

## MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION

April 3, 2014

A Special EDC meeting was held on Thursday, April 3, 2014.

The meeting began at 8:06 A.M.

**MEMBERS PRESENT:** Mike Giannelli, Frank Cangelosi, Dan Olson, Tom Herbstitt and Bill Geary

**MEMBERS ABSENT:** Sixto Rincon and Kirk Allen

**ALSO PRESENT:** John Schneider, Director of Community Development, Eric Richard, Village Planner – Village of Franklin Park, Matthew Welch – Kathleen Field Orr and Associates, Mitchell Klein, Mathew Pankow – Plating International, Bob Benedict – Ajax tools, Brian Maher - Weis, DuBrock, Doody & Maher, Brian Liston, Patrick Kilmer – Liston & Tsantilis, Mark Lawton – Pioneer Press, Paul Just, Mike Schuth – Just Manufacturing, Barry Stokes, Patrick Shannon – ML Realty Partners, Colin Ralphs – Tuff Shed, Sam Durkin – JLL

**MOTION TO ACCEPT** minutes from last official meeting held on February 27, 2014, as presented by Eric Richard, was made by Mr. Tom Herbstritt. Mr. Dan Olson **SECONDED** the motion. **VOICE VOTE CARRIED.**

### **New Business:**

*Discussion on and consideration of a 6b real estate tax assessment application by Matthew Pankow for the property located at 11142 Addison Street, Franklin Park, IL*

Mr. Pankow opened by introducing the EDC to his business and his intents for the subject property. The petitioner is requesting a 6b tax incentive for the property located at 11142 Addison Street based on reoccupation of abandoned property for at least 24 continuous months, purchase for value.

Mr. Cangelosi asked if there are any environmental concerns with the site.

Mr. Pankow stated that this would be determined during the due diligence process.

Mr. Olson asked for clarification on the zoning concerns related to this property.

Mr. Pankow stated that they had to get zoning approval by the Village. This required recommendation from the Zoning Board of Appeals and an ordinance passed by the Village Board of Trustees.

Discussion took place on the improvements that the petitioner would be doing at the subject property, the unique aspects of this business and his current status with his facility in Melrose Park.

Mr. Giannelli asked that the petitioner provide staff with details outlining their planned improvements for the subject property.

**MOTION TO APPROVE RECOMENDATION** of the 6b application by Matthew Pankow made by Dan Olson. **SECONDED** by Tom Herbstritt. **VOICE VOTE CARRIED UNAMIOUSLY.**

*Discussion on and consideration of a 6b real estate tax assessment application by MLRP for the property located at 11039 Gage Street, Franklin Park, IL*

Mr. Liston opened by introducing his client and their intents for the subject property. The petitioner is requesting a 6bTax Incentive based on occupation of abandoned property for greater than twenty-four

months continuous vacancy without a purchase for value but with special circumstances and substantial rehabilitation.

Mr. Liston proceeded to discuss the company looking to locate to the subject property-Tuff Shed. They were previously located in the Village of Franklin Park and are currently located in Des Plaines. They plan to move all of their operations to the Franklin Park facility.

Mr. Herbstritt asked about the proposed improvements to the roof as indicated in the application.

Discussion took place on the petitioner's intents for the property, including the amount of work to be done at the site.

Mr. Olson asked how long they were previously located in Franklin Park?

Mr. Ralphs indicated that they were in Franklin Park for 5 years and move to Des Plaines due to the high taxes. They are particularly interested in moving back to Franklin Park due to the visibility of the site along I-294.

Discussion took place on the terms of their current lease and the proposed lease at the subject property.

Mr. Schneider and Mr. Welch indicated to staff that the Village can notify Cook County if a business vacates a site and request that the 6b tax incentive be rescinded.

Mr. Giannelli asked that an affidavit be provided to staff indicating that they will work in good faith to renew their lease upon at the subject property and occupy the site during the entirety of the 6b tax incentive. He proceeded to indicate that if a new tenant occupies the site with the 6b in place then the tenant needs to appear in front the EDC.

**MOTION TO APPROVE RECOMENDATION** of the 6b application by MLRP made by Bill Geary. **SECONDED** by Tom Herbstritt. **VOICE VOTE CARRIED UNAMIOUSLY.**

*Discussion on and consideration of a 6b real estate tax assessment application by ATW Properties, LLC for the property located at 10530 Anderson Place, Franklin Park, IL*

Mr. Bob Benedict opened by introducing his business, which has been located in Franklin Park for 53 years. He proceeded to indicate his intents for the subject property. He is requesting a 6b tax incentive based on the occupation of abandoned property, purchase for value with special circumstances.

Mr. Maher elaborated on the petitioners intents for the property including the special circumstances. The subject property has been vacant for less than 24 months. ComEd had been occupying only a portion of the property. With the exception of this tenant, the property has been vacant since September 2011.

Mr. Schneider spoke on the unique circumstance of the request. Discuss processed between the EDC members and staff on the notion of special circumstances.

Mr. Olson asked for the total costs of the project.

Mr. Benedict indicated that the total budget including the purchase of the site is in excess of \$1.7 million.

Discussion took place on the timeline of operating out of the building, the new product line acquired by the business warranting the need for additional space and history of the company in Franklin Park.

Mr. Giannelli asked that the petitioner provide staff with the complete budget of the project.

**MOTION TO APPROVE RECOMENDATION** of the 6b application by ATW Properties made by Bill Geary. **SECONDED** by Dan Olson. **VOICE VOTE CARRIED UNAMIOUSLY.**

*Discussion on and consideration of a 6b real estate tax assessment application by 9201 King Street Partners, LLC for the property located at 9201 King Street, Franklin Park, IL*

Mr. Liston opened by introducing himself and all parties involved with the petitioners application for a 6b tax incentive. The petitioner is requesting a 6b tax incentive based on occupation of abandoned property for less than 24 months continuous vacancy with a purchase for value, special circumstances and substantial rehabilitation. Just Manufacturing – located at 9233 King Street will be occupying the building with Prospect Tool, which is a direct subsidiary of Just Manufacturing.

Mr. Liston proceeded to discuss his client's intents to advertise jobs locally, via the Village of Franklin Park website.

Mr. Just spoke on his company and the 89 year history of their operations in Franklin Park. They have acquired a new subsidiary company and with this need more space to expand their business. The subject property is located next door to Just Manufacturing's current operations. Mr. Just proceeded to talk about the current structural issues with the building and the improvements that need to be made before occupying the space.

Mr. Herbstritt asked bout many cars can be parked at the site?

Mr. Just indicated that 15 cars can probably park at the site, but they don't expect any parking concerns as they are able to utilize the lot across the street, which they own.

Discussion took place on the notion of special circumstances between staff and the EDC members.

Mr. Schneider reiterated that in this case, special circumstance also includes the buildings unique layout (built lot line to lot line) and lack of loading space for delivery trucks.

Discussion took place on the amount of money that will need to be invested into the property.

Mr. Giannelli asked that the petitioners provide staff with the budget for facility improvements.

**MOTION TO APPROVE RECOMENDATION** of the 6b application by ATW Properties made by Tom Herbstritt. **SECONDED** by Bill Geary. **VOICE VOTE CARRIED UNAMIOUSLY.**

**Discussion Items (Staff updates):**

Mr. Schneider discussed on-going Village projects.

**Public Comment:** none

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

Meeting adjourned at 9:41 A.M.

Respectfully submitted,

Eric Richard