

**Village of Germantown Hills  
216 Holland Road, Village Hall  
Germantown Hills, IL 61548  
309-383-2209  
www.germantownhillsillinois.org**

**Economic Development Council Meeting Minutes**

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

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

Chairman Marty Clinch called the meeting to order at 5:00 p.m.

<b>EDC Committee</b>	<b>Roll Call</b>	<b>1</b>	<b>2</b>	<b>3</b>
Jeff DeGroot-Village President	Present	Y	Y	Y
Marty Clinch-Chairman	Present	Y	Y	Y
John Ford	Present	Y	Y	Y
Paul Herzog	Absent	-	-	-
John Taylor	Absent	-	-	-
Bob Sutton	Present	Y	Y	Y
Dr. Tim Kaufman	Absent	-	-	-
Mike Gaetz	Absent	-	-	-
Tammy Heiden	Absent	-	-	-
Melissa Heil	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  
Eric McAllister-GH School Board Member  
Mike Hinrichsen, Woodford County Board Member  
Julia Miller, Village Trustee

Dr. Tim Kaufman is resigning from the EDC and has recommended Eric McAllister to fill the school board position on the EDC.

**2. Minutes Approval-February 13, 2014**

**A motion** was made by John Ford to approve the February 13, 2014 EDC minutes. The motion was seconded by Jeff DeGroot. **Motion passed #1.**

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

Ann Sasso stated the newsletters will be in shortly and should be mailed out sometime next week. We are mailing approximately 2300 so we will have 200 to give out.

Ann Sasso reported there is a meeting with the website developer on Monday. Once we meet and confirm some information she will send out the development link so that the village board can review the setup ahead of time but we are hopeful to have the website going by April 1<sup>st</sup>. Jeff DeGroot noted at the Coventry Farm Homeowners Association meeting a question was asked if the website will have the ability to send out information to the residents. Ann noted if the resident signs up for the alerts they will be able to get the information sent to them.

### **4. Goals and Objectives Discussion and Review**

Jill GoForth stated they compiled the goals and objectives by gathering all of the information to date including the stakeholder interviews. Jill discussed each individual section including public participation, land use, housing, transportation, economic development, agriculture and natural resources, community facilities, community character and intergovernmental relations.

Jeff DeGroot stated he had talked with the GHAA President about the possibility at some point of the property being deeded to the village. Dan Mair stated GHAA is getting a detailed survey, final design and cost estimate before reaching out to see how it can be funded. Dan Mair noted once we have that information we can use contacts and resources to start soliciting for help and funding. Due to the magnitude of the cost for development this will need to be a joint venture. The committee discussed.

Julia Miller arrived at 5:10 p.m.

Katy reviewed some housing statistics showing the need for senior housing and more rentals in the community along with the need to improve affordable housing. Katy noted the median household income for the village but the committee questioned whether the number was correct. She had pulled the information from the 2010 Census data.

Katy explained what another community did for a revitalization program and the need to create a main street appeal. She mentioned the possibility of an open air market in the summer. The Village of Germantown Hills doesn't currently have a business license fee but Melissa Heil recommended charging a nominal amount in order to monitor the coming and going of businesses.

The committee discussed the MTCO Park design and Melissa Heil recommended having Tri-County Planning Commission check on a recommended parking requirement for a recreational complex so that it can be used in putting together the design for MTCO Park. Katy stated she has that information for GHAA's use.

The committee discussed the library progress. Jill GoForth noted the village might want to take the initiative and come up with what they feel is the best plan for the village and present it to the library board for consideration. Jeff DeGroot stated he could look at putting together a committee to work on this. Eric McCallister recommending checking with a local college to see if there are students that could work on a plan as a school project.

Some of the individual sections were not discussed entirely so the committee is to review all sections and get comments and recommendations to Jill GoForth and Katy Shackelford.

## 5. Next Steps

Jill stated the next step in the process is to plan an open house for the public. The committee agreed to have an open house on the comprehensive plan at the Monte Cristo on May 1<sup>st</sup> from 5:00-8:00 p.m. Veronica Axelson will confirm the date is available. Jill indicated they were able to get an extension on the completion of the comprehensive plan to the end of June. The proposed timeline is to have the EDC make their recommendation of approval on May 8<sup>th</sup> to the village board and the village board will meet on May 22<sup>nd</sup> for final approval of the comprehensive plan.

## 6. Public Comments/Committee Updates

Veronica Axelson commented that a local grocery store chain has really “stepped it up” in their stores. Marty Clinch indicated we do have some things in the works and have some people looking at some possible options and different ways to attract some retailers to our area.

Ann Sasso noted she had talked with the broker at Germantown Crossing and had a good discussion. We are looking to have a meeting with all of the building stakeholders at Germantown Crossing and will have the enterprise zone application submitted this year.

## 7. Round the Table Updates

Due to time limitations we will do this at the next meeting.

## 8. Next Meeting- April 10, 2014 5:00 pm

The next meeting will be held at the fire house.

**A motion** was made by John Ford to adjourn the meeting at 6:10 p.m. The motion was seconded by Jeff DeGroot. **Motion passed #3.**

Ann Sasso  
Village Clerk