

Village of Germantown Hills

Economic Development Council Meeting Minutes

January 15, 2026, 5:00 p.m.

1. **Call to Order/Roll Call/Pledge of Allegiance**-Karl Figg called the meeting to order at 5:00 p.m.

EDC Committee	Roll Call	1	2	3	4	5
Karl Figg-Village President/Chair	Present	Y	Y	Y	Y	
Elizabeth Cunningham	Present	Y	Y	Y	Y	
Justin Nena	Absent	-	-	-	-	
Justin Krager	Present	Y	Y	Y	Y	
Nathan Henricks	Present	Y	Y	Y	Y	
Veronica Axelson	Present	Y	Y	Y	Y	
Randy Nash	Absent	-	-	-	-	
Tom Eckstein	Present	Y	Y	Y	Y	
Paige Patel	Absent	-	-	-	-	
Ann Doubet-Director	Present	Y	Y	Y	Y	

Also present:

Zack Hecht, Superintendent of Public Works

Everyone stood and said the Pledge of Allegiance.

2. **Public Comments on Agenda Items-**

Donald Bryant, who lives in Snyder Village in Metamora, introduced himself and stated to the board that he was impressed with the Village's Veterans banners and appreciated the Village staff helping him with Village information.

3. **Approval of October 16, 2025, EDC meeting minutes**

A motion was made by Elizabeth Cunningham to approve October 16, 2025, EDC meeting minutes. The motion was seconded by Tom Eckstein. Motion passed #1.

4. **Discussion on the Village's 4-acre Lot off Lourdes Road for Potential Development**

Karl Figg noted EDC had previously discussed whether to put the 4-acre parcel off Lourdes Road that the Village owns out for bid or not. At the time of the discussion, the committee agreed to wait until MTCO Park is developed to see what the needs would be.

Karl Figg informed the EDC that the Village recently submitted a bid on the two lots owned by the library, located directly across from Village Hall. The Village was the successful bidder and has acquired the 1.6-acre parcel for potential future Village and community development.

Ann Doubet noted that years ago a previous Village Board had approved the purchase of the 4-acre parcel along Lourdes Road. The intent was to enable the Village to guide and manage the development of that property in a manner that best serves community interests, particularly with respect to generating potential sales tax revenue for the Village.

Veronica Axelson asked about the possibility of an Aldi's grocery store in Germantown Hills. Aldi's was explored years ago but could be revisited.

The EDC discussed the Village-owned property and potential future steps. The committee recommended exploring the establishment of a Tax Increment Financing (TIF) District as a possible approach. Ann Doubet will research the available options and associated costs.

Karl Figg emphasized the ongoing need to consider development of a Village Square in Germantown Crossing. The EDC will hold further discussions to evaluate the various possibilities.

5. Discussion and Approval of a Recommendation to the Village Board on the Business Community Improvement Grants

The Village allocates \$10,000 each fiscal year for matching grants to support business building improvements, with a maximum reimbursement of \$5,000 per project (50% match).

Last fiscal year (24-25) two grants were approved. One (MadMacs) was paid out in August of this year. The other (Buttermilk) remains incomplete, but the Village Board approved a 6-month extension. If the work is finished by April, reimbursement will be processed.

Greg Harman's grant was approved at the last meeting. The building improvements are nearly complete; once proof of payment is submitted, he will receive \$5,000 reimbursement this fiscal year. Veronica Axelson received approval this fiscal year to replace the Frozen Spoon sign. The work is nearly finished, with a reimbursement request pending for \$460.17.

Britney Durst submitted a request for improvements at the Kaufman Center. She explained that she relocated her business, Stronger Every Day, to the front of the building and required new signage and window privacy screenings. Total project cost: \$3,150.00; requested reimbursement: \$1,575.00 (50% match). The EDC discussed the proposed improvements.

Veronica Axelson requested a grant for Michael's Italian Feast to replace two doors, seeking the full \$5,000 reimbursement. She noted a lead time of at least 60 days for ordering and installation. She is willing to delay the work until after May 1 (next fiscal year 26-27) if necessary but would prefer approval now to proceed with ordering.

The EDC reviewed the grant program requirements and application process. Ann Doubet noted the grant opportunity has been promoted at Germantown Hill Chamber meetings, and that the program details and application are available on the Village website.

A motion was made by Elizabeth Cunningham to recommend to the Village Board a Business Community Improvement Grant for \$1,575.00 to Britney Durst, Stronger Everyday-Soul, Mind, Body LLC for the building improvements. The motion was seconded by Nathan Henricks. Motion passed #2.

A motion was made by Elizabeth Cunningham to recommend to the Village Board a Business Community Improvement Grant for \$5,000.00 to Veronica Axelson, Michael's Italian Feast for the building improvements (2 doors) to be approved now due to the ordering of the doors and the lead time but would be reimbursed after May 1st once the work is completed. The motion was seconded by Nathan Henricks. Motion passed #3.

6. EDC Chairman/Director Reports

Ann Doubet provided the following updates:

- The Germantown Hills Fire Department will begin conducting fire inspections for all businesses within the Village.
- Dr. Kaufman is reopening the Monte Cristo Room and is in the process of completing his liquor license application, as one license remains available.
- Paul Herzog is selling his building located off Jubilee Lane.
- Village representatives will participate in a preliminary meeting with the Tri-County Planning Commission to discuss the Active Transportation Plan, for which the Village has secured a grant.
- The Comprehensive Plan Committee recently met, and a draft document will soon be available for review, followed by a public comment period. The plan will then proceed to the Planning Commission and Village Board for approval in March.
- The Village's Community Cleanup Day is scheduled for May 18th and 20th, on the residents' regular garbage day.

Karl Figg reported that he had met with the President of the Caterpillar Trail Public Water District to explore opportunities for collaboration between the Water District and the Village.

7. Germantown Hills Chamber of Commerce Update-Veronica Axelson stated the Chamber vendor/pork chop sale is on May 2nd this year.

8. School Updates-Justin Krager gave the school update. The Superintendent will be giving the State of the District report on January 21st at 6:00 p.m.

Karl Figg noted he is appointing Adam Brumbaugh, the Superintendent, to serve on the EDC and ESDA committees to replace Dan Mair.

9. Business Round Table Updates-None

10. Next meeting– February 19, 2025, 5:00 p.m.

11. Adjournment-A motion was made by Nathan Henricks to adjourn the meeting at 5:53 p.m. The motion was seconded by Justin Krager. Motion passed #4.

Ann Doubet, Village Clerk