

MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION

April 25, 2013

An EDC meeting was held on Thursday, April 25, 2013.

The meeting began at 8:04 A.M.

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

MEMBERS ABSENT: John Kelly, Sixto Rincon and Dan Olson

ALSO PRESENT: John Schneider- Director of Community Development & Zoning, Eric Richard, Assistant Planner, Matt Welsch – Village Attorney, Tom Brimie – Village Trustee, Robert Sarnoff – Sarnoff & Baccash, Zach Kafitz – Sarnoff & Baccash, Helmut Mlakar – Vanguard Archives Holdings, Inc., Chris Pearson – Vanguard Archives

MOTION TO ACCEPT minutes from last official meeting held on March 21, 2013, as presented by Eric Richard, was made by Mr. Tom Herbstritt. Mr. Kirk Allen **SECONDED** the motion. **VOICE VOTE CARRIED.**

Old Business: *Discussion on and consideration of 6b real estate tax assessment application by North Trust Company, Trust Number 2364 for the property located at 3431 N. Powell St., Franklin Park, Illinois. Original petition for a 6b was brought before the Economic Development Commission on November 15, 2012.*

Mr. Kafitz opened by introducing himself and briefed on the history of petition for 6b on the subject property. Applicant is requesting a Class 6b on a vacant 86,642 square foot portion of the building, identified as “Parcel 2” in the plat of survey provided in the application. The 6b is being requested based on occupation of abandoned property for greater than twenty-four (24) months continuous vacancy without a purchase for value and with substantial rehabilitation and special circumstances.

Mr. Kafitz proceeded to notify the members that a tenant has been secured for “Parcel 2”; Vanguard Archives who currently occupies space in the building is consolidating their operations all into the subject property. They currently have a facility in the city of Chicago, Illinois. They will bring approximately 7 new jobs with the potential of 4-7 new hires in the long term.

Mr. Giannelli requested for clarification of the parcels identified in the plat.

Mr Kafitz confirmed that “Parcel 2” and “Parcel 6A” are currently vacant. “Parcel 2” is the vacant 86,642 square foot space in which 6b is being requested for the 6b. He proceeded to notify the EDC member that filing of the PIN subdivision to the Cook County Assessor’s Office was done in September 2012. The PIN subdivision will be completed when Leyden Township Assessors Office opens up in June (2013).

Mr. Herbstritt asked if a 6b could be approved on non-existent PINS.

Mr. Kafitz commented on his previous experience with similar situations; he noted that the 6b application can be submitted to Cook County before final PIN subdivision has been completed.

Mr. Schneider indicated that a recommended 6b resolution would not go before Village Board until June (2013) when PIN subdivision is complete.

Mr. Welch noted that if the tenant were to move in before the 6b application has been submitted to Cook County then they jeopardize their eligibility for a 6b tax incentive. He proceeded to indicate that the date in which the resolution goes into effect can be identified as a date after the PIN subdivision is final.

Upon discussion of the tenant moving in before the 6b application is submitted to Cook County and the PIN subdivision is complete, Mr. Welch noted that the EDC can request that tenant provide an affidavit stating they will move into facility once PIN subdivision is final and 6b resolution is approved by Village Board.

Mr. Pearson proceeded to discuss the timeline in which the new tenants would begin operations in the new facility. He indicated that full move in would probably not be complete until the end of the year as they need to install shelving and prepare the space for operations.

Mr. Schneider reiterated to the EDC and petitioners, that any resolution supporting a 6b will not move onto Village Board agenda until PIN subdivision is final. He proceeded to indicate that the affidavit from the tenant will be supplied to staff and then it will be sent to all EDC members.

MOTION TO RECOMEND APPROVAL of the 6b application by North Trust Company, Trust Number 2364 for the property located at 3431 N. Powell St., Franklin Park, Illinois subject to the petitioners providing staff with an affidavit of occupancy and the completion of the PIN subdivision for the subject property by Leyden Township Assessors Office was made by Tom Herbstritt. Kirk Allen **SECONDED** the motion. **VOICE VOTE CARRIED UNAMIOUSLY.**

New Business: none

Discussion Items (Staff updates):

- April 30th Special EDC meeting
- Re-paving of Franklin Ave.
- Flooding issues throughout the Village

Public Comment:

None

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

Meeting adjourned at 9:07 A.M.

Respectfully submitted,

Eric Richard