

MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION

March 27th, 2025

A special EDC meeting was held on Thursday, March 27th, 2025.

The meeting began at 8:00 A.M.

MEMBERS PRESENT: Michael Giannelli, Tom Herbstritt, Sixto Rincon*, and Giuliano Petrucci
*Member Sixto Rincon arrived at 8:14 AM

MEMBERS ABSENT: Bill Geary

ALSO PRESENT: Ryan Adriatico – Senior Planner; Rudolph Repa - Village Planner;
Joe Montana – Village Attorney; Jeremy Wright - Architect
James Healy – Attorney Goldstine, Skrodzki, & Russian LTD

MOTION TO ACCEPT minutes from the November 21st, 2024 special meeting made by Tom Herbstritt. **SECONDED** by Giuliano Petrucci. **VOICE VOTE CARRIED.**

Old Business: *none*

New Business: *Discussion on and consideration of a 6b real estate tax assessment application by Addison Street Partners, LLC/Mistica Foods, LLC for the property located at 11010 Addison Avenue, Franklin Park, IL 60131.*

Mr. Healy opened the discussion at 8:03 A.M. by introducing himself as a representative for his client, Edward M. Bleka and Monica Walas of Addison Street Partners, LLC and Mistica Foods, LLC. Mr. Healy is requesting a resolution for a 6b property tax assessment based on the construction of a new Industrial Specialty Food Service manufacturing and storage facility located at 11010 Addison Avenue.

Mr. Healy described the history, products, and manufacturing process of Mistica Foods. Mr. Healy added that Mistica Foods was previously granted a 6b tax incentive at 3601 Runge Street in Franklin Park in 2021, has followed all required conditions of such agreement including investment costs and job targets, and noted that Mistica Foods is in good standing with the Village of Franklin Park.

Mr. Healy then addressed the application under consideration for Mistica Foods to expand operations at 11010 Addison Avenue in Franklin Park. Mr. Healy explained that the proposed development aims to revitalize a deteriorated building that has remained vacant for over twelve years. Mr. Healy further noted that the estimated construction cost for the proposed improvements is approximately \$7,000,000. The scope of work includes the modernization of the building and conversion of the site into a USDA-approved food manufacturing and packaging facility. Planned improvements include the installation of heated floors, floor drains, concrete flooring with epoxy coating, HVAC compressors and evaporators, parking lot upgrades, new concrete curbing, insulated paneling, and an expansion of the building to accommodate a new freezer unit.

Mr. Healy stated the first phase of the renovation will result in many new construction jobs and at least 15-30 new full-time positions. Mr. Wright introduced himself as the architect and noted that a later second phase addition of the freezer unit could result in an additional 15-30 new full-time positions.

Mr. Healy concluded his remarks by expressing that Mistica Foods is proud to call Franklin Park home. He emphasized that the proposed development complies with all applicable zoning requirements, that the property is currently in a state of significant disrepair, and that without the support of the Class 6b tax incentive, the project would not be economically feasible.

Mr. Gianelli inquired about the project timeline. Mr. Healy responded that the first phase of the reinvestment could begin immediately upon approval and is expected to take approximately 12 to 16 months. Mr. Wright added that the second phase, which includes the freezer expansion, would occur at a later undetermined date and is anticipated to take an additional nine months.

Mr. Herbstritt inquired about the discrepancy in cost between the \$3,000,000 estimate noted in the 6b application and the \$7,000,000 described in testimony. Mr. Wright noted that the initial scope of the project had increased and that \$7,000,000 was indeed accurate.

Mr. Gianelli asked Village Staff if there was a deadline for construction completion. Mr. Adriatico explained that while the Village does not impose deadlines, the Cook County Class 6b tax incentive only takes effect once the first phase of construction is completed and assessed.

At 8:14 A.M. member Sixto Rincon entered the meeting.

Mr. Petrucci inquired whether building permits had been submitted and whether the applicant had finalized the purchase of the property. Mr. Wright responded that permit plans had indeed been submitted; however, construction was contingent upon approval of the Cook County Class 6b tax incentive. Mr. Healy confirmed that Mistica Foods had closed on the property but stated the company proceeded under the assumption that the Class 6b incentive would be granted. He clarified that only partial demolition had occurred and that no new construction had commenced.

Mr. Gianelli expressed concern regarding both the partial demolition and property closing prior to final Village approval, citing that such actions may set a precedent. Mr. Healy apologized and acknowledged the mistake, attributing it to the lengthy development and permitting timeline. However, he emphasized that without the Class 6b designation, the proposed reinvestment in the facility would not be economically feasible.

Mr. Gianelli then inquired whether the previous owner had utilized the property for storage or warehousing purposes. Mr. Healy responded that while the site had been used for a limited amount of personal storage, it had never received formal zoning approval for occupancy.

There were no further questions.

MOTION TO APPROVE RECOMENDATION of the 6b incentive resolution made by Tom Herbstritt. **SECONDED** by Giuliano Petrucci. **VOICE VOTE CARRIED UNANIMOUSLY** with no conditions.

Project updates from Staff: *none*

Report from the Mayor: *none*

Public Comment: *none*

With no further business before the Commission, Giuliano Petrucci **MADE A MOTION** to adjourn. Tom Herbstritt **SECONDED** the motion. **VOICE VOTE CARRIED UNANIMOUSLY.**

Meeting adjourned at 8:21 A.M.

Respectfully submitted,

Rudolph I Repa