

# MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION

October 10, 2024

A special EDC meeting was held on Thursday, October 10, 2024.

The meeting began at 8:01 A.M.

**MEMBERS PRESENT:** Bill Geary, Tom Herbstritt, Michael Giannelli, and Giuliano Petrucci

**MEMBERS ABSENT:** Sixto Rincon

**ALSO PRESENT:** Nicholas Walny – Director of Community Development, Ryan Adriatico – Senior Planner, Rudolph Repa - Village Planner, Joe Montana – Village Attorney, Zachary Kafitz – Sarnoff Property Tax, Jaroslaw Momotko – Unlimited Glass and Mirror Corp.

**MOTION TO ACCEPT** minutes from the November 30, 2023, meeting made by Billy Geary

**SECONDED** by Tom Herbstritt. **VOICE VOTE CARRIED.**

**Old Business:** *none*

**New Business:** *Economic Development Commission update.* Nicholas Walny informed the EDC of two resignations from the commission: Frank Cangelosi and Kirk Allen. Mr. Walny thanked the two former members for their many years of service on the EDC. Their input was invaluable in guiding recommendations that helped foster the economic vitality of the community.

Additionally, with the two resignations, Mr. Walny informed the EDC of the restructuring of the commission from 7 members to 5 citing difficulties establishing quorum. It is our hope that with 5 members, delays caused by a lack of quorum will no longer be an issue.

**New Business:** *Discussion on and consideration of a 6b real estate tax assessment application by 9112 Belden Avenue, LLC for the property located at 9112 Belden Avenue, Franklin Park, IL 60131.*

Mr. Kafitz opened the discussion by introducing himself and his client, Jaroslaw Momotko of Unlimited Glass and Mirror Corp. Mr. Momotko is requesting a resolution for a 6b property tax assessment based on the substantial rehabilitation of the property located at 9112 Belden Avenue.

Mr. Kafitz continued by stating that the property is currently owned by the Cook County Land Bank Authority. The subject property contains a 4,340 SF building that has been vacant for many years and has fallen into severe disrepair. Mr. Kafitz also indicated that taxes were last current in 2016 and have since been delinquent.

His client has operated his business in Woodale for several years and has outgrown their existing facility. Mr. Momotko plans to bring the 4340 SF building on the property up to code, an endeavor that will cost over \$200,000. Immediate necessary improvements include replacing the roof, upgraded lighting, replacement of the furnace, repair/replacement of windows, repair/replacement of the loading dock door and overhead doors, complete tuckpointing, office upgrades, and general maintenance.

Mr. Geary questioned the estimates and hoped that the applicant will have the ability to complete the significant rehabilitation that is required to bring the property up to code.

Mr. Momotko indicated that the estimates are on the high end by design and that they have budgeted to account for market changes and rising costs.

Mr. Walny discussed previous plans for the building, indicating that if no purchaser came forward through the Cook County Land Bank Authority, the Village intended to acquire the property and demolish it due to the volume of code violations and severe dilapidated condition of the building. Without the applicant's proposed use, this property would have been turned into a surface parking lot. Through this proposal, the applicant will be transforming a vacant property into a productive use which is a benefit to the community.

Members of the commission agreed and see the value in the applicant's proposal.

Mr. Giannelli discussed the importance of holding recipients of the 6b incentive accountable, urging Village staff to monitor and ensure that proposed improvements are implemented. If proposed improvements are not upheld, corrective measures should be taken.

**MOTION TO APPROVE RECOMENDATION** of the 6b incentive resolution made by Giuliano Petrucci.

**SECONDED** by Bill Geary. **VOICE VOTE CARRIED UNAMIOUSLY** with no conditions.

**Project updates from Staff:** *none*

**Report from the Mayor:** *none*

**Public Comment:** *none*

With no further business before the Commission, Tom Herbstritt **MADE A MOTION** to adjourn. Giuliano Petrucci **SECONDED** the motion. **VOICE VOTE CARRIED UNANIMOUSLY.**

Meeting adjourned at 8:16 A.M.

Respectfully submitted,

Ryan T. Adriatico