

MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION

March 26th, 2026

A regular EDC meeting was held on Thursday, March 26th, 2026.

The meeting began at 8:00 A.M.

MEMBERS PRESENT: Michael Giannelli, Bill Geary, Tom Herbstritt,
and Giuliano Petrucci

MEMBERS ABSENT: Sixto Rincon

ALSO PRESENT: Paul Mizner - Village Planner; Rudolph Repa - Senior Planner;
Josph Montana – Attorney

MOTION TO ACCEPT minutes from the September 25th, 2025 special meeting made by Tom Herbstritt. **SECONDED** by Giuliano Petrucci. **VOICE VOTE CARRIED** at 8:01 A.M.

Old Business: *none*

New Business: *Discussion on and consideration of a 6b real estate tax assessment application by Seefried Industrial properties LLC for the property located at 11330 Melrose Avenue, Franklin Park, IL 60131.*

Mr. Mark Rodgers opened the discussion at 8:03 A.M. by introducing himself as representative of Seefried Industrial Development, LLC. Mr. Healy is requesting a resolution for a 6b property tax assessment based on the construction and rehabilitation of a new Industrial located at 11330 Melrose Avenue. Mr. Rodgers gave a brief presentation stating background of the site, as well as expected redevelopment plans.

Mr. Rodgers was then asked a variety of questions. Mr. Giannelli asked if the building was in such disrepair, it couldn't be rehabbed, to which Mr. Rodgers stated that the building was built for a single purpose, and that a new building would be needed.

Mr. Geary asked about environmental issues and asked if multiple tenants would occupy the space. Mr. Rodgers stated that multiple tenants could be possible but was unsure at the time of the meeting.

Mr. Giannelli then asked what the expected rental price would be for the building, to which Mr. Rodgers estimated it would be \$15-\$16 triple net.

Mr. Giannelli then asked Village staff if the building was in bad enough shape to justify its teardown. Mr. Repa responded that staff believed that to be the case.

Mr. Giannelli stated that lots of industrial buildings are in the shape of 11330 Melrose, to which Mr. Rodgers agreed and discussed other buildings in the area that have been renovated.

There were no further questions.

MOTION TO APPROVE RECOMENDATION of the 6b incentive resolution made by Guiliano Petrucci. **SECONDED** by Michael Giannelli. **VOICE VOTE CARRIED UNANIMOUSLY** with no conditions at 8:16 A.M..

Discussion on and consideration of a 6b real estate tax assessment application by Franklin Park JM Ventures, LLC for the property located at 11227 Franklin Avenue, Franklin Park, IL 60131.

At 8:17 A.M., Mr. Repa mentioned that due to flight issues, Jerry Markis, representative of Franklin Park JM Ventures LLC, was unable to attend the meeting in person, and that Mr. Repa would call him and put him on speakerphone.

Mr. Markis was put on speaker on 8:17 AM, and was asked a question about their general plan of operation from Mr. Petrucci. Mr. Markis stated that the building would be used primarily by his company Fantis Foods Inc to process Greek food products. Mr. Markis also informed the board of the background of the building, his history and the plans for redevelopment.

Mr. Giannelli then asked if the building would be a spec building, or if the building would be built specifically for food distribution. Mr. Markis stated that his company Fantis Foods would occupy the building. Mr. Markis also mentioned the facilities he had in Franklin Park previously, as well as his various other business ventures.

Mr. Geary then asked if renovations would proceed with renovations despite not having their corporate structure clearly laid out, to which Mr. Markis stated that he would proceed.

Mr. Giannelli then asked why the sale price had been blacked out of the application. Mr. Markis stated that until the deal was officially closed, he believed that the purchase price was kept hidden. Stated that the price was \$900,000, and would be happy to provide documents with the price not blacked out.

At 8:23 A.M. Mr. Markis had to hang up the phone as he was boarding a flight.

Mr. Petrucci then asked Mr. Repa if Village Staff was sure that Mr. Markis was going to purchase the building. Mr. Repa stated that yes, Mr. Markis was going to be paying cash for the spec building, or for general food processing, and that Mr. Markis needed a 6B application to move towards the sale.

Mr. Giannelli then stated that he didn't like that Mr. Markis was not in person at the meeting, to which Mr. Repa stated that he had been delayed due to flight issues outside of his control.

Mr. Giannelli then stated that he did not like that Mr. Markis was unclear on what he wanted to do with the building. Mr. Geary and Mr. Petrucci then had discussion on the use of the building, and whether the building could be sold spec or leased to some other food industry company.

Mr. Petrucci then asked Mr. Repa if Mr. Markis had an attorney work on the application, to which Mr. Repa stated that he had, and that this building had been vacant for over a year. Mr. Repa also stated that parking could be potential issue, and that the Village would be watching him for that issue.

Mr. Petrucci asked if the current owner was paying the full property tax, to which Mr. Repa stated they were not due to vacancy.

Mr. Giannelli motioned to recommend, to which Mr. Petrucci stated that the recommendation would only go ahead if Mr. Markis bought the property. Mr. Repa agreed, and stated that the 6B would not be given without the sale of the property, alongside renovations or a separate occupant.

Mr. Petrucci then stated that there was a limited number of jobs that would be created if the facility opened.

Mr. Montana then spoke about the process for the 6B, and how the applicant must complete repairs in a certain time frame. If this is not done, 6B is revoked. The 6B can also not be transferred to a separate entity without Village approval. Mr. Giannelli then asked how many 6B applications move ahead, to which Mr. Montana stated that most proceed, with the occasional issue.

After discussion of the 6B tax rate amongst the group and the improvements proposed to the building, a motion of approval was called to order.

MOTION TO APPROVE RECOMENDATION of the 6b incentive resolution made by Michael Giannelli. **SECONDED** by Guiliano Petrucci. **VOICE VOTE CARRIED UNAMIOUSLY** with no conditions at 8:35 A.M..

The board discussed personal and business ventures after approval.

Project updates from Staff: Mr. Repa gave a staff update at 8:43 A.M. Mr. Repa discussed the new downtown plaza and mural; the work being done on Franklin Avenue and the new interstate project. Questions were asked by the commission about updates for specific businesses vacant land, to which Mr. Repa answered them.

Public Comment: *none*

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

Meeting adjourned at 8:46 A.M.

Respectfully submitted,

Paul R Mizner