

MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION

January 26, 2012

A meeting of the EDC was held on Thursday, January 26, 2012.

The meeting began at 8:01 A.M.

MEMBERS PRESENT: Mike Giannelli, Tom Herbstritt, Kirk Allen, Dan Olson, Perry DuBose, John Kelly (arrived at 8:16) and Bill Geary (arrived at 8:30).

MEMBERS ABSENT: None

ALSO PRESENT: Barrett Pedersen – Village President, Tom Brimie – Village Trustee, Jeff Eder- Community Development Director, Nicole Driskell- Community Development Administrator, Patrick Ainsworth- Village Planner, and Mark Lawton- Pioneer Press Reporter (arrived 8:07 AM)

MOTION TO ACCEPT minutes from last official meeting held on Thursday, December 15, 2011, as presented by Nicole Driskell, was made by Dan Olson. Kirk Allen **SECONDED** the motion. **VOICE VOTE CARRIED.**

New Business

Project Updates:

Mr. Eder discussed project updates occurring within the Village including Craftsman Custom Metals not purchasing the property at 3747 Acorn, a property on which they had been granted a 6b, due to environmental concerns. Mr. Giannelli inquired about the environmental issues with 3747 Acorn. Mr. Eder, Mr. DuBose, Mr. Giannelli and Mr. Herbstritt talked about the applicant, the 3747 Acorn property, roadway configuration issues, Elgin O'Hare expansion project and the 6b application.

Mr. Eder discussed the Rixson property located at 9100 W Belmont Ave. He mentioned that there are two interested parties. One developer wants to tear down the building and build a 100,000 sq. ft. distribution center. Another party wants to occupy the building as an end user. Mr. Giannelli and Mr. Herbstritt inquired about the condition of the building and about the potential occupiers. Mr. Eder mentioned that there is a company from Northlake, IL that is looking to expand and relocate. He added that there are two acres next to the Rixson that the Village owns. This land could be sold off in conjunction with redevelopment of the Rixson property if it is needed.

Mr. Eder then discussed about the current market conditions regarding industrial properties. He talked about the former Central Grocers site and CenterPoint Properties. Mr. Eder added that CenterPoint will be prepping the former Central Grocers site in the upcoming summer. CenterPoint will also have to remediate the site due to underground storage tanks. Mr. Eder then talked about a CenterPoint property near Cullerton and Belmont, GCC Drum. Mr. Allen added to the discussion about CenterPoint and about the floodplain designation.

Mr. Pedersen discussed the need for newer Fire Department equipment and mentioned that the Franklin Park Fire Department will be getting a new fire truck with the help of a federal grant.

The fire engine will cost about \$350,000. Mr. Allen inquired about the maker of the fire engine. Mr. Pedersen and Mr. Herbstritt talked about fire engine makers and what state fire engine makers are located in.

Mr. Pedersen also mentioned that he met with the Illinois Governor and based on the meeting, the Village will be receiving an additional \$85,000 in funds for road improvements from the state.

Mr. Pedersen discussed a potential company moving into Franklin Park and referred to the Joslyn site as a potential development site. He mentioned that this would be a perfect site for industrial development, but it is considered a brownfield and that the IEPA is having difficulty enforcing remediation efforts on the landowners of the Joslyn site. He added that he would like to see the Attorney General's Office take over the enforcement of this case to move the clean-up efforts along. Mr. Eder added to the discussion about the former operations that took place on the Joslyn site and how Joslyn does not want to sell the property. Mr. Herbstritt inquired about the Joslyn facility and their former operations. Mr. Eder discussed MacClean Power Systems buying out the Joslyn operations and moving these operations to MacClean's Addison Street facility. Mr. Pedersen inquired about the age of the Joslyn facility. Mr. Eder responded by talking about the history of the site and facility.

Mr. John Kelly walked in at 8:16 AM.

Mr. Pedersen introduced Mr. John Kelly, newly appointed Economic Development Commission member. Mr. Pedersen added that Mr. Kelly is also being hired as a consultant for the Village of Franklin Park in regards to power reliability.

Mr. Kelly brought up his credentials and about the Galvin Electricity Initiative (Galvin). He further discussed the start of the Galvin Electricity Initiative in regards to the 2003 blackout in the northeastern United States.

Mr. Pedersen discussed the Mannheim/Belmont ComEd power station. He also mentioned that approximately one billion dollars are coming in power upgrades. Some of these upgrades will be coming to Franklin Park. Mr. Eder, Mr. Herbstritt and Mr. Kelly added to the discussion about ComEd.

Mr. Giannelli talked about electric power rates.

Mr. Pedersen and Mr. Eder talked about power fluctuations and the reliability of power in the area. Mr. Eder mentioned companies like Pactiv, Sloan Valve and Allied Die Cast have experienced power issues.

Electric Power Challenge –

Nicole Driskell presented a memorandum from Sloan Valve to all members regarding power fluctuation and company loss.

Mr. Giannelli, Mr. Kelly, Mr. Allen, Mr. Eder and Mr. Pedersen talked about issues with power reliability, manufacturers and the recent legislation for ComEd improvements.

Mr. Giannelli discussed the specific losses he faces when power fluctuations occur at his facility. Mr. Pedersen and Mr. Kelly inquired what measures his company has to undergo when such an

event takes place. Mr. Giannelli discussed the specific activities that his workers take when power fluctuations occur.

Mr. Eder and Mr. Allen discussed the issues with Sloan Valve and with Bretford.

Mr. Kelly talked about the project that he is specifically involved with. Mr. Pedersen added that the Village of Franklin Park has retained Mr. Kelly's services for the Electric Power Challenge project. Mr. Kelly talked about Franklin Park potentially being a pilot city for developing a power plan; he also mentioned that power monitoring will need to be in place for such a plan to develop.

Mr. Herbstritt inquired about the relationship between ComEd and Galvin Institute. Mr. Kelly discussed the relationship between ComEd and Galvin.

Mr. Eder, Mr. Pedersen and Mr. Giannelli talked about the following topics: the Belmont/Mannheim power station, the weeds around the Belmont/Mannheim ComEd power station, permits being issued from the Village of Franklin Park to ComEd to work on the Belmont/Mannheim power station, rate increases and accountability with ComEd rate hike legislation.

Mr. Giannelli talked about the rate increases he has experienced at his company. Mr. Geary, Mr. Kelly, Mr. Pedersen and Mr. Herbstritt talked about electric rates with other providers. Mr. Geary mentioned that his company has seen a decrease in energy costs. Power companies that were brought up include MidAmerica and Integris.

Mr. Pedersen, Mr. Herbstritt and Mr. Giannelli talked about renewable energy, natural gas, tracking and off peak hours. Mr. Pedersen added that in some cases, energy companies will pay companies to use power during off peak hours.

Mr. Kelly talked about his knowledge about real time pricing, power generators and variable generators that activate in some facilities when power costs exceed a certain rate. Mr. Herbstritt mentioned that his company added natural gas generators to back up their computers. Mr. DuBose and Mr. Allen talked about the generators that their companies added.

Mr. Pedersen talked about the power challenge project and how the public needs to be educated about ComEd's real time power pricing. He mentioned that operating a dishwasher at 2 AM is much cheaper than other times of the day. He also mentioned that there are products sold at electronic stores to help set appliances to run at specific times when power costs are low. Mr. Kelly added that the Geek Squad (Best Buy) will soon be offering energy audits to the public in order to reduce their energy consumption. Mr. Pedersen inquired about where generators can be placed at which facilities to get the "best bang for the buck". Mr. Kelly responded that a monitoring mechanism needs to be established and he needs to understand what companies are attached to what circuits in order to understand power fluctuations and what businesses are impacted from power fluctuations. He added that manufacturers in the area will have to be monitored in order to obtain such information. He also added that he is currently working on a power plan map for Oak Park, IL and Elmhurst, IL. This map has overlay colors showcasing problem areas in relation to power delivery.

Mr. Pedersen inquired about Ace Hardware experiencing power issues. Mr. Olson said that Ace Hardware does not have any particular issues, only when there are accidents behind the store and people hit the utility pole.

Mr. DuBose discussed the lack of issues he is facing at his facility on Mount Prospect Road. Mr. Eder inquired about any issues facing the Nestle and US Smokeless facilities on Mount Prospect Road. Mr. DuBose did not know of any issues they are currently facing.

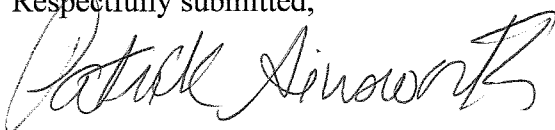
Mr. DuBose talked about his concern with the speed limit on Mount Prospect Road. Discussion commenced about the shift changes at Nestle resulting in drivers using the middle lane to pass trucks and other vehicles in the actual travel lane. Mr. DuBose discussed a deadly accident involving a motorcycle. Mr. Pedersen added his knowledge on the particulars of this accident. He then inquired to Mr. DuBose about the details of the unsafe driving patterns he and his company experiences around the facility. Mr. DuBose described the unsafe driving conditions for his truck drivers and Mr. Eder discussed an email that was sent from Police Chief Witz about the safety concerns on Mount Prospect Road. Mr. Pedersen talked about the multiple jurisdictions found on this road including Bensenville, IL, unincorporated DuPage County and Franklin Park, IL. Mr. DuBose requested that a police car monitor this area. Mr. DuBose even gave the authority for police cars to be stationed at his property. He mentioned that the time of day that is most concerning is 4 PM to 4:30 PM and from 6 AM to 7 AM. Mr. DuBose also mentioned that Nestle employees are littering on his property. He mentioned that this happens particularly during lunch time. Mr. Eder discussed possible traffic improvements on Mount Prospect Road.

Mr. Eder mentioned that a potential 6b renewal application will be coming about next meeting, Geib Industries. Jeff discussed the history of Geib Industries and the building they are occupying. He added that Geib Industries is the owner of its own facility.

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

Meeting adjourned at 9:00 A.M.

Respectfully submitted,



Patrick Ainsworth