



DRAFT MINUTES
COMMUNITY DEVELOPMENT COMMITTEE
6:00 pm, Thursday, November 13, 2008

Minutes of a special meeting of the Community Development Committee of the City of O'Fallon, held in the Council Chambers, 255 S. Lincoln, O'Fallon, Illinois on **November 13, 2008**. CALL TO ORDER: 6:05 p.m.

- I) **Roll Call** – Jerry Mouser, Mary Schmidt, Allen Medford, John West, Jerry Albrecht. Other Aldermen Present: John Drolet, Rick Reckamp, Ed True. Staff: Ted Shekell, Jennifer Howland, Walter Denton, Dean Rich. Visitors: Steve Macaluso, Mark Halloran, Mike (PGAV), Lee Cannon (CBB),

- II) **Discussion of Proposed Rasp Farm TIF and Site Plan** – Staff provided an introduction to the meeting, explaining that the goal of the meeting was to gain consensus to move forward with the project. Consultants from PGAV and Crawford, Bunte, Brammeier were present to answer questions about the proposed TIF District and site plan. Mike from PGAV provided an overview of the TIF proposal and approval process. Lee Cannon from Crawford, Bunte, Brammeier provided information concerning traffic flow and street connections. The Committee discussed concerns about the existing TIF potentially losing the \$1 million currently in the TIF, but Walter explained that all of the improvements have been developed and the owners have been reimbursed in the existing TIF. There was also discussion about potential connections to Dartmouth Drive and Edgewood Drive, and the warrants for improvements to Lincoln Avenue. The County will have a role in deciding what connections will be required because they control the access to Lincoln Avenue. Steve Macaluso, the developer of the project, estimates that the build-out of the project will take about 20 years. He also stated that the developer will accept any street connections the City requests. Access will be one of the main issues to address as the project progresses. The Committee did not reach a decision, but there was general consensus to move forward with the project.

IV) **Other Business** – none

MEETING ADJOURNED: 7:01 P.M.

Next Meeting: Monday, November 24, 2008 @ 6:00 P.M. – Mayor's Conference Room

Prepared by: Jennifer Howland, Senior City Planner