

MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION

June 24, 2010

A meeting of the EDC was held on Thursday, June 24, 2010.

The meeting began at 8:00 A.M.

MEMBERS PRESENT: Joe Penar, Mike Giannelli, Tom Herbstritt, Don Olson, Perry DuBose, and Nick Sisto.

MEMBERS ABSENT: Mike Briggs.

ALSO PRESENT: Jeff Eder- Community Development Director, Nicole Driskell- Community Development Administrator, and Patrick Ainsworth- Community Development Summer Intern.

MOTION TO ACCEPT minutes from last official meeting held on Thursday, May 27, 2010 as presented by Nicole Driskell, was made by Nick Sisto. Don Olson **SECONDED** the motion.
VOICE VOTE CARRIED.

New Business:

None

Old Business:

None

Project Updates:

Mr. Eder led a discussion regarding properties under 10,000 square feet that are in foreclosure. He informed the members that the Building Department is receiving notice of foreclosure on industrial properties at a rate of roughly one per month. Currently, there are four bank owned industrial properties and zero bank owned commercial properties in the Village. Residential foreclosures are being received at a rate of four to seven per week and total approximately 200 Village wide. All residential properties in foreclosure are single family residences: houses and a few condominiums. Discussion commenced on why people "walk away" from their mortgages, the percentage of residential foreclosure over the past few years and short sales.

Other Topics:

Mr. Eder led a discussion on CenterPoint's purchase of the Central Grocers site in the Centrella/Seymour Avenue area. Discussion commenced on the foundation removal, environmental issues, the previous problems with this transaction, and the potential for a 6b presentation on this property. Mr. Eder informed the members that CenterPoint will not bring a 6b application before the EDC on a spec building.

Discussion commenced on other large parcels in Franklin Park.

Mr. Penar led a discussion regarding the relocation of Navistar and that Franklin Park should attract this business to our area. Discussion commenced on Navistar's space requirements and the chance of Franklin Park presenting a successful bid for this company.

Mr. Penar and Mr. Eder led a discussion on the proposed overlay district currently before the Zoning Board of Appeals. Mr. Giannelli confirmed the boundaries of the proposed overlay district. Mr. Olson offered comments on the area selected.

Mr. Penar addressed the filtration problems many companies suffer which are caused by particulate matter in the air. Mr. Giannelli's company and Semler Industries were cited as examples. Complaints about dust were discussed as were the measures taken by Waveland Recycling and Plote to combat dust production. Mr. Giannelli discussed his problems with dust. Discussion commenced on seeding vacant properties in town to decrease dust.

Mr. Eder led a discussion regarding potential tenants for the former Central Grocers property in the Centrella/Seymour Avenue area.

Mr. Eder also led a discussion regarding Lafayette Steel recruiting CenterPoint as a new landlord as the former landlord would not invest in or maintain the building.

Mr. Giannelli inquired about the Brunner and Lay building on King Street. Discussion commenced on the property, contamination and the company's relocation.

Mr. Eder led a lengthy discussion/review of the 6b history spreadsheet prepared by Patrick Ainsworth. This spreadsheet addressed details of all 6b applications filed from 2007 to 2010. The members inquired about various issues for each application including:

- Construction status
- Building code compliance
- Outstanding issues/violations
- Landscaping
- Execution of various improvements committed to in the 6b application
- Number of jobs
- Money spent/budget
- Difficulties in development
- Changes to original development plans

Mr. Eder led a discussion regarding a Staples warehouse in Franklin Park. Mr. Penar discussed the possibility of a Staples store in Franklin Park.

Mr. Sisto inquired about a big box store to anchor the Franklin Crossings at Grand Avenue and Mannheim Road. Mr. Eder informed the members that most big box chain stores are not doing much development in this economy.

Mr. Herbstritt led a discussion regarding Midwest Bank on Franklin Avenue.

Mr. DuBose suggested the EDC set up "follow up" meetings for each 6b application they approve. These meetings would take place at a pre-set/standard time after the application is approved by the EDC and would allow the EDC to verify that the applicant has followed through on all the improvements they committed to making during the application presentation. Mr.

Penar concurred and noted that these “follow up” meetings would help the EDC feel more confident in granting a 6b by allowing them to see the resulting development as promised.

Business Retention Visits were discussed. Mr. Ainsworth discussed numerous retention visits which required an EDC member’s attendance. Updates will be conveyed to the members via email.

Being no further business before the Commission, Mike Giannelli **MADE A MOTION** to adjourn. Tom Herbstritt **SECONDED** the motion. **VOICE VOTE CARRIED.**

Meeting adjourned at 9:13 A.M.

Respectfully submitted,

Nicole Driskell