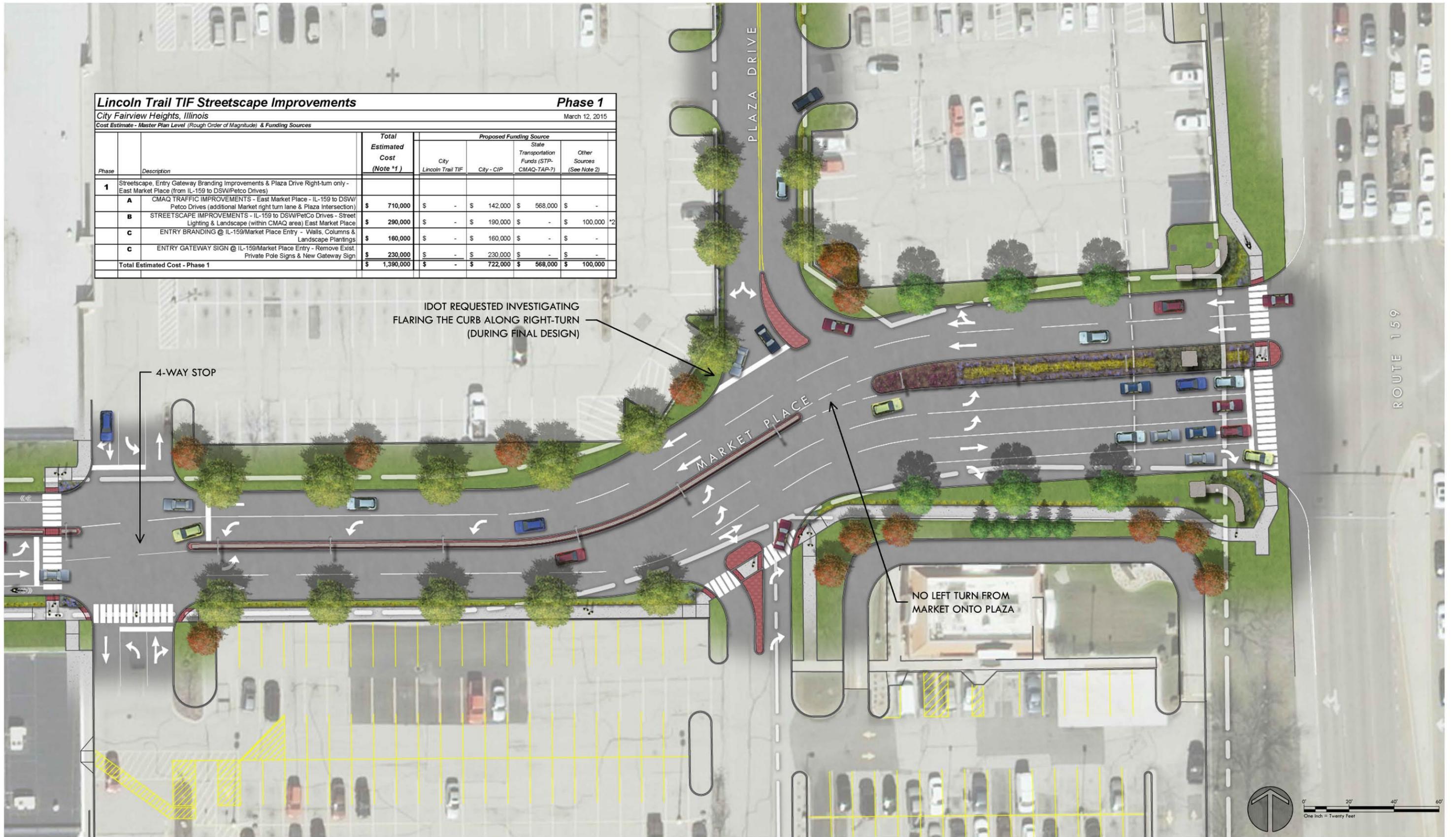
Rick,
Please find attached the revised plans for the above subject which, to the best of our knowledge, include all requests that Pace Properties has made. Please review and let me know if Pace agrees with the revisions. Remember these are only Concept Drawings which will serve as a basis for engineering plans.

If at all possible if you could let me know the results of Pace's review this week and assuming Pace has no problem with the revisions I could include approval of the Concept Plan revisions on a TIF Subcommittee agenda scheduled to meet on March 26th.

Thanks
Mike

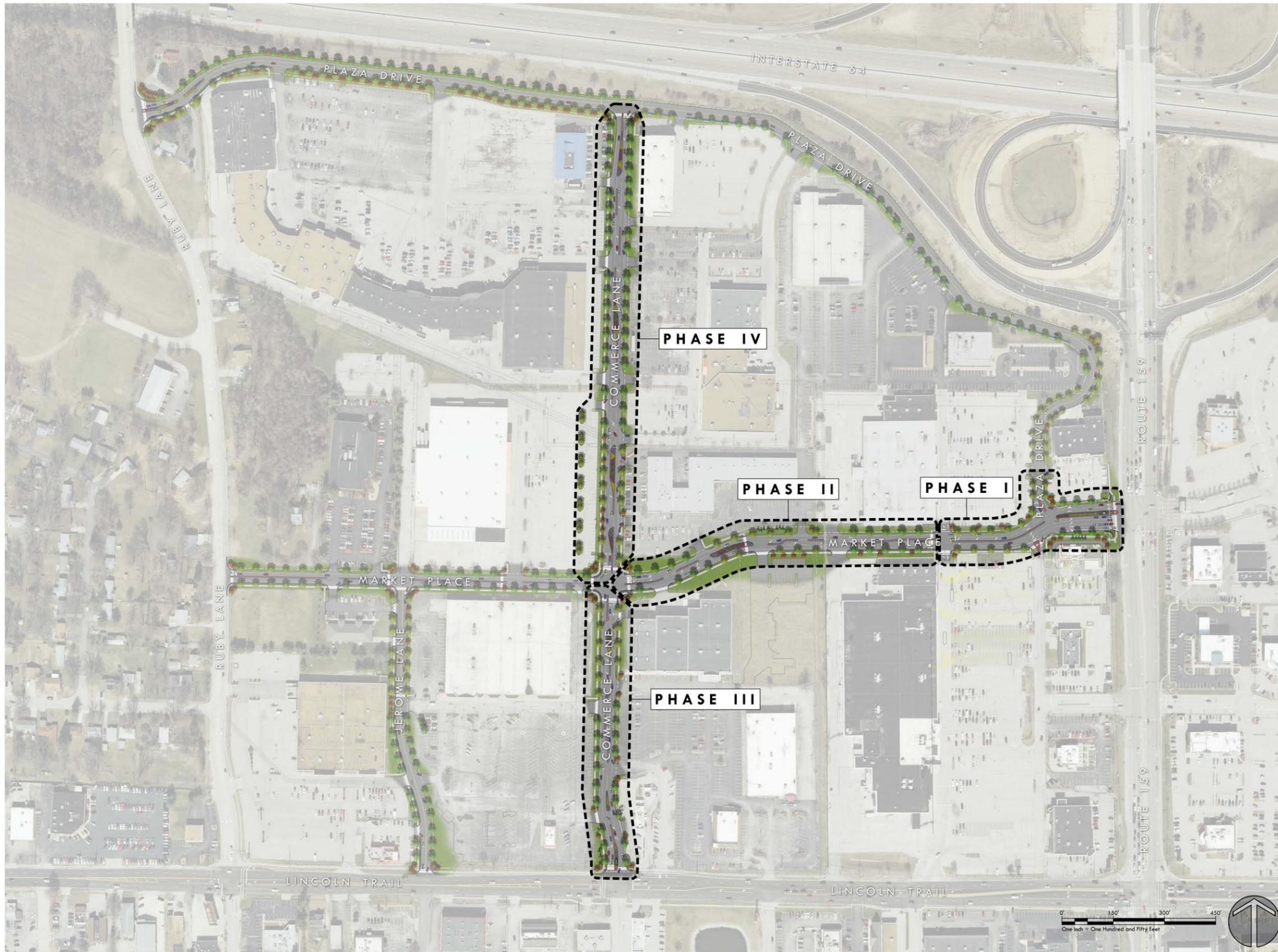
From: Land Use Copier
Sent: Monday, March 16, 2015 10:48 AM
To: Mike Malloy
Subject: Attached Image

| Lincoln Trail TIF Streetscape Improvements | | Phase 1 | | | | |
|--|--|--------------------------------|-------------------------|------------|---|----------------------------|
| City Fairview Heights, Illinois | | March 12, 2015 | | | | |
| Cost Estimate - Master Plan Level (Rough Order of Magnitude) & Funding Sources | | | | | | |
| Phase | Description | Total Estimated Cost (Note #1) | Proposed Funding Source | | | Other Sources (See Note 2) |
| | | | City Lincoln Trail TIF | City - CIP | State Transportation Funds (STP-CMAQ-TAP-?) | |
| 1 | Streetscape, Entry Gateway Branding Improvements & Plaza Drive Right-Turn only - East Market Place (from IL-159 to DSW/Petco Drives) | | | | | |
| A | CMAQ TRAFFIC IMPROVEMENTS - East Market Place - IL-159 to DSW/Petco Drives (additional Market right turn lane & Plaza Intersection) | \$ 710,000 | \$ - | \$ 142,000 | \$ 568,000 | \$ - |
| B | STREETSCAPE IMPROVEMENTS - IL-159 to DSW/Petco Drives - Street Lighting & Landscape (within CMAQ area) East Market Place | \$ 290,000 | \$ - | \$ 190,000 | \$ - | \$ 100,000 |
| C | ENTRY BRANDING @ IL-159/Market Place Entry - Walls, Columns & Landscape Plantings | \$ 160,000 | \$ - | \$ 160,000 | \$ - | \$ - |
| C | ENTRY GATEWAY SIGN @ IL-159/Market Place Entry - Remove Exist. Private Pole Signs & New Gateway Sign | \$ 230,000 | \$ - | \$ 230,000 | \$ - | \$ - |
| Total Estimated Cost - Phase 1 | | \$ 1,390,000 | \$ - | \$ 722,000 | \$ 568,000 | \$ 100,000 |



LINCOLN TRAIL TIF STREETSCAPE

MARKET PLACE + PLAZA DRIVE RIGHT-IN & RIGHT-OUT - STREETSCAPE ENLARGEMENT PLAN | 110b



Lincoln Trail TIF Streetscape Master Plan Cost Estimate

City Fairview Heights, Illinois

| Phase 1 | |
|---|---------------------|
| Market Place (IL-159 to DSW/Petco Drives) | \$ 1,390,000 |
| Phase 2 | |
| Market Place (DSW/Petco Drives to Commerce Lane) | \$ 901,000 |
| Phase 3 | |
| South Commerce Lane (Lincoln Trail to Market Place) | \$ 640,000 |
| Phase 4 | |
| North Commerce Lane (Market Place to Plaza Drive) | \$ 600,000 |
| Estimated Cost - Phases 1 - 4 | \$ 3,531,000 |

Phases 1 and 2 Cost include:

1. *Street/Traffic Improvements (pavement overlay, curb & gutter repair, utility adjustments)*
2. *Streetscape Improvements (sidewalks, median treatments, street trees, plantings, irrigation)*
3. *Combined Street/Pedestrian Lighting*
4. *Branding (signing and entry wall treatments)*
5. *Gateway Monument Sign.*

Phases 3 and 4 Cost include only Streetscape, Lighting and Branding types of improvements. Street, Traffic, and Infrastructure improvements cost will be added latter based on infrastructure conditions at that time.

LINCOLN TRAIL TIF STREETSCAPE

PHASING PLAN | 100b



Status Report

**Economic Development Related Activities in Fairview Heights
As submitted by Mike Malloy
March 2, 2015**

- Taqueria Olvera, a Mexican restaurant, plans to open this week in the Hooters Center at 341 Market Place Drive.
- TGI Friday's replacement prototype restaurant is scheduled to open today for business.
- Stonewheel (auto parts distributor) is scheduled to occupy 5,000 square feet at 7 Canty Lane in March.
- Cloud 9, a café, lounge, and emporium, will open shortly in Chateau Plaza at 5205 North Illinois.
- Teat Chapel Funeral Home has recently opened at 10419 Lincoln Trail.
- Space at 41 Longacre is being renovated for a hair salon.
- Meineke Muffler's Letter of Intent for the City to provide \$74,838.75 over a two (2) year period for \$489,925.00 of redevelopment was approved by City Council on February 17th.
- The Planning Committee, on February 25th, recommended approval of a cost sharing agreement with Arrowhead Building Supply to have TWM prepare engineering plans for a 38 acre Business/Industrial fronting on IL Rt 161. Council will consider approval of the Cost Sharing Agreement on March 3rd.
- Proposed TIF #4 and #5 Joint Review Board's (taxing districts) met on February 20th to discuss the use of incremental taxes. Public hearings on both proposed TIF's are scheduled for April 7th.
- The Lincoln Trail Streetscape project latest revisions have been signed off on by Pace Properties with one (1) minor exception which involves the placement of four way stop at Market Place and a driveway at Petco/DSW intersection. The Lincoln Trail TIF Subcommittee, on March 26th, is scheduled to consider approval of the 4 phase \$3,531,000 project.

- Staff is working with a retail prospect to occupy an estimated 2,200 square feet, with estimated sales of \$500,000/yr. A minimum of 3 FTE employees would be employed all year with seasonal employment peaking at 15 FTE's.
- Staff has formally submitted to the General Services Administration (GSA) the 2nd and 3rd floors of City Hall to house FBI offices.
- Staff is working to locate a Raising Cane's restaurant and Bricktown Brewers in the city as a result of attending an ICSC meeting in Omaha, NE in January.
- Staff is working with a shoe retailer, seeking in excess of 20,000 square feet, to locate in the city.