

MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION

October 27, 2011

A meeting of the EDC was held on Thursday, October 27, 2011.

The meeting began at 8:07 A.M.

MEMBERS PRESENT: Kirk Allen, Mike Giannelli, Tom Herbstritt, and Bill Geary.

MEMBERS ABSENT: Dan Olson and Perry DuBose.

ALSO PRESENT: Jeff Eder- Community Development Director, Nicole Driskell- Community Development Administrator, Patrick Ainsworth- Community Development Intern, and Barrett Pedersen- Village President (arrived 8:23A.M.).

MOTION TO ACCEPT minutes from last official meeting held on Thursday, August 25, 2011 (September 22, 2011 meeting was unofficial due to lack of quorum), as presented by Nicole Driskell, was made by Kirk Allen. Bill Geary **SECONDED** the motion. **VOICE VOTE CARRIED.**

New Business:

Mr. Eder discussed a 6b application for 3747 Acorn that could be coming before the EDC in the coming months. This company cancelled their application in July. A contract has been executed and discussion commenced on the fee from the July application. Mr. Eder informed the members that the company will be expanding with this relocation from their currently leased facility in Schiller Park. Upon purchase, relocation and establishment in Franklin Park, the company plans to increase their staff from seventy (70) employees to one hundred (100) employees. The building at 3747 Acorn is approximately 70,000 square feet with a shop on the first floor that will be used for preparation space and production scheduling and a second floor office. Mr. Eder also discussed how this property and area will be affected by the Elgin O'Hare bypass project.

Mr. Eder led a discussion regarding the upcoming Leyden High School Career Fair.

Mr. Eder informed the members that he attended the annual ICSC Conference in early October. He noted that he spoke with various developers and brokers and that he was surprised to see how few retailers were present and representing themselves. Discussion commenced on potential tenants for the former Kmart property as the broker informed Mr. Eder at the conference that he has four (4) potential tenants with letters of intent. Mr. Eder noted that though he has not been told who these potential tenants are, he has been informed that all are traditional retailers.

In addition, Mr. Eder informed the members that Bradford has a potential anchor tenant interested in the Grand and Mannheim development that may force a redesign of the site and include the Resurrection property. Mr. Giannelli led a discussion on the square footage/foot print of the area in question. Mr. Herbstritt noted his concern for CVS being in competition with this potential tenant. Mr. Pedersen discussed CVS' covenants/exclusivity. Discussion commenced on the hard corner of Grand and Mannheim.

Old Business:

The annual Business Appreciation Luncheon was discussed.

Project Updates:

Mr. Eder informed the members that Interplex Daystar, a company that will be affected by the Elgin-O'Hare bypass project, is waiting on the Federal government to purchase their current building in the project right-of-way before they close on the former Olmarc building.

Mr. Eder updated the members on the status of the Elgin-O'Hare bypass project. He noted that the current plan is to start work on the existing Elgin-O'Hare while designing the new extension and that new construction will commence in 2018/2019. He informed the members that the State and Tollway want to purchase the property in the right-of-way, demolish all structures, and then let the land remain vacant until construction commences. Mr. Eder also noted that he has been working with the State and Tollway to relocate existing businesses in the planned right-of-way. Discussion commenced on the Elgin-O'Hare project.

Mr. Eder updated the members on the demolition of the Super 8 on Mannheim Road. Mr. Giannelli inquired about what the property will look like after demolition is complete. Mr. Eder informed the members that it will be graded and grassed. Mr. Herbstritt inquired about when it will be sold. Mr. Eder noted that the Village will put a lien on the property for the demolition costs, will eventually foreclose and subsequently own the property. Mr. Geary inquired about the cause of the fire. Mr. Eder noted that arson was the cause. Mr. Eder also led a discussion on flooding on that property as it was recently discovered that it was connected to the apartments immediately behind it which subsequently flooded when the hotel flooded. Mr. Herbstritt inquired further about the foreclosure and future ownership of the property. Mr. Eder informed the members that the Village will foreclose for the amount it has invested for the demolition of the structure, grading and grassing of the vacant land and the wall construction necessary to close off the connection between where the hotel was and the apartments to the rear. Mr. Eder discussed the suspicious activity surrounding the fire and the water and sewer cutoffs on the property.

Discussion Items:

Discussion commenced on the Elgin-O'Hare bypass project closing access to Franklin Avenue from Acorn.

Mr. Giannelli inquired about the Central Grocer property near Carnation and Seymour. Mr. Eder noted that there has been some discussion on the property with a few potential tenants.

Mr. Geary and Mr. Allen inquired about various other vacant properties and the Fresh Express deal.

Mr. Giannelli inquired about the vacant Starbucks building and if there has been any interest voiced in that property.

Mr. Eder discussed the new tenant for the old Blockbuster site.

Mr. Eder and Mr. Pedersen led a discussion regarding a stoplight at the Jewel complex on Grand Avenue and funding for that project.

Mr. Eder led a discussion regarding the November and December EDC meeting schedule. It was determined that the December meeting should be rescheduled to Thursday, December 15, 2011.

Mr. Pedersen noted that the Village has received an investment grade rating, and that the following contracts were renegotiated and resulted in savings for the Village: NORCOM, AT&T, waste removal contract. The waste removal contract has current savings with future increases, but those increases are lower than previous increases. Discussion commenced on the new garbage contract and garbage removal problems in the Village.

Mr. Pedersen noted the recent non-union staff raises.

Mr. Eder discussed his meeting with Dave Talbott, Village Engineer, and Joe Thomas, Public Works consultant, regarding the expansion of water retention and detention. Mr. Giannelli noted his concern for erosion at the creek near his building now that the banks have been cleaned up and loose dirt remains.

Mr. Herbstritt led a discussion regarding flooding on Addison. Mr. Eder informed the members that he has met with the affected businesses and has been discussing possible solutions. He noted that the Elgin-O'Hare bypass project will dramatically improve flooding in the area, but that portion of the project will not commence for many years. Mr. Eder informed the members that in the meantime, he is reviewing possible temporary and permanent solutions to the flooding problem in that area.

Mr. Eder led a discussion regarding recent and upcoming business retention visits.

Discussion commenced on the following topics:

- flooding through the Village
- the proposed SSA on Cullerton
- home rule and legislation at the State and Federal levels
- potential projects on North Mannheim Road
- the smart grid legislation and company costs due to unscheduled loss of power

Being no further business before the Commission, Kirk Allen **MADE A MOTION** to adjourn. Bill Geary **SECONDED** the motion. **VOICE VOTE CARRIED.**

Meeting adjourned at 9:17 A.M.

Respectfully submitted,

Nicole Driskell