

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

**Economic Development Council Meeting Minutes**

**September 11, 2014 - 5:30 p.m.**

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

Jeff DeGroot called the meeting to order at 5:30 p.m. Everyone stood and said the Pledge of Allegiance.

<b>EDC Committee</b>	<b>Roll Call</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Jeff DeGroot-Village President	Present	Y	Y	Y		
Marty Clinch-Chairman	Absent	-	Y	-		
John Ford	Present	Y	Y	Y		
Paul Herzog	Absent	-	-	Y		
John Taylor	Absent	-	-	-		
Bob Sutton	Present	Y	Y	Y		
Eric McAllister	Absent	-	-	-		
Amy DeFreitas	Present	Y	Y	Y		
Tammy Heiden	Present	Y	Y	-		
Melissa Heil	Present	Y	Y	Y		
Ann Sasso-Director	Present	Y	Y	Y		

Also in attendance:  
Mike Hinrichsen, Woodford County Board Member

**A motion** was made by John Ford to allow Marty Clinch to attend the EDC meeting by electronic means due to being away for work purposes. The motion was seconded by Melissa Heil. **Motion passed #1.**

**2. Minutes Approval-August 14, 2014**

**A motion** was made by Melissa Heil to approve the August 14, 2014 EDC minutes. The motion was seconded by Jeff DeGroot. **Motion passed #2.**

**3. Library District Update**

Ann Sasso reported she had attended the last Library District Board meeting to discuss the enterprise zone resolution. The Library board is not sure yet what their plans are going to be in terms of the Germantown Hills library branch. The Village had sent a letter to the library

board offering assistance to keep the issue of a new library moving. They have not responded on what type of help they would like from Germantown Hills. Melissa Heil recommended asking them to take a vote on the matter in order to figure out what the next step may be. Ann Sasso noted she has been in contact with Grant Fredericksen, Director of the Illinois Prairie District Public Library and they have discussed some different ideas and options for the library district to consider. Ann noted she would follow up with Grant in order to keep the communication going. It was discussed to have some EDC members attend the next library board meeting to discuss the progress.

#### **4. Enterprise Zone Update**

Ann Sasso reported on the enterprise zone status. She noted three tax bodies (Village, Fire Department and Library) have already approved the enterprise zone resolution and Woodford County, Germantown Hills School District, MTHS and Worth Township will be passing their resolution this week. The consultant that worked on the application has completed their portion which was over 300 pages of documentation. There is going to be a public hearing in Tazewell County for the enterprise zone and we still need to pass an intergovernmental agreement with East Peoria, Washington and Tazewell County. Tazewell County is looking to hire an EDC person that will work on economic development issues along with overseeing the entire enterprise zone.

Paul Herzog arrived at 5:47 p.m.

The enterprise zone incentives that are being proposed are a five year property tax abatement, sales tax waiver and a 50% reduction on building permit fees only.

#### **5. Germantown Hills Chamber of Commerce Update**

CEFCU is having a business after hours on September 16th from 5:00-7:00 p.m. Tickets are also available for the Mayor's Prayer Breakfast on September 24th at 7:30 a.m.

#### **6. Round Table Updates**

Mike Hinrichsen stated the County is still struggling to put into their budget the \$33,000 for the FFCI and EDC. He noted it would be worthwhile for Germantown Hills to come on Tuesday to give testimony to how FFCI and the EDC are helping Germantown Hills.

Ann Sasso noted if it weren't for Germantown Hills' involvement in the FFCI we would not be a part of the enterprise zone, Peoria Metro Group and other regional economic development initiatives.

Amy DeFreitas asked if Casey would build in Germantown Hills what their façade would look like. Ann Sasso noted they had originally proposed a 2/3 brick building on all four sides with the stucco look on top which is their newer building design.

Amy asked if there was anything more on the Germantown Hills to Metamora trail. Ann Sasso noted she had not heard anything but would follow up with the Tri-County Planning Commission.

Marty Clinch had to leave the meeting at 5:56 p.m.

Ann Sasso reported some of the businesses are not in compliance with the dumpster enclosure ordinance. A notification letter went out to those businesses that have not been in contact with the Village hall which stated they need a plan to the Village by September 15th with construction completed by October 1st.

Ann Sasso asked for input on a proposed EDC flyer that she would like to start distributing. Ann will be attending a conference in October with site selectors and would like to be able to market available properties in Germantown Hills. The committee had several suggested revisions. Ann noted there have been many calls and inquires from other businesses looking more closely at Germantown Hills.

Tammy Heiden left at 6:00 p.m.

The stop lights and traffic issues were discussed. CMT is working on a traffic study and design for the intersections along Woodland Knolls Road.

Melissa Heil recommended before more development comes along looking at the shopping center in regards to design standards. Ann Sasso reported we do have a business district agreement that needs to be updated and design standards could possibly be added.

The Germantown Crossing shopping center pylon and ground signs were discussed in terms of location and design. It was discussed the need to check on a different location for the pylon sign in order to get better visibility for the shopping center tenants. Ann Sasso will get a conceptual design put together so that it can be discussed with the Germantown Crossing shopping center owners/tenants.

## **7. Next Meeting- October 9, 2014 5:30 pm**

**A motion** was made by Melissa Heil to adjourn the meeting at 6:22 p.m. The motion was seconded by Amy DeFreitas. **Motion passed #3.**

Ann Sasso  
Village Clerk