

# MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION

September 24, 2009

A meeting of the EDC was held on Thursday, September 24, 2009.

The meeting began at 8:17 A.M.

**MEMBERS PRESENT:** Tom Herbstritt, Nick Sisto, Mike Briggs and Joe Penar (arrived 8:14AM).

**MEMBERS ABSENT:** Perry DuBose, Mike Giannelli and Don Olson.

**ALSO PRESENT:** Jeff Eder- Community Development Director, Nicole Driskell- Community Development Administrator, and Tom Brimie- Village Trustee.

**MOTION TO ACCEPT** amended minutes from last meeting held on Thursday, August 27, 2009 as presented by Nicole Driskell, was made by Nick Sisto. Mike Briggs **SECONDED** the motion. **VOICE VOTE CARRIED.**

A list of Business Retention Visits conducted over the past four (4) years and all upcoming visits was presented to the members as was an invitation to the next Elgin O'Hare public meeting.

## **New Business:**

None

## **Old Business:**

### *Plote Purchase of Seymour Avenue Centrella Site*

Discussion commenced on Plote and the Centrella site on Seymour Avenue. Currently, the deal has been dropped and it does not appear as if it will be resurrected.

Discussion also commenced on the daily first batch of asphalt Plote representatives offered to the Village to fill potholes in the area at last month's meeting. The members inquired if there have been any conclusions made or anything in progress. Discussion commenced.

### *Business Retention Visits*

Mr. Penar led a discussion regarding recent Business Retention Visits. Discussion commenced on the different responses from small businesses versus large businesses. Further discussion commenced on upcoming retention visits.

### *2009 Business Appreciation Luncheon*

The current attendance count for the 2009 Business Appreciation Luncheon was discussed along with attendance numbers from previous years.

## **Project Updates:**

### *Elgin O'Hare Western Bypass*

Option D for Bypass construction and its impact on Franklin Park were discussed as were the properties that will be impacted by the project. The process of State purchase of properties for the project was discussed as was the meeting Mr. Eder held for all potentially affected property owners and tenants. The desire of businesses to stay in Franklin Park and their contact with Mr. Eder for assistance in that regard was also discussed.

### *Grand Avenue/Mannheim Road Development – Franklin Marketplace*

Mr. Eder informed the members that the sanitary sewer work for the entire parcel is complete and the storm water work and water main are to be completed within the next few weeks. Mr. Eder hopes to be able to turn the individual parcels/"pads" over to their respective signed business soon. Discussion commenced on the three (3) businesses signed on to the project: CVS, Chase Bank and Sonic.

## **Other Topics:**

### *Inspectional Services*

Discussion commenced on the Inspectional Services/Building Department and the positive feedback the members have received from companies on their various Business Retention Visits.

Discussion also commenced on the potential conflict between Mr. Eder's duties as the Director of Community Development and the Director of Inspectional Services/Building Department. The members voiced their concern for the combination of these two positions.

### *Trustee Tom Brimie*

Trustee Brimie was introduced to the EDC members present. Mr. Penar led a discussion regarding the duties of the EDC so Trustee Brimie may better understand the function of the Commission. Past 6b tax incentives that have been granted to companies and the subsequent improvements to those buildings were also discussed.

### *EDC Newsletter*

Trustee Brimie proposed that the EDC consider preparing a monthly or quarterly newsletter that can be distributed with monthly water bills in order to inform the community of their work, the annual luncheon (for businesses only), and the ways in which the EDC can assist businesses in the Village of Franklin Park.

### *KTR River Road Buildings*

Mr. Briggs led a discussion regarding the KTR owned buildings on River Road, the tenant that is set to move in, and remaining available space.

### *Vacancies*

Vacant industrial buildings in Franklin Park were discussed as were regional vacancy trends.

### *Frain*

The Frain Group was discussed as were their properties on Grand Avenue and Fullerton Avenue.

### *Motorola Building*

Mr. Sisto led a discussion regarding the former Motorola building at 9401 Grand Avenue and inquired into the current status of the building as well as future plans for the property. The Imperial Realty building immediately behind the former Motorola building was also discussed.

### *Central Grocers*

The Central Grocers property at Wolf Road and Belmont Avenue was discussed as was Hill Mechanical's interest in acquiring the property. Mr. Herbstritt inquired as to Hill Mechanical's interest in adjacent sites.

Mr. Sisto noted that if Chicago is granted the Olympic Games in 2016, real estate activity in the area will likely increase.

### *American Standard Circuits*

Discussion commenced on the American Standard Circuits building being vacant. Mr. Eder informed the members that the new business venture of the American Standard Circuits owner will likely take tenancy in that building.

### *Grand Avenue/Mannheim Road Corridor*

Discussion commenced on Mayor Pedersen's desire to do research and planning for the Grand Avenue/Mannheim Road corridor. The Mayor would like to see a master plan for that area. Mr. Penar concurred that the Grand Avenue/Mannheim Road area is vital to the community's image and that though Franklin Avenue is typically thought of as the downtown area, Grand Avenue is really the heart of Franklin Park. Mr. Penar is very concerned with the community image set forth on Grand Avenue and Franklin Avenue.

Being no further business before the Commission, Mike Briggs **MADE A MOTION** to adjourn. Nick Sisto **SECONDED** the motion. **VOICE VOTE CARRIED.**

Meeting adjourned at 9:00 A.M.

Respectfully submitted,

Nicole Driskell