

MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION

January 26, 2017

An EDC meeting was held on Thursday, January 26th, 2017.

The meeting began at 8:00 A.M.

MEMBERS PRESENT: Tom Herbstritt, Mike Giannelli, Frank Cangelosi and Bill Geary

MEMBERS ABSENT: Dan Olson, Kirk Allen and Sixto Rincon

ALSO PRESENT:

John Schneider-Director of Community Development, Eric Richard-Village Planner, Matt Welch-Montana Welch Law, Connor Desmond-Liston & Tsantilis, Michael Hahn-Al Gelato, David Pernice, Transwestern

MOTION TO ACCEPT minutes of the December 22nd, 2016 meeting made by Bill Geary

SECONDED by Tom Herbstritt. **VOICE VOTE CARRIED.**

Old Business: *none*

New Business: *Discussion on and consideration of a 6b real estate tax assessment application by 3220 Mannheim LLC (AlGelato Chicago) for the property located at 3220 Mannheim Road, Franklin Park, IL 60131.*

Mr. Desmond opened by introducing his client, Mr. Michael Hahn from alGelato Chicago. AlGelato Chicago is planning to purchase the above referenced property and is requesting a Resolution from the Village of Franklin Park supporting and consenting to a Class 6b Tax Incentive. AlGelato Chicago is an existing Franklin Park business located at 9133 Belden Avenue. They are experiencing growth in their business and need a larger facility to accommodate their gelato manufacturing operations. They plan to purchase the subject property for \$1.4 million and further invest an additional \$2,000,000 in order to outfit the interior of the building to accommodate for their food processing business.

Mr. Desmond proceeded to mention that alGelato produces a variety of gelato products available in over sixty flavors. Their product is hormone-free, kosher and hala certified products.

Mr. Hahn continued by discussing his business operations in further detail. The company was originally valued at \$700,000 and has grown into a \$3 million business. They expect additional growth over the next year. The company was originally started in the City of Chicago and has been through several owners over its existence.

Mr. Hahn helped to reposition the business four years ago as a part of a newly formed partnership. They changed how the product was made, including taking out the preservatives, corn syrup and artificial flavoring. Today, the product today is naturally flavored and more appealing to the customers.

Mr. Hann stated that AlGelato Chicago currently provides products to many restaurants, hospitals and retails stores. As a part of their business expansion they will be providing pre-scooped products to airline services.

Mr. Giannelli asked if they will continue to operate out of their existing facility?

Mr. Hann stated that they will put their building up for sale once their transition all operations over to the subject property. He proceeded to state that their existing property is 5,000 square feet in size and that they also rent dry and cold storage space in the City of Chicago. He reiterated that the move to the subject property will allow them to consolidate their operations under one facility.

Mr Geary inquired about cold storage improvements in the subject property.

Mr. Hanh said he will have to build out the facility with cold storage and cooler space.

Mr. Schneider talked about the Village's efforts to work with Mr. Hahn on retaining his business here in Franklin Park and finding him a viable space that would allow him to do so.

Discussion took place between the EDC, Village staff and the petitioner on the project and related matters.

Mr. Hahn indicated that he was also pursuing other facilities in the area, including one in Elk Grove, but he appreciated the Village's willingness to help him find another location here in Franklin Park.

Mr. Giannelli asked for clarification on the number of employees.

Mr. Han and Mr. Desmond indicated that all existing employees would be retained and they are hopeful that they can hire upwards of 12 additional people over the next five years.

Mr. Cangelosi asked about truck deliveries.

Mr. Hahn said that the new building would have regular truck delivers and shipments, but the increased space will improve the process greatly from their current facility.

Mr. Giannelli asked about the packaging for retail stores.

Mr. Hahn elaborated on the specifics of their packaging process. Discuss took place on this matter between the petitioner and the EDC.

Mr. Schneider talked about the Village's other two gelator companies located in town, including a provider for Mariono's grocery stores.

Mr. Greray asked about the difference between gelato and ice cream.

Mr. Hahn said that ice cream has more fat and air in the product and it is made at a much faster pace, which in results makes it a cheaper product. Gelato has a slower manufacturing process and contains less fat. The result is a creamier product and is generally healthier than ice cream.

Discussion took place on gelato and related matters between the EDC and the petitioner.

**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 renewal application by 3220 Mannheim LLC (alGelato Chicago) made by Bill Geary. SECONDED by Tom Herbstritt. **VOICE VOTE CARRIED UNANIMOUSLY.**

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

- Retail and industrial development activity in Franklin Park
- Digital Realty Demolition event

Report from the Mayor: none

Public Comment: none

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

Meeting adjourned at 8:49 A.M.

Respectfully submitted,

Eric Richard