



CITY COUNCIL AGENDA ITEM STAFF REPORT

MEETING DATE:	October 28, 2025
TITLE:	AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A PURCHASE AGREEMENT BETWEEN THE CITY OF COLLINSVILLE AND WILD GAME PROPERTIES, LLC, IN RELATION TO THE SALE AND REDEVELOPMENT OF PROPERTY LOCATED AT 8 GATEWAY DRIVE IN THE CITY OF COLLINSVILLE, ILLINOIS
DEPARTMENT:	ADMINISTRATION
PROJECT MANAGER:	JESSICA SHORT, ASSISTANT CITY MANAGER/ECONOMIC DEVELOPMENT MANAGER
REQUESTED ACTION:	APPROVAL
STRATEGIC PLAN GOAL(s):	GOAL #4: ENCOURAGE TOURISM AND ECONOMIC DEVELOPMENT
ATTACHMENTS:	ORDINANCE, AGREEMENT

OVERVIEW

The subject ordinance authorizes an agreement with Wild Game Properties, LLC, for the lease and purchase of City-owned property located at 8 Gateway Drive, Parcel ID 13-2-21-29-00-000-021. The site is approximately 6.3 acres and contains an approximately 13,000 square foot primary structure that was the former Gateway Fun Park, as well as several outbuildings, and a 203-space parking lot. The property is zoned HP-1, Hospitality Park District.

The subject agreement provides terms and conditions for a 15-month lease with developers of an entertainment and restaurant venue with a purchase option at or before the end of the lease for \$1,000,000.00.

EXECUTIVE SUMMARY

The City of Collinsville acquired the subject property in December 2021 for \$1,000,000.00. The property was the site of the defunct Gateway Fun Park and was purchased primarily for campus control of a large, vacant property in the heart of the City's hospitality district. Various uses were proposed for the location since the City's acquisition; however, none came to fruition. The site has primarily been used as a staging location for the Parks and Recreation maintenance crew.

The proposed agreement provides for a 15-month lease with developers known as Wild Game Properties, LLC, with purchase of the property to occur at, or before, the end of the lease term. Wild Game Properties, LLC, will make improvements to the property during the lease term, building equity in the property to improve financing options for the full purchase. The venue is proposed to offer various entertainment options including arcade style games and a restaurant menu featuring wild game entrees. Should Wild Game Properties, LLC, decide to withdraw from the agreement within the 15-month lease period, all improvements made to the site will become the property of the City.

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Agreement Related to Lease and Sale of 8 Gateway Drive

The agreement allows Parks and Recreation crews to continue staging from designated areas of the site; staff will have 60 days from the commencement of the agreement to move all City property to the designated areas. Items not moved into the designated areas within 60 days shall be considered property of Wild Game Properties, LLC.

The agreement also provides Wild Game Properties, LLC, for incentive opportunities. Wild Game Properties, LLC, has requested reimbursement of certain improvements to the property not to exceed \$100,000.00. The reimbursement will be funded through sales tax revenues directly generated by the permitted business operations, not including food and beverage tax. Wild Game Properties, LLC, has also requested real estate tax abatement of the City's portion of the ad valorem taxes through the Discovery Enterprise Zone. Additionally, the developers may be eligible for other benefits through the Discovery Enterprise Zone which are administered by Madison County.

RECOMMENDATION

Staff believe the proposed use of the property is appropriate and complementary to the existing uses in the hospitality district and anticipates the use to activate an otherwise underutilized property in this corridor, generating sales tax and job creation and enhancing the area overall. Staff recommend approval of an ordinance authorizing the Mayor to execute an agreement with Wild Game Lodge, LLC, for the sale and redevelopment of property located at 8 Gateway Drive in the City of Collinsville.

LOCATION MAP

