

MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION

March 23, 2017

An EDC meeting was held on Thursday, March 23rd, 2017.

The meeting began at 8:00 A.M.

MEMBERS PRESENT: Tom Herbstritt, Mike Giannelli, Frank Cangelosi, Dan Olson and Sixto Rincon

MEMBERS ABSENT: Bill Geary and Kirk Allen

ALSO PRESENT:

John Schneider-Director of Community Development, Zoe Heidorn, Eric Richard-Village Planner, Matt Welch-Montana Welch Law, Melissa Roman, Ed Harrington, Sharon Purcell-CenterPoint Properties, Jim Boyle-Crane and Norcross

MOTION TO ACCEPT minutes of the January 26, 2017 meeting made by Tom Herbstritt

SECONDED by Frank Cangelosi. **VOICE VOTE CARRIED.**

Old Business: *none*

New Business: *Discussion on and consideration of a 6b real estate tax assessment application by CV II Illinois, LLC (CenterPoint Properties) for the property located at 10601 Seymour Avenue and 10701 Seymour Avenue, Franklin Park, IL 60131.*

Mr. Boyle opened by introducing himself and his client, CV II Illinois, LLC an affiliate of CenterPoint Properties. Center Point Properties develops, acquires and manages transportation-advantage industrial real estate.

Mr. Boyle outlined his client's intents. They are requesting a 6b tax assessment for the properties located at 10601 Seymour Avenue and 10701 Seymour Avenue. Collectively, the subject properties consist of approximately 31 acres at the southwest corner of Seymour Avenue and Centrella Street, just south of Irving Park Road. Currently the property at 10601 Seymour consists of an antiquated and functionally obsolete 458,884 square foot industrial building. The 10701 Seymour site consist of approximately 18 acres of vacant land.

Mr. Boyle stated that his client is proposing to demolish the existing building and build two Class A industrial buildings totaling 559,780 square feet, subject to approval of the 6b tax incentive. Mr. Boyle proceeded to indicate that Center Point recently received approval of a subdivision of the subject properties, which will effectively change the dimensions of the existing lots along with an adjoining property under the same ownership entity at 10700 Waveland Avenue.

Ms. Roman spoke in further detail about the proposed development. The two proposed buildings will be 225,930 (10601 Seymour) and 333,850 (10701 Seymour) square feet in size. The reduction in building footprint for the 10601 Seymour building enables CenterPoint to increase its building footprint for the adjacent development at 10701 Seymour. The net benefit in real estate taxes as a result of the development over the life of the 6b is estimated to be over \$16,000,000.

Ms. Roman proceeded to talk about other features of the development, including the dock locations, ingress/egress, water retention and detention and signage. They expect each building to house multiple tenants depending on the user's needs, however they could be fully leased to single tenants as well.

Mr. Herbstritt asked about leasing activity at the Molto site east of the subject property and how it would affect these buildings.

Mr. Harrington stated that the proposed buildings would not be delivered to the market until 2018 so they shouldn't be competing directly with recently completed buildings in Franklin Park. He also indicated that they expect their buildings to be leased to smaller tenants in the market where as Molto's building is more suitable to larger users who want to occupy the whole space.

Mr. Giannelli inquired about the access to Seymour Avenue.

Mr. Schneider talked about the history of Seymour Avenue and its extension to Irving Park Road by IDOT. Discussion took place between the EDC, petitioner and Village staff on the proposed ingress and egress of the development.

Mr. Giannelli asked about expected rents for the buildings.

Mr. Harrington indicated that he expects \$5-6 per square foot triple net. He proceeded to say that the buildings would be flexible for a variety of tenants, including distribution, manufacturing and freight.

Mr. Giannelli asked about Center Points other activity in Franklin Park.

Mr. Harrington talked about CenterPoints commitment to the Chicago area and to Franklin Park. He said that they have entered into a joint venture with an equity partner on the subject development.

Discussion took place between the EDC, petitioner and Village staff on the subject matter.

Mr. Herbstritt asked about clarity on the subdivision.

Ms. Roman stated that the subdivision replats the parcels to accommodate for the proposed building footprints and also eliminates an existing access easement on the 107601 Waveland property.

**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 *CV II Illinois, LLC (CenterPoint Properties)* made by Tom Herbstritt. **SECONDED** by Frank Cangelosi. **VOICE VOTE CARRIED UNAMIOUSLY.**

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

- Retail and industrial development activity in Franklin Park
- Grand activity

Report from the Mayor: none

Public Comment: none

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

Meeting adjourned at 8:33 A.M.

Respectfully submitted,

Eric Richard

