

Village of Germantown Hills

Economic Development Council Meeting Minutes

November 11, 2021 5:00 p.m.

1. **Call to Order/Roll Call/Pledge of Allegiance**-Jeff DeGroot 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
Jeff DeGroot-Village President	Present	Y	Y			
Stephanie Chaon	Absent	-	-			
Denny Couri	Absent	-	-			
Bob Sutton	Present	Y	Y			
Dan Mair	Present	Y	Y			
Nathan Henricks	Absent	-	Y			
Veronica Axelson	Absent	-	-			
Randy Nash	Present	Y	Y			
Tom Eckstein	Present	Y	Y			
Karl Figg	Present	Y	Y			
Ann Sasso-Director	Present	Y	Y			

Also, present:

Rich Brecklin, Superintendent of Public Works

Everyone stood and said the Pledge of Allegiance.

2. **Approval of the August 19, 2021 EDC meeting minutes**

A motion was made by Dan Mair to approve the August 19, 2021 EDC meeting minutes as amended. The motion was seconded by Tom Eckstein. **Motion passed #1.**

3. **Germantown Crossing Discussion and Update**

Ann Sasso explained that in regards to the Germantown Crossing sign on the corner by Ricky's a majority of the EDC stated they would prefer the colored logos to replace the current panel. The colored logos will help with name recognition on the busy corner. Ann noted a board member mentioned the possibility of doing something more on that corner in regards to a LED sign. Since Ricky's has an LED sign there would need to be something done as we wouldn't want two that close together. The EDC discussed the options. The concern was how the sign messages would be regulated with public and private entities. The EDC stated they recommend the colored logos on a new panel as previously discussed.

Nathan Henricks arrived at 5:07 p.m.

Rich Brecklin updated the EDC on Veterans Park. The concrete contractor is so far behind that he's not sure when he will get to this project. If he can't get the grading done soon the concrete may have to wait until the spring. A sidewalk will be added in front of the property

that will connect to a walkway behind Paul Herzog's building that will eventually connect to the library sidewalk over to Anker Lane.

Ann Sasso noted she and Rich Brecklin had met with IDOT about a vegetation permit in order to remove some bushes and trees in front of the Germantown Crossing pylon sign. Ann is waiting to hear back from IDOT.

Ann Sasso noted there's going to be a feather flag discussion with the Planning Commission. Tamra Watts from the Liquor Shoppe is requesting to be able to have feather flags up all of the time instead of 6 times a year for 20 days for each permit. Ann Sasso noted this was looked at by the Planning Commission years ago and recommended to the village board in 2018. At the time, the concerns were that we didn't want feather flags to be put up all over the place to make things look cluttered and if it was up all of the time it would be considered a permanent sign. The EDC discussed. The concern is what if every business wants to put them up. Ann noted the owner of the property is the one that gives the permission and his concern was if it would create a safety issue on the sidewalk. There were also concerns of how the flags would be displayed, as the flags being in buckets may not fit with what we want the shopping center to look like.

There will be a Business Community Improvement Grant request at the next meeting for a new sign for the First Build & Associates building. A question came up about whether or not striping of a parking lot could be included. The EDC discussed and agreed it could be included.

4. **EDC Chairman/Director/Village President Reports**-Ann Sasso reported two salons and one restaurant in Germantown Hills applied for the Back to Business Grants but the awards haven't been made yet. We are still waiting on the specific plans to see what our next steps are on the cell tower possibility. There's been some interest in the 26 acres parcel along Fandel Road for a possible small subdivision. Ann noted she had met with the Michael's Run for Life representatives for a tourism grant. We are looking at submitting a grant request for the 2022 and the 2023 event. With 2023 being the 10th Anniversary we are looking at adding some other events. If anyone has any ideas, please share them so they can be considered for the event. A bouncy house was suggested.
5. **Germantown Hills Chamber of Commerce update**
This Community Prayer Breakfast had a great turnout and everything went very well. The village is sponsoring the next Chamber meeting on November 18th at Kouris at 8:00 a.m. Everyone is welcome to attend.
6. **School Updates and MTCO Update**-Dan Mair stated Justin Krager a School District Board member was in attendance. Dan reported the school board approved a tentative tax levy at their meeting on Monday. Dan reviewed the levy calculation, rates and proposed levy extensions. Dan noted he is proud of the board that they are following through with their commitments in abating.

Dan Mair shared where the school is at in regards to the EAV, levy extensions, tax rates, operating expense per pupil and overall rank with other districts. Germantown Hills Elementary is ranked 67th out of 2,568 elementary school in Illinois. (Top 3%) Germantown Hills Middle School is ranked 75th out of 1,788 middle/junior schools in Illinois. (Top 5%)

Dan Mair wanted to update the EDC on where the MTCO Park project is and the plan moving forward. Before COVID, the stakeholder group was meeting on the MTCO Park project. The main question was how are we going to pay to get the property developed. Dan noted they are nearing the end of the financing of their general obligation bonds. The school is getting into the position the school district could issue bonds and still lower the tax rate, although this is 3 years away. The school board gave consent for Dan to move forward on getting the project planned and taking it to referendum possibly in 2024. It has been apparent over the years that the school is the only taxing body that can take this on due to the overall cost. The most recent concept has the overall project estimated at \$5.8 million but in talking with another representative he thinks it will be able to be developed for less than that even with including the pedestrian bridge and sidewalks. Dan explained the proposed design, which includes 4 baseball/softball fields, a soccer field, basketball court, and a storage/concession stand.

Dan Mair explained the bond payback schedule to 2025. He showed how this would cut the current debt in half. The sales tax revenue is up higher than was anticipated so it can be paid off faster. If they would keep the debt rate the same there would be an aggregate savings of \$400,000. Dan has discussed this with many people and there's a lot of support to get this built, which is an opportunity to give back to the community. The economic impact will be a huge benefit to the community and region. It will be important to get the message out to show all of the benefits in terms of leisure opportunity, lowering taxes and the economic benefits to the whole community. Dan noted the communication and education will be crucial prior to the referendum. Dan stated we need to get the stakeholder group back together and need to reach out to anyone that could help with the marketing aspect of the project.

The project will also include a pedestrian overpass and a sidewalk along both sides of Rt. 116 to the school and Arbor Vitae. There will need to be collaboration between the school, village, GHAA and others. The school would be owner of the property and the pedestrian overpass would be owned by the village. It will be important to show the economic impact on the community as a part of the education to the community. We will need to include leaders in the community and look for some expertise with other regional partners for marketing efforts.

7. **Germantown Hills Library Update**-Ann Sasso stated she hadn't received an update but will send something once we get one.
8. **Business Round Table Updates**
None at this time.
9. **Next meeting – December 9, 2021 5:00 p.m.** The next EDC meeting is at 5:00 p.m. at the village hall.
10. **Adjournment**-A motion was made by Nathan Henricks to adjourn the meeting at 6:13 p.m. The motion was seconded by Tom Eckstein. **Motion passed #2.**

Ann Sasso, Village Clerk