

## MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION

May 26<sup>th</sup>, 2016

An EDC meeting was held on Thursday, May 26<sup>th</sup>, 2016.

The meeting began at 8:00 A.M.

**MEMBERS PRESENT:** Frank Cangelosi, Kirk Allen, Tom Herbstritt, Mike Giannelli and Dan Olson

**MEMBERS ABSENT:** Bill Geary and Sixto Rincon

**ALSO PRESENT:**

John Schneider, Director of Community Development & Zoning, Zoe Heidorn – Village Planner, Matt Welch – Montana Welch Law, Richard Tetrault – Sureway Tool and Engineering Company, Tim Berger – Sureway Tool and Engineering Company, Terrence Griffin – Eugene L. Griffin & Associates, Ltd.

**MOTION TO ACCEPT** minutes of the February 25<sup>th</sup> meeting made by Tom Herbstritt

**SECONDED** by Kirk Allen. **VOICE VOTE CARRIED.**

**Old Business:** *none*

**New Business:** *Discussion on and consideration of a 6b real estate tax assessment renewal application by Ackley Holdings, LLC (Sureway Tool and Engineering Company) for the property located at 2939-59 Hart Drive, Franklin Park, IL 60131.*

Mr. Griffin opened by introducing his client, Sureway Tool and Engineering Company, and summarizing their intentions. The company is seeking a class 6b renewal for the property located at 2939-59 Hart Drive. The original class 6b incentive was implemented in conjunction with the 2006 tax year and will expire after the 2017 tax year unless it is renewed. The petitioner plans to continue the trajectory of growth seen since 2006, contingent upon granting of the 6b assessment.

Mr. Griffin provided a summary of the commitments his client made under the original class 6b application and those the company is now making. Under the original class 6b application, Sureway Tool and Engineering purchased the subject property for \$3.2 million in 2005, committed to creating 20 new jobs and projected capital expenditures of \$1.7 million. Since the incentive was implemented, the company has added 121 permanent full-time positions and invested over \$2.3 million in improvements to the building, including interior renovations and upgrades to building systems. Additionally, the company has invested approximately \$5.6 million in equipment upgrades. Mr. Griffin noted that his client has exceeded the commitments made under the original class 6b application.

Mr. Griffin provided a review of his client's application for a class 6b renewal. He stated that Sureway Tool and Engineering projects to create 40 new full time positions over the next 2 years. Additionally, the company is committed to a 5-year improvements plan that includes a facility expansion and upgrades at a total cost of \$1.7 million. These improvements include an 11,000 SF dock addition and renovations to both the interior and exterior of the existing building.

Mr. Herbstritt asked the petitioner to verify which materials are included in the application's statement that the company recycles almost 100% of its waste stream.

Mr. Tetrault responded that this statement refers to hard materials, including plastics and metals. Water is not recycled at the facility.

Mr. Giannelli asked if the 121 full time positions added and the projected 40 new full time positions would be located at the subject facility in Franklin Park.

Mr. Berger verified that the 121 full time positions created since the original class 6b incentive was implemented are located at 2939-59 Hart Drive in Franklin Park, bringing the total number of company employees in the Village to 189. Additionally, the 40 projected new full time positions will also be located in Franklin Park at the subject property.

Mr. Giannelli asked if employee parking has become a problem with the growth in employment at the facility.

Mr. Tetrault stated that locating adequate employee parking has been a challenge but that adding additional shifts with staggering start times has provided relief.

Mr. Schneider stated that the Village has not identified parking to be a problem at the facility. He stated that Sureway Tool and Engineering has been a good neighbor and catalyst for improvement in the general area.

*\*Additional information on the petitioner's intents can be found in the complete application submitted to the Department of Community Development & Zoning.*

**MOTION TO APPROVE RECOMENDATION** of the 6b application by Ackley Holdings, LLC (Sureway Tool and Engineering Company) made by Tom Herbstritt. **SECONDED** by Dan Olson. **VOICE VOTE CARRIED UNANIMOUSLY.**

**Project updates from Staff:** *Discussion took place on the following items*

- Community Development & Zoning Year in Review package
- Redevelopment projects
- Franklin Park Enterprise Zone
- Elgin O'Hare Western Access Project

**Report from the Mayor:** none

**Public Comment:** none

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

Meeting adjourned at 8:51 A.M.

Respectfully submitted,

Zoe Heidorn