

**MINUTES  
PLANNING COMMITTEE  
January 6, 2015**

**1. Roll Call**

Chairman Carol Warner, called the meeting to order at approximately 6:30 p.m. Meeting was held in the Conference Room A of the Fairview Heights Municipal Complex with Alderman Pat Baeske, Alderman Bonnie Crossley, Mayor Gail Mitchell, City Administrator Jim Snider, City Treasurer Michele Isaacson, Director of Land Use & Development Tim Tolliver, Director of Economic Development Mike Malloy, Land Use Executive Secretary Adrina Blair, and guests.

**2. Citizens' Comments**

None

**3. Motion authorizing City to publish the Notice of Public Hearing for the North TIF #5 in a newspaper of general circulation**

Director Tolliver briefed Committee on the Motion to allow the Notice of Public Hearing to be published.

Committee agreed to omnibus vote of agenda items #2 through #4

Alderman Baeske moved to forward to City Council the Motion to authorize the City to publish the Notice of Public Hearing for the North TIF #5 in a newspaper of general circulation. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

**4. Motion authorizing City to submit the Notice of Public Hearing to Property Tax Payers in the West TIF #4**

Committee agreed to omnibus vote of agenda items #2 through #4.

Alderman Baeske moved to forward to City Council the Motion to authorize the City to submit the Notice of Public Hearing to Property Tax Payers in the West TIF #4. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

**5. Motion authorizing City to submit the Notice of Public Hearing to Property Tax Payers in North TIF #5**

Committee agreed to omnibus vote of agenda items #2 through #4

Alderman Baeske moved to forward to City Council the Motion to authorize the City to submit the Notice of Public Hearing to Property Tax Payers in the North TIF #5. Alderman Crossley seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

**6. Lincoln Trail TIF Design Standards & Incentive**

Director Tolliver briefed Committee and commented the Lincoln Trail TIF Sub-Committee has already reviewed the information presented. The Resolution has been placed on the City Council Agenda and will approve the Façade and Site Improvement Program for Lincoln Trail and to encourage use of the Façade Improvement Program, applicants are provided financial incentives. A checklist identifying the number of improvements and financial incentives are included in the Business Assistance Program.

There are two demonstration projects; Meineke Car Care Center, which is on the City Council Agenda for First Reading and Perfect Finish. Staff is very encouraged by the program as a way for improvements along Lincoln Trail.

Director Malloy commented the program gives owners specific types of developments the City is interested in having along the Lincoln Trail corridor and, in turn, is willing to give some financial assistance if the improvements occur.

Karen Kaufhold of Forest Drive commented the program is a good idea and provides owners with information of what the City would like to see along the corridor while offering financial incentives to do so.

Elroy Philip stated he felt there were great incentives for new businesses and would like to see incentives also offered to existing businesses along the corridor.

Alderman Crossley commented on previous discussions regarding Project/Laborer Agreements. Director Malloy indicated verbiage regarding prevailing wage rate ordinance and lowest responsible bidder ordinance is noted on the last page of the program packet and already in place. If a Project/Laborer Agreement is approved in the future by City Council, it will have to be incorporated into this program.

Upon further discussion, Alderman Crossley made a motion to forward the Lincoln Trail TIF Design Standards & Incentives to City Council for adoption. Alderman Baeske seconded.

VOTE: 3 YEAS (Baeske, Crossley, Warner); 0 NAYS

Meeting adjourned at approximately 6:45 p.m.

The next regularly scheduled meeting of the Planning Committee is scheduled for January 21, 2015, in Conference Room A of the Fairview Heights Municipal Complex.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Carol Warner".

Carol Warner

CW/ab