

**MINUTES OF THE MEETING
ALTON HISTORIC COMMISSION
PUBLIC HEARING
Tuesday, March 8, 2016 at 7:00 pm**

MEMBERS PRESENT: Doug Bader, Monica Mason, Diane Plummer and Matt Asselmeier

MEMBERS ABSENT: Jonas Janek and Mary Anderson

OTHERS PRESENT: See attached list:

The Public Hearing for the Alton Historic Commission was called to order by Doug Bader at 7:00 pm on March 8, 2016.

ROLE CALL:

Doug Bader then called attendance of the commissioners.

READING OF PUBLIC NOTICE BY SECRETARY:

Notice is hereby given by the Historical Commission of the City of Alton, Illinois, that a public hearing will be held in the Alton City Council Chambers, 101 E. Third Street, Alton, Illinois, on Tuesday, March 8, 2016, at 7:00 p.m. regarding the proposed re-inventorying of the Middletown Historic District. Upon conclusion of the public hearing, the Historical Commission may take action on necessary steps to advance this update project. Interested parties may submit comments at the public hearing or mail comments to the Alton Historical Commission at 101 E. Third Street, Alton, Illinois, 62002. All mailed comments must be received prior to the commencement of the public hearing. Historical Commission of the City of Alton, dated February 1, 2016.

INTRODUCTORY REMARKS:

Doug Bader then welcomed the group and introduced Matt Bivens of Lafser & Associates and turned the meeting over to him.

PRESENTATION OF THE MIDDLETOWN HISTORIC DISTRICT RE-INVENTORYING PROJECT:

See attached presentation.

QUESTIONS AND COMMENTS FROM THE PUBLIC AND COMMISSIONERS:

Q: Will there be copies of the presentation available?

A: Yes, in the future we hope to have a copy in the library and have it available on-line.

C: Doug Bader made the comment that anyone with old photos of the homes, if they would scan them and send them to Matt Bivens, it would help with the survey.

Q: Monica Mason asked Bivens to explain what would be the advantages of a property being added to the historical list.

A: The local historical list helps to preserve the building. The National Register used to strictly be an honorary list. This has recently changed. If a property is added to the National Register it could be available for a federal tax credit of 20% for rehab of the property.

Q: Doug Bader made a statement in reference to the Haskell House on Henry St. He stated that the city had held a meeting recently concerning the future of Haskell House. Bader stated that the property could possibly be re-zoned and/or sold. Some ideas for the use of Haskell House were a Bed & Breakfast, offices, condos and a private residence. Bader then asked if this property would be available to use the Federal Tax Credit?

A: Bivens stated that, in order to receive the tax credit, the property must become a source of income, which most of the above listed ideas would meet.

C: Bivens stated at this time there are only five pilot areas along the river in Illinois that are considered for a State tax credit (Peoria, Aurora, E. St. Louis, Rockford and Elgin). Hopefully in the future Alton would become one. If that would happen, the properties would be available for not only the 20% Federal Tax Credit, but also a 25% State Tax Credit, totaling a 45% tax credit.

C: Monica Mason stated that the perception of the public is that homeowners would lose control of updating and/or rehabbing their property if the property was added to the Historic District. In reality, the homeowner would receive help with the tax credit to preserve the architectural and historical significances of the property.

Q: To expand the historical district, would you have to ask the owners of the properties in the current district?

A: Bivens stated no, just the owners in the new area to be expanded.

Doug Bader stated that he would like to thank Matt Bivens for the fantastic service he is providing with this survey and explaining that this update is to be seen as an advantage to property owners with nothing to fear.

There being no further discussion or comments from the public, the meeting was adjourned at 7:50 pm

Respectfully submitted,

Debbie J. Beck
Secretary