

MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION

August 28, 2014

An EDC meeting was held on Thursday, August 28th, 2014.

The meeting began at 8:08 A.M.

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

MEMBERS ABSENT: Bill Geary and Krik Allen

ALSO PRESENT:

John Schneider – Director of Community Development, Eric Richard – Village Planner, Zoe Heidorn – Village Planner, Matt Welch – Village Attorney, Mark Lawton – Pioneer Press, Patrick Kilmer – Liston & Tsantilis, Abaan Junaid – Great Lakes Lubricants

MOTION TO ACCEPT minutes from last official meeting held on June 24, 2014, was made by Mr. Dan Olson. Mr. Tom Herbstritt. **SECONDED** the motion. **VOICE VOTE CARRIED.**

Old Business: *none*

New Business: *Discussion on and consideration of a 6b real estate tax assessment application by Great Lakes Lubricants, Corp. or its Assignee for the property located at 2340-2350 North 17th Street, Franklin Park, Illinois.*

Mr. Kilmer opened by introducing his client, Great Lakes Lubricants and the representative, Abaan Junaid. He proceeded to discuss the petitioner's intents. Great Lakes Lubricant's is planning to purchase the property at 2340-2350 N. 17th street. They are requesting 6b tax incentive for the subject property based on occupation of abandoned property for greater than twenty-four months continuous vacancy with a purchase for value and substantial rehabilitation.

The subject property consists of a 31,000 square foot building and has been vacant for over five years. The applicant plans to invest \$200,000 into rehabilitation of the property.

Mr. Abaan proceeded to discuss Great Lakes lubricants business. Great Lakes Lubricants is an authorized distributor of US Global Petroleum products, located at 9101 Fullerton Avenue in the Village of Franklin Park.

Mr. Giannelli asked about the relationship of US Global Petroleum and Great Lakes Lubricants.

Mr. Abaan stated that Great Lakes Lubricants is a parent company to US Global Petroleum. He proceeded to state that 50% of their business is conducted internationally.

Mr. Herbstritt asked for confirmation that Great Lakes Lubricants is a distributor for US Global Petroleum, but not an owner of the company.

Discussion took place on the relationship between Great Lakes Lubricants and US Global Petroleum.

Mr. Herbstritt proceeded to ask if the petitioner is paying living wages

Mr. Kilmer stated that the petitioner will amend the living wage affidavit and it will be submitted to Cook County as a part of the application, if approved for a resolution

Discussion took place on the status of the Living Wage Affidavit.

Mr. Welch proceeded to state that if the EDC would like to vote favorably to recommend this petitioner for a resolution then they could make it contingent on receiving a new signed Living Wage Affidavit.

Mr. Rincon asked if the property had been completely cleaned up for any environmental contamination.

Mr. Abaan stated that the bank they are purchasing it from undertook a lot of improvements on the property to bring it up to code and they are still undertaking regular due diligence to confirm that status of the site.

Mr. Rincon asked about the specific operations of the business and if they would be doing any blending of oil at the site.

Mr. Abaan indicated that the site would be used for strictly storing and distribution of product.

Discussion took place on the business operations.

Mr. Cangelosi asked if there would be more than four employees at the site.

Mr. Abaan indicated that initially only four employees would be re-locating from their current operations, but they hope to hire 6-7 more in the next few years.

MOTION TO APPROVE RECOMENDATION of the 6b application by Great Lakes Lubricants, Corp or its Assignees contingent on the petitioner submitting a new signed Living Wage Affidavit to staff made by Tom Herbstritt. SECONDED by Sixto Rincon. **VOICE VOTE CARRIED UNANIMOUSLY.**

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

Project updates from Staff:

Discussion took place between staff and the EDC members on various Village initiatives, including:

- Elgin O'Hare Western Access
- Grant activity
- Miscellaneous staff updates

Report from the Mayor: none

Public Comment: none

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

Meeting adjourned at 8:47 A.M.

Respectfully submitted,

Eric Richard

