

MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION

September 4, 2014

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

The meeting began at 8:01 A.M.

MEMBERS PRESENT: Mike Giannelli, Frank Cangelosi, Dan Olson, Tom Herbstritt, Sixto Rincon (8:06am) and Kirk Allen (8:06am)

MEMBERS ABSENT: Bill Geary

ALSO PRESENT:

John Schneider – Director of Community Development, Eric Richard – Village Planner, Zoe Heidorn – Village Planner, Matt Welch – Village Attorney, Dimitrios P. Trivizas, George Reveliotis – Reveliotis Law, Andreas Papantoniou – Olympia Foods, George Evangelopoulos – GEA Architects, Kurt Vietinghoff

MOTION TO ACCEPT n/a **SECONDED** n/a **VOICE VOTE CARRIED.** n/a

Old Business: *none*

New Business: *Discussion on and consideration of a 6b real estate tax assessment application by Olympia Food Industries, Inc. for the property located at 9501 Nevada Street, Franklin Park, Illinois.*

Mr. Trivizas opened by introducing himself, his client, Olympia Food Industries and all in attendance on behalf of his client. He proceeded to discuss the petition. Specifically, the applicant is requesting an ordinance from the Village of Franklin Park supporting and consenting to a Class 6b Incentive based on new construction, substantial rehabilitation and the occupation of abandoned property with special circumstances with a purchase for value.

Mr. Trivizas proceeded to indicate that the property has been vacant and unused for a minimum of 15 months. The prior occupant, Fresh Express began winding down its business on or about March 15, 2013 and all operations as well as use of the property ceased on or before May 31, 2013.

The petitioner is planning on purchasing the building for \$10 million and investing an additional \$9.5-11 million into the property for conduction of its food manufacturing, packaging and processing operations. This is an updated valuation, from the 6b application which indicated improvements totaling \$8 million.

Mr. Trivizas provided a revised site plan to staff and the EDC of the subject site. The site plan proposes future building additions on the property. Mr. Trivizas spoke on the 65 employees that Olympia Foods currently contains at their Chicago Heights facility and their hopes to retain all employees at the new Franklin Park location. They also plan to hire additional 10-15 employees with the introduction of a new shift due to the potential for a new product line.

Mr. Trivizas indicated that his client hopes to be in the building by December 1st and operating by May or June 2015. He also mentioned that Olympia Foods will not be utilizing high volumes of water.

Mr. Herbstritt asked what size their current facility is in Chicago Heights.

Mr. Papantoniou indicated that their current facility is 30,000 SF in size.

Mr. Rincon asked about the pay rate of employees

Mr. Trivizas referred the EDC to the living wage ordinance which was signed and submitted with the 6b application.

Mr. Papantoniou proceeded by stating that they hire at minimum wage and all employees are evaluated after a 30-60 day period for a pay increase.

Discussion took place on pay rates and living wage rate in Illinois.

Mr. Giannelli asked if they expect all 65 current employees to re-locate to the Franklin Park facility.

Mr. Papantoniou said he hopes to retain all 65, but he figures to lose a few who do not want to re-locate.

Mr. Papantoniou proceeded to indicate that they hope to have 100+ jobs in the facility at some point in the future.

Mr. Giannelli asked for clarification of what the \$10 million purchase price entails.

Mr. Reveliotis stated that the \$10.5 million purchase includes current assets in building. All of the existing equipment will have to be replaced with equipment to accommodate for the new occupants business operations.

Mr. Schneider asked the petitioner to elaborate on their new product line of pitas.

Discussion took place on the business operations.

Mr. Papantoniou spoke about the equipment being purchased and where it is being shipped from, including Italy, where most items are coming from.

Mr. Giannelli asked if any equipment will be purchased in the USA.

Mr. Papantoniou stated that they will purchase some equipment from the USA.

Mr. Olson asked for clarification on the proposed \$11 million investments to the property.

Discussion took place on the improvements to the property and anticipated investments.

Mr. Evangelopoulos provided additional detail on the planned improvements to the property, including the potential of 32,756 SF of building space.

Further discussion commenced on the investment being made to the building and the total investment in the property.

**Further 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 Olympia Foods contingent on the petitioner submitting a signed affidavit to staff stating that petitioner will pay living wages by Dan Olson. SECONDED by Tom Herbstritt. **VOICE VOTE CARRIED UNANIMOUSLY.**

Project updates from Staff: none

Report from the Mayor: none

Public Comment: none

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

Meeting adjourned at 8:40 A.M.

Respectfully submitted,

Eric Richard