

**Village of Germantown Hills  
216 Holland Road, Village Hall  
Germantown Hills, IL 61548  
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www.germantownhillsillinois.org**

**Economic Development Council Meeting Minutes**

**February 13, 2014 - 5:00 p.m.**

**1. Call to Order/Roll Call**

Marty Clinch called the meeting to order at 5:20 p.m. The meeting started late due to lack of quorum.

<b>EDC Committee</b>	<b>Roll Call</b>	<b>1</b>	<b>2</b>	<b>3</b>
Jeff DeGroot-Village President	Present	Y	Y	-
Marty Clinch-Chairman	Present	Y	Y	Y
John Ford	Present	P	Y	Y
Paul Herzog	Present	Y	Y	Y
John Taylor	Absent	-	-	-
Bob Sutton	Present	Y	Y	Y
Dr. Tim Kaufman	Absent	-	-	-
Mike Gaetz	Absent	-	-	-
Tammy Heiden	Present	Y	Y	Y
Ann Sasso-Director	Present	Y	Y	Y

Also in attendance:

Jill Goforth, Tri-County Planning Commission  
Katy Shackelford, Tri-County Planning Commission  
Veronica Axelson, Chamber of Commerce President  
Jim O’Laughlin, Village Trustee  
Amy DeFreitas, MTHS School Board Member  
Eric McCallister-GH School Board Member  
Ty Livingston, East Peoria Planning and Development Director  
Jon Oliphant, Washington Planning and Development Director

Jon Oliphant Planning and Development Director from Washington and Ty Livingston Planning and Development Director from East Peoria were in attendance to discuss enterprise zones and to answer any questions the committee might have. Ty explained the advantages to having an enterprise zone in terms of being able to give incentives and it is an easy economic development tool.

He noted there are 47 zones that are about to expire out of the 92 zones available in Illinois. These entities that have zones have to reapply and we would like to see a coordinated effort in

order to strengthen the applications. The application itself is going to be labor intensive so they are looking to have a consultant assist in the application process with 8 of the criteria being similar within the communities and their labor markets.

The proposal would be to take 8 communities and make two zones. Germantown Hills would be with Tazewell County, Washington and East Peoria. The communities would be entitled to 15 square miles of enterprise zones. In order to get from East Peoria to Germantown Hills we would need to run a 3' strip up Rt. 116 with each community identifying their enterprise zones. The enterprise zones could give the incentives of property tax abatement and sales tax abatement. The property tax abatement would be on new capital improvements and would not take away from existing property taxes received. Each community could decide what incentives they would like to offer. The committee discussed with Ty and Jon different aspects of the proposal and Ty noted this helps stimulate development and allows a community to be more competitive in the business environment.

## **2. Minutes Approval-January 9, 2014**

**A motion** was made by Jeff DeGroot to approve the January 9, 2014 EDC minutes. The motion was seconded by Paul Herzog. **Motion passed #1.**

## **3. Discussion and Recommendation to the Village Board on the submittal of an Application to be a part of an Enterprise Zone**

**A motion** was made by Paul Herzog to recommend to the Village Board that an application be submitted to be a part of the enterprise zone. The motion was seconded by John Ford. **Motion passed #2.**

Dan Mair, Superintendent asked about the property tax abatement. Ty noted it would be on capital improvement additions or new construction and would not take away from the existing taxes being paid by the businesses but you would want to make sure your code states the property tax abatement is for 5 years in order to get the full benefit.

Tim Kaufman arrived at 5:40 p.m.

Ty Livingston indicated an enterprise zone helps to give incentives to the small markets and the enterprise zones would be good for a 20 year term with a 10 year renewal.

## **4. Short-term Win Update - Quarterly Newsletter**

Ann Sasso passed out a draft newsletter. Cassandra Schlatter put together the newsletter and did a great job. We are ordering 2500 newsletters to go out to the community and we need to add a couple of more items and it should be ready to go. The committee reviewed the newsletter. Ann Sasso noted once the website is up and running we will have to see how much information we have to send out in the newsletters. The website will be able to send out notices and will be very user friendly. Veronica Axelson recommended having a business spot lighted in each newsletter as an addition.

Jill asked for any pictures the village has so they can include some in the Comprehensive Plan. Ann will get them to Jill.

## **5. Stakeholder Interviews Report**

Katy Shackelford and Jill Goforth completed the stakeholder interviews and they went very well. Some of the comments they received were that the water company didn't get the growth they expected, the school's enrollment is declining and the population is aging. Many stated we have a safe community to live in and talked highly of the snack pack program. Other comments included there are not many places for people to gather and the churches don't have much coordination of efforts. There is some coordination with other sources such as GHAA using the Great Oaks soccer fields. They did agree the business climate is improving.

## **6. Survey Results and Goal Revision**

This will be discussed at the next meeting.

## **7. Next Steps**

Jill stated they would be drafting the goals and plan for the committee to review next month. Jill stated Metamora has invited Germantown Hills for a public open house at Metamora Fields for their comprehensive plan. The committee discussed whether or not each community should have their own meeting since we are at different stages of the comprehensive plan process. The committee agreed to do our own event but could look at doing a combined event when both communities are done with their plans.

Jill noted there will need to be a public comment period before the plan is approved. The Village Board meets on April 24<sup>th</sup> so we are hopeful it can be approved at that meeting. Jill will check to see how long of public comment period is required.

## **8. Public Comments/Committee Updates**

Veronica Axelson stated they are looking at having a Chamber after hours event at CEFCU on May 15<sup>th</sup>. This is also when the village town hall meeting was scheduled so Ann will see if the Fire house is available on May 14<sup>th</sup> at 6:00 p.m. for the town hall meeting so they don't conflict.

Marty Clinch stated he, Ann Sasso and other Peoria Metro representatives will be attending an event in Chicago on March 12<sup>th</sup> to hear from different panelists and meet with developers and officials at an idea exchange show through the ICSC.

Ann Sasso noted there is a webinar on the fiscal impact calculator on February 25<sup>th</sup> at 1:30 p.m. if anyone is interested in taking part. The tool will allow the village and school to see what impact there would be when a new subdivision is built in the area.

Marty Clinch updated what FFCI is working on and stated if anyone has anything relevant that the committee should know about or has events we should attend to please speak up. There is so much competition out there and we need to stay ahead and be aggressive.

Jeff DeGroot left at 6:24 p.m.

Ann Sasso reported there will be a food summit on February 22<sup>nd</sup> in Peoria and will send an email to the committee with the information if anyone would like to attend.

Paul Herzog stated we are looking to get all of the Germantown Crossing stakeholders together to discuss the shopping center. A question was raised about the extra sign at the old PNC Bank. Ann Sasso will contact the owner.

Paul noted they are looking to replace the Germantown Crossing sign and he has discussed this with Mr. Waldschmidt, owner of the strip in the shopping center. He is willing to participate in a new sign once some of the trees along Rt.116 are taken out. John Ford recommended checking on the possibility of moving the shopping center sign to the PNC property which would be closer to the intersection.

Paul indicated he had been polling his tenants and some of the other businesses about changing the Jubilee Lane street name as previously discussed. He noted there wasn't much opposition other than they don't want it too long of a name. Paul recommended having the stakeholder group discuss and contribute to the name options as a part of the meeting. Marty Clinch stated he would check with IDOT on the status of when the trees will be addressed.

## **9. Next Meeting- March 13, 2014 5:00 pm**

The next meeting will be held at the fire house.

**A motion** was made by Paul Herzog to adjourn the meeting at 6:40 p.m. The motion was seconded by John Ford. **Motion passed #3.**

Ann Sasso  
Village Clerk