

**MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION**

**June 23, 2022**

An EDC meeting was held on Thursday, June 23, 2022.

The meeting began at 8:00 A.M.

**MEMBERS PRESENT:** Bill Geary, Tom Herbstritt, Michael Giannelli, and Frank Cangelosi

**MEMBERS ABSENT:** Sixto Rincon, Giuliano Petrucci, and Kirk Allen

**ALSO PRESENT:** Nicholas Walny – Senior Planner, Ryan Adriatico – Senior Planner, Rudolph Repa - Village Planner, Joe Montana – Village Attorney, Jan Leja – 11330 Melrose Ave. Franklin Park LLC, Zachary Kafitz – Sarnoff Baccash, Phil Reiff – Jones Lang Lasalle

**MOTION TO ACCEPT** minutes from the May 26, 2022 meeting made by Michael Giannelli

**SECONDED** by Frank Cangelosi. **VOICE VOTE CARRIED.**

**Old Business:** *none*

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

Mr. Kafitz opened the discussion by introducing himself and his client Jan Leja. He is the owner of 11330 Melrose Ave. Franklin Park LLC. He is requesting a resolution for a 6b property tax assessment based on construction of a new building for the property located at 11330 Melrose Ave. Mr. Kafitz said that Mr. Leja is looking to purchase the property, demolish the existing building, build a new building, and will work with a TBD brokerage firm to lease out the building.

Mr. Cangelosi asked if Mr. Leja currently has a business.

Mr. Leja responded and says he does and this is his first building.

Mr. Giannelli questioned if he is building this himself.

Mr. Leja said yes.

Mr. Herbstritt asked if his sister is co-owning the building.

Mr. Leja said yes.

Mr. Cangelosi inquired about where his current location is.

Mr. Leja answered that his current building is in Elk Grove Village and they plan on staying there.

Mr. Herbstritt asked if there are still issues with the Illinois EPA.

Mr. Leja replied there are.

Mr. Reiff interjected and said there is still remediation taking place and it should be complete in a few months.

Mr. Cangelosi questioned why that isn't the seller's responsibility.

Mr. Reiff returned that they are getting a credit from the seller and are working with EGSL. This is not uncommon in a sale.

Mr. Herbstritt inquired how much will be invested.

Mr. Leja replied around \$10 million.

Mr. Gianelli asked what kind of rent are you requesting.

Mr. Leja answered \$7-\$13 per square foot.

Mr. Geary questioned what makes you think you can get that price.

Mr. Walny interjected and said that is the going rate for Class A industrial facilities around O'Hare. Most of the new buildings in Franklin Park are currently leased.

Mr. Cangelosi asked if they are required to have a retention pond.

Mr. Kafitz said yes, it is in the plans.

Mr. Walny also said it is a requirement of MWRD,

**MOTION TO APPROVE RECOMENDATION** of the 6b incentive resolution made by Michael Giannelli.

**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, Michael Giannelli **MADE A MOTION** to adjourn. Frank Cangelosi **SECONDED** the motion. **VOICE VOTE CARRIED UNANIMOUSLY.**

Meeting adjourned at 8:32 A.M.

Respectfully submitted,

Nicholas A. Walny