



**Savoy Municipal Center**  
611 N. Dunlap Avenue, Savoy

## **AGENDA**

**August 20, 2018 - 12-2 PM**

**Type of meeting:** Economic Development Commission

**Attendees:** Dick Helton, Dennis Donaldson, Dan Davies, Garry Herzog, Jack Franklin, Scott Henderson, Todd Jacob, Scott Lutz, Carly McCrory, and Laura Weis.

**Chairperson:** Garry Herzog

### **-- Agenda Topics & Staff -----**

I.	Call to Order	Garry Herzog
II.	Public Comments	Garry Herzog
III.	Approve Minutes of Meeting: April 17, 2018 & November 20, 2019	Garry Herzog
IV.	Savoy Co-op Event Presentation	Larry Kanfer
V.	Savoy Comprehensive Plan Update	Dennis Donaldson
VI.	Adjourn	Garry Herzog



**MINUTES OF**  
**ECONOMIC DEVELOPMENT COMMISSION**

DATE: April 17, 2018

PLACE: Savoy Municipal Center  
611 N. Dunlap Avenue  
Savoy, IL 61874

**ECONOMIC DEVELOPMENT  
COMMISSIONERS PRESENT:**

Chairman Garry Herzog  
Jim Sinclair  
Jack Franklin  
Todd Jacob  
Scott Henderson  
Chairman Garry Herzog

**ECONOMIC DEVELOPMENT  
COMMISSIONERS ABSENT:**

Scott Lutz  
Laura Weis (Ex-Officio)  
Craig Rost (Ex-Officio)

**TRUSTEES, OFFICERS, AND STAFF PRESENT:**

Dick Helton, Manager  
Dennis Donaldson, Director of Planning & Economic Development  
Dan Davies, Zoning Administrator  
Joan Dykstra, Trustee & President-Elect  
Jan Niccum, Savoy Trustee  
Kim Leese, Administrative Assistant/Deputy Clerk

**GUESTS:**

Susan Monte, Champaign County Regional Planning Commission  
Ashley McLaughlin, Champaign County Regional Planning Commission  
Kathleen Oldrey, Champaign County Regional Planning Commission  
Bob Householder, Skateland  
Lindy Edmund-Massage Envy

**CONVENED: 12:13 p.m.**

**CONCLUDED: 1:15 p.m.**

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**I. CALL TO ORDER, QUORUM DECLARED**

Chairman Garry Herzog called the meeting of the Economic Development Commission to order at 12:13 p.m., and a quorum was declared.

**II. MINUTES OF MEETING**

Scott Henderson made a motion to approve the Minutes of Meeting for April 18, 2017, seconded by Todd Jacob. All were in favor and the minutes were approved.

### III. COMPREHENSIVE PLAN UPDATE

Staff from the Champaign County Regional Planning Commission reviewed the timeline of the Savoy Comprehensive Plan. Some items briefly discussed were the plan area, biggest differences, employment data, TIF, and future workshops. The following questions were asked and discussed:

Q1. What's working well for your business?

- Centrally located in high-traffic feeder route-rural traffic coming to work on Route 45 and stopping at businesses.
- Population and socio-economic make-up of area.
- Growing business to meet what the community desires (example laser tag).
- Good mix of residential and business.
- Came to this community because they reviewed the Comprehensive Plan that was in place when they were looking for their site.

Q2. Does your business have plans to expand/reduce or are you satisfied where you are at today?

- Prairieland Feeds has plans to expand.
- Massage Envy would expand if they could find additional qualified massage therapists to employ.
- Competent employees are lacking for their businesses (some employers).

Q3. What assets would you like to see provided, created, or expanded in Savoy?

- Central downtown area.
- Some wanted round-a-bouts.
- Central focus for events that could be held (destination and place to go).
- Outdoor gathering spaces.
- Helton stated Savoy has been working on a town center concept, due to the parameters in the previous comprehensive plan, by obtaining properties in the designated area.

Q4. What should Savoy do differently to assist/encourage/provide for your business?

- Some don't see it as Savoy's responsibility to promote their business.
- Some encourage membership in the Savoy Co-op. Savoy matches advertising dollars. Some Trustees and President have gone out to recruit members to let them know about the opportunity.

Q5. What type of business would you like to see locate in Savoy

- Restaurants, including a breakfast place and coffee shops.
- One business has increased shop lifting along with increased business.
- Helton mentioned that there are some limitations to building a coffee shop in Savoy because potential coffee shop owners have stated the best location for them would be on the east side of Dunlap Avenue (Router 45). Due to the railroad location, it isn't possible.

A survey was distributed. It is also online.

Chairperson Herzog asked due to the dynamic of online businesses, which are tax exempt, how do business owners get customers to shop local? It has impacted a few businesses. Trustee Niccum said that local mail carriers are noticing it, too. Herzog said he is working on having an online presence.

Transportation was briefly discussed: a future right turn lane at Curtis Road. Also, that the Bloomington Airport is tax supported and Willard Airport is not. Lastly, that some present received an MTD survey asking if they were aware of services, etc.

#### **IV. ADJOURN**

**There being no further business to come before the Economic Development Commission, Scott Henderson made a motion to adjourn, seconded by Todd Jacob. Commissioner Herzon adjourned the meeting at 1:15 p.m.**

Respectfully Submitted,



Kim Leese, CMC  
Deputy Clerk

This meeting was taped.



**MINUTES OF**  
**ECONOMIC DEVELOPMENT COMMISSION**

DATE: November 20, 2018

PLACE: Savoy Municipal Center  
611 N. Dunlap Avenue  
Savoy, IL 61874

**ECONOMIC DEVELOPMENT  
COMMISSIONERS PRESENT:**

Jack Franklin  
Todd Jacob

**ECONOMIC DEVELOPMENT  
COMMISSIONERS ABSENT:**

Chairman Garry Herzog  
Scott Lutz  
Scott Henderson  
Laura Weis (Ex-Officio)  
Carly McCrory (Ex-Officio)

**TRUSTEES, OFFICERS, AND STAFF PRESENT:**

Dick Helton, Manager  
Dennis Donaldson, Director of Planning & Economic Development  
Jan Niccum, Savoy Trustee  
Dee Shonkwiler, Savoy Trustee  
Kim Leese, Administrative Assistant/Deputy Clerk

**GUESTS:**

Ben Zigterman, News-Gazette

**CONVENED: 12:17 p.m.**

**CONCLUDED: 12:32 p.m.**

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**I. CALL TO ORDER, QUORUM DECLARED**

Chairman Garry Herzog was not present. Todd Jacob led the meeting and called it to order at 12:17 p.m. There was not a quorum present.

**II. PUBLIC COMMENTS**

Todd Jacob asked for public comment on the agenda items and non-agenda items.  
Public comment on agenda items: None

**III. MINUTES OF MEETING**

Due to a lack of quorum, the April 17, 2018, Minutes of Meeting were not approved.

**IV. TIF APPLICATION**

Dick Helton stated he received a TIF Application from MCJ Holdings, LLC & GAM Properties, LLC. The lead on the properties is Chris Saunders of Green Street Reality. Helton distributed a diagram of the development they are undertaking. It will be a 5,000 square foot building, with about 1,600 square feet that is already leased out to a donut shop. The first building should be complete around March 30, 2019. The opening of the donut shop is April 1, 2019.

They are actively trying to rent the other 3,400 square feet. They are looking at constructing another building immediately. They own the property and they qualify for the TIF reimbursements that they generate. The TIF district expires in 2022. They will have approximately two years of TIF payments that will be eligible. They stated they are okay with it-anything helps.

Helton stated it is a good project and a good developer. He stated that he is comfortable with what has been presented to him. The total cost of the project is about \$1.3 million for the first building. He doesn't have the second building information at this time. Helton stated there is an opportunity for an additional structure to be built on the back property in the future. He estimated the potential value for the entire property to be \$3 ½ million dollars.

Helton requested a recommendation from the EDC to the Board of Trustees to put together a Redevelopment Agreement to be presented to the Board in the next month or so. Helton is waiting for some information from the developers to finish out the Redevelopment Agreement. He anticipates receiving the information quickly. Helton expects to take the information to the Board of Trustees either late December or early January for final approval.

Helton stated there could be a potential restaurant opened on this site. The hours of operation will approximately be the noon hour through late evening hours. Helton stated the donut shop is independent and locally owned. Helton said the donut shop is called Industrial Donuts. Helton stated at this time there is no second floor. He also stated he did not anticipate a second floor on any of the buildings in this development. Todd Jacob and Jack Franklin both agreed to have the information passed to the Board of Trustees for approval.

#### **V. SAVOY COMPREHENSIVE PLAN UPDATE**

Dennis Donaldson stated there was two public forums that reviewed the draft of the Future Land Use Map. Dennis Donaldson said there were some concerns voiced at the forums. All input is being reviewed and Savoy will get it back late December/early January. Dennis Donaldson stated that by the end of 2019 Savoy will have a completed plan. Dennis stated if anyone is interested in looking at this information to contact him.

#### **VI. ADJOURN**

**There being no further business to come before the Economic Development Commission, Todd Jacob adjourned the meeting at 12:32 p.m.**

Respectfully Submitted,



Kim Leese, CMC  
Deputy Clerk

This meeting was taped.