

Village of Germantown Hills

Economic Development Council Meeting Minutes

June 14, 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	Y		
Marty Clinch-Chairman	Present	Y	Y	Y		
Amy Pace	Absent	-	-	-		
Paul Herzog	Present	Y	Y	-		
Bob Sutton	Absent	-	-	-		
Eric McAllister	Absent	-	-	-		
Amy DeFreitas	Present	Y	Y	Y		
Melissa Heil	Present	Y	Y	Y		
Veronica Axelson	Present	Y	Y	Y		
Randy Nash	Present	Y	Y	Y		
Ann Sasso-Director	Present	Y	Y	Y		

Also, present:

Rich Brecklin, Superintendent of Public Works
Russ Cotton, Woodford County Board Member

2. **Approval of the May 10, 2018 EDC meeting minutes**-A motion was made by Paul Herzog to approve the May 10, 2018 EDC meeting minutes. The motion was seconded by Melissa Heil. **Motion passed #1.**

3. **Discussion and recommendation to the Village Board on a Business Community Improvement Grant**

Ann Sasso reported Kouri's Grill had requested a Business Community Improvement Grant to remove damaged concrete steps, fix the existing hand rail and replace and extend the new step for a safe entry way. The total cost estimate is \$1,985. The grant would be for \$992.50.

A motion was made by Amy DeFreitas to recommend to the Village Board the approval of a Business Community Improvement Grant to Kouri's in the amount of \$992.50. The motion was seconded by Paul Herzog. **Motion passed #2.**

4. **Update on the Germantown Crossing Village Square and proposed Business District**

Mike Hinrichsen stated at the last meeting it was agreed to move forward with the Germantown Crossing Vision. He noted we have identified some potential funding options. One concept is to create a Business District for the Germantown Crossing shopping center. The Village is

putting a Business District Plan together and has engaged a consultant to do the blighted portion of the plan. The Business District allows for up to a 1% sales tax on certain items. The Village has looked at rough estimates for the potential revenues to help offset a bond or debt certificate in order to make improvements to the properties and develop the Village Square. Mike noted we have met with several property owners and will meet with more in the next couple of weeks to get their input on the plan. So far everyone is in consensus with the plan. The Business District location and time frame for implementation were discussed.

Mike noted other funding options have been identified which include local funds, private funds, bond, loan, Business District, the allocation of video gaming funds the Village receives each year, Woodford County Revolving Loan Fund, ITEP/TAP and in-kind donations.

5. Discussion and recommendation to the Village Board on presentation of the Germantown Crossing Village Square information on the website

Mike Hinrichsen indicated so far, we haven't gone public with the vision other than sharing with some groups in the area. The drawings have been updated to not include the property with the bandshell at this time. The committee discussed the need to make sure the vision is presented as our future plan and not make any promises on the timing of the improvements. Melissa Heil recommended the possibility of having a booth at the Michaels event in order to share with the public what we are working on. The Village had discussed putting up a sign showing the vision similar to what was done for the Anker Lane project.

The committee was in consensus to put together the vision and presentation for the community and website.

6. Discussion on the newly acquired Village Property

Mike Hinrichsen noted that the Village had recently purchased the 4.4 acres off of Lourdes Road along Rt 116. The property is zoned commercial. He explained how important the development of this property is to the Village. The Village had received some inquires for potential uses of the property that were not allowable uses in the code. This made the Village more aware of the need to make sure the property is developed in the best interests of the community.

7. EDC Chairman/Director/Village President Reports

Marty Clinch stated there have been preliminary talks on developing the MTCO Park with the School, GHAA and Village participation. There are new preliminary drawings that will also incorporate a pedestrian overpass from MTCO Park to Great Oaks Church. There was a meeting with IDOT that went well where the pedestrian crossing was discussed along with potential funding opportunities. Ann Sasso noted if the preliminary engineering is completed by next fall then there's potential to submit an application for an ITEP grant.

Paul Herzog had to leave at 5:39 p.m.

Ann Sasso reported at a meeting this week Vic Narusis from DCEO had given a presentation on site selectors and keys to better attraction. Ann noted Daisy May's gaming should be opening soon in the ATC building and the space at Germantown Crossing hopefully should be filled by the end of the year.

8. Germantown Hills Chamber of Commerce update

Veronica Axelson reported the next Chamber meeting is breakfast in Pekin at ServPro at 8:00 a.m. She noted the Community Prayer Breakfast is tentatively set for September 19th at Metamora Fields and they are looking at a different concept this year for Halloween on the Hill.

9. School Updates and upcoming events

Amy DeFreitas updated the committee on the track construction at the High School and they are remodeling some of the restrooms at the School.

10. Germantown Hills Library update

Ann Sasso had sent the update provided by Joel Shoemaker to the EDC.

11. Business round table updates/public comments

Randy Nash stated the Germantown Fire District has had the pad poured for the storm shelter and it will be in next week. They also have a new ambulance on order.

Mike Hinrichsen stated the Village has hired a grant consultant from GPEDC to do the blighted portion of the Business District Plan which will save the Village several thousands of dollars. Mike indicated there will be another meeting on the Natural Hazard Mitigation Plan as these are things we need to continue to work on for the community. Mike reported there's going to be a flyover of the County in the fall for GIS.

Rich Brecklin noted there was a problem with the Holland right turn lane curb so it will be removed and redone. The bid opening is on Monday for the MFT program. He reported the sewer line is almost complete on the new subdivision.

Russ Cotton discussed the Woodford County Revolving Loan Fund. Mike stated the Village is looking to see what will apply to the grant in order to submit an application.

Veronica Axelson reported concern of the number of coyotes that have been in the area and the potential danger. She questioned if there's anything that can be done. The committee discussed.

12. Next meeting – July 12, 2018 5:00 p.m.

13. Adjournment-A motion was made by Amy DeFreitas to adjourn the meeting at 6:11 p.m. The motion was seconded by Randy Nash. **Motion passed #3.**

Ann Sasso, Village Clerk