

Village of Germantown Hills

Economic Development Council Meeting Minutes

March 8, 2018 5:00 p.m.

1. **Call to Order/Roll Call/Pledge of Allegiance**-Marty Clinch called the meeting to order at 5:00 p.m. Everyone stood and said the Pledge of Allegiance.

EDC Committee	Roll Call	1	2	3	4	5
Mike Hinrichsen-Village President	Present	Y	Y			
Marty Clinch-Chairman	Present	Y	Y			
Amy Pace	Present	Y	Y			
Paul Herzog	Absent	-	-			
Bob Sutton	Present	Y	Y			
Eric McAllister	Absent	-	-			
Amy DeFreitas	Absent	-	-			
Melissa Heil	Absent	-	-			
Veronica Axelson	Present	Y	Y			
Randy Nash	Present	Y	Y			
Ann Sasso-Director	Present	Y	Y			

Also, present:

Rich Brecklin, Superintendent of Public Works
Barry Logan, Woodford County Board Member
Russ Cotton, Woodford County Board Member
Scott DeSplinter, Village Engineer
Jim O'Laughlin, Village Trustee

2. **Approval of the January 18, 2018 EDC meeting minutes**-A motion was made by Mike Hinrichsen to approve the January 18, 2018 EDC meeting minutes. The motion was seconded by Amy Pace. **Motion passed #1.**
3. **Discussion and recommendation to the Village Board on a Business Community Improvement Grant**

Ann Sasso noted this would be deferred until next month.
4. **Update on the Germantown Crossing Village Square Phase 1 and Phase 2**

Mike Hinrichsen reported on Germantown Crossing Phase 1 that we are waiting to hear on the ITEP Grant which should be in April.

Mike indicated we had received CMT's engineering estimate on the Germantown Crossing for Phase 2. Mike noted the purpose for this is so we can go to the property owner to discuss the next step. Mike discussed the estimated cost for the project which would include a walk path

around the property, band shell, and public restroom. He noted depending on resources and grants that will determine how much can be done and when. There's enough detail on the cost to sit down with the property owner to look at options to move forward with the hope the land can be donated to the Village. In most cases the Village will need to own the land in order to take advantage of any grant opportunities.

If we are successful with the ITEP grant the estimated project cost of \$500,000 would require the Village contributing \$100,000. If approved we would anticipate getting started as soon as possible.

5. Discussion and recommendation to the Village Board on the development of vacant commercial property

Ann Sasso indicated the need to have a conversation on some vacant commercial properties and what the EDC would envision for these areas. The library owns a couple of lots across from the Village Hall that are currently a light commercial use. There have been some meetings lately that talk about having mixed uses in order to accommodate a community's different needs. One idea would be for a mixed use of commercial and residential since there are already several rental properties along Holland Road.

The committee discussed different possibilities and the need to see if the library is looking at doing something with the property.

The second commercial location that was discussed was the Coventry Farm commercial property. Ann Sasso noted the need to update the zoning code to require a buffer between districts before it is developed.

6. EDC Chairman/Director/Village President Reports

Marty Clinch, Mike Hinrichsen and Ann Sasso had attended a seminar on small scale development. Marty reported some of the things that were discussed in regards to challenges and how the construction and development community are working together.

Mike Hinrichsen noted the DNA of a community is zoning and if you don't do it right you could pay for it so it is really important for things to be in place.

Ann Sasso reminded the committee of the enterprise zone and Business Community Improvement grant incentives.

Ann noted other areas are putting together a solar ordinance so she is working on a draft document for consideration. There is still some interest in the Germantown Crossing space and a new business, Daisy May's Gaming Café is coming to the ATC building soon.

Mike Hinrichsen recognized Russ Cotton and Barry Logan from the Woodford County Board. Ansel Burditt who is running for the Woodford County Board was also in attendance. Mike noted the Village appreciates and values having a relationship with the County.

Stephanie Chaon was in attendance and stated Josh Davis who is also running for the County Board was unable to attend.

Mike Hinrichsen reminded the EDC Woodford County did not fund GPEDC or Tri-County Planning Commission so it will be important to understand and have clear expectations moving forward. There's going to be a meeting next week to discuss. There are many communities that need help so it is important to find a healthy relationship with the County.

Marty Clinch discussed the Treasurer's new initiative on a Community Uplift program with financial institutions within the State to offer a lower interest rate. The State is still working on the details but currently the banks need to have 5 or less branches, maximum assets of 300 million and have a branch in an enterprise zone. A representative will be attending the next Village Board meeting to discuss.

- 7. Germantown Hills Chamber of Commerce Update-**Veronica Axelson noted the pork chop event is scheduled for May 5th and the next Chamber meeting is on Thursday at noon.

8. School Updates and upcoming events-None

9. Germantown Hills Library update

Joel Shoemaker, Library Director had sent an update on the programs and what's going on with the District.

Mike Hinrichsen attended the library board meeting to say thanks. The three things Germantown was looking for were books, programs and hours. There was a huge effort by Joel Shoemaker to catalog the books and there's now been over 4,000 books that have been added to the Germantown Branch.

10. Business round table updates/public comments

Bob Sutton reported they have a new office manager and are expanding their hours to be open part of Friday.

Ann Sasso reported we sent out information on the new notification system called Nixle. So far there have been close to 240 people that have signed up.

Randy Nash reported the Fire Department is looking to put out bids for a new ambulance and they have a new trustee, Gary Hull.

Barry Logan reminded everyone to get out and vote and thanked everyone for their support.

- 11. Next meeting-April 12, 2018 5:00 p.m.-**The next meeting will be on April 12, 2018 at 5:00 p.m. at the Village Hall.

- 12. Adjournment-**A motion was made by Amy Pace to adjourn the meeting at 6:00 p.m. The motion was seconded by Randy Nash. **Motion passed #2.**

Ann Sasso, Village Clerk