

## MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION

August 26<sup>th</sup>, 2021

An EDC meeting was held on Thursday, August 26<sup>th</sup>, 2021.

The meeting began at 8:02 A.M.

**MEMBERS PRESENT:** Frank Cangelosi, Giuliano Petrucci, Tom Herbstritt, Michael Giannelli, and Sixto Rincon

**MEMBERS ABSENT:** Kirk Allen and Bill Geary

**ALSO PRESENT:** Nicholas Walny – Senior Planner, Ryan Adriatico - Senior Planner, Rudolph Repa - Village Planner, Matthew Welch – Village Attorney, Shannon R. Sheehan – Partner, Edward Bleka Sr. – CEO Mistica Foods, Edward Bleka Jr. – Manager and Co-President.

**MOTION TO ACCEPT** minutes from the May 27<sup>th</sup>, 2021 meeting made by Frank Cangelosi

**SECONDED** by Tom Herbstritt. **VOICE VOTE CARRIED.**

**Old Business:** *none*

**New Business:** *Discussion on and consideration of a 6b real estate tax assessment application by Mistica Foods, LLC for the property located at 3601 Runge Rd., Franklin Park, IL 60131*

Mrs. Sheehan opened the discussion by introducing herself. She is a representative of Mistica Foods, LLC. She is requesting a resolution for a 6b property tax assessment based on new construction for the property located at 3601 Runge Rd.

Mrs. Sheehan began by giving a brief overview of the project indicating that the building has been vacant since January 2020 and had previously been occupied by Green Bay Packing. Mistica Foods plans to purchase the building and rehabilitate it. Should the 6b be approved, Mistica Foods, LLC, will spend \$2.3 million improving the building after purchase. Moreover, an additional \$3.75 million to \$4 million will be spend on new equipment. The purchase of the building is contingent on the passing of the 6b. The 3601 Runge Rd. site will employ approximately 80 people within 36 months.

Mrs. Sheehan continued by giving a brief overview of Mistica Foods. She stated that they are a family-owned company that operates several facilities in the Chicagoland region, including two industrial buildings in Addison, IL. Mistica Foods follows USDA regulations and is capable of processing 60 million pounds of meat annually. Mistica Foods has developed partnerships with several brands and retailers, such as Burger King.

Mrs. Sheehan then introduced Mistica Foods CEO Edward Bleka Sr. and Mistica Foods Manager and Co-President Edward Bleka Jr.

Mr. Giannelli asked if Mistica was going to upgrade the building to USDA standards.

Mr. Bleka Jr. both stated it would.

Mr. Cangelosi asked if that cost is a part of the hard numbers.

Mrs. Sheehan said it was.

Mr. Bleka Jr. explained that given the current conditions of the building, the work required to bring the building up to code, even for non-food uses, would result in a multi-million dollar investment. The ability to occupy the current structure is not economically feasible without a 6b and there is currently no market for the building without that type of rehabilitation or investment.

Mr. Giannelli asked if the low ceiling height of 16' was ok for the user.

Mr. Bleka Sr. said it was.

Mr. Cangelosi asked how an expansion into Franklin Park would fit into Mistica's business model.

Mr. Bleka Jr. explained how Franklin Park would be the first step in the production process. Final food preparation, cooking, and storage of meats would take place in other facilities in DuPage County.

Mr. Bleka Sr. added that splitting the raw processing and food preparation to the new facility at 3601 Runge Rd. would free up more space at other facilities, allowing the company to increase productivity and hire additional employees, including for the new 3601 Runge Rd. location.

Mr. Herbstritt stated that the 6b packet specified that 0 jobs would be created and asked if such a number was correct.

Mr. Bleka Jr. stated that such a figure was wrong, and that the company would create at least 80 jobs.

Mrs. Shannon interjected pointing out that that category Mr. Herbstritt was asking about concerned jobs in Cook County, of which the company currently did have none as their operations were in DuPage County.

Mr. Herbstritt asked if such jobs would be part time.

Mrs. Shannon clarified that the jobs would be full-time.

Mr. Giannelli asked if there were enough docks and parking spaces.

Mrs. Shannon stated there was.

Mr. Bleka Sr. stated one of the major reasons for expanding was due to not enough capacity at other locations.

Mr. Giannelli asked about the types of Mistica foods products.

Mr. Bleka Jr. stated that they have their own brand name, Mistica foods, but also worked with private brands like Kirkland, as well as other retailers like Burger King, Wal-Mart, and even the Department of Defense.

Mr. Giannelli asked Staff if 3601 Runge Rd. had been vacant for a sufficient period of time.

Mr. Walny indicated that it had.

**MOTION TO APPROVE RECOMENDATION** of the 6b incentive resolution made by Frank Cangelosi.

**SECONDED** by Tom Herbstritt. **VOICE VOTE CARRIED UNAMIOUSLY** with no conditions.

**Project updates from Staff:** *none*

**Report from the Mayor:** *none*

**Public Comment:** *none*

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

Meeting adjourned at 8:21 A.M.

Respectfully submitted,

Nicholas A. Walny