

City of Zion
Tax Increment Financing Board of Review
Monday, October 23, 2006
4:00pm, Zion City Hall

AGENDA

I. Call to Order

Chairman Brown called the meeting to order at 4:05pm.

Present: Mr. John Brown; Ms. Shantal Taylor; Mr. Doug Townsend; Mr. Bill Warren; Ms. Juanita Winfrey

Absent: Ms. Donna Flammini; Mr. Brian Golwitzer; Mr. Al Hill; Ms. Debbie Lewis

II. Introduction of New Members

A. Ms. Juanita Winfrey

B. Mr. Brian Golwitzer

III. Approval of meeting minutes from June 26, 2006.

It was motioned by Ms. Taylor and seconded by Mr. Townsend to approve the minutes as presented.

Ayes: Mr. John Brown; Ms. Shantal Taylor; Mr. Doug Townsend; Mr. Bill Warren

Nays:

Passed: Ms. Juanita Winfrey

IV. Downtown event opportunities

A. Reggie Veggie Mascot Costume

TIF Grant Request - \$1,400

TIF Grant Intent – For Zion Market Days promotions

Ms. Delaine Rogers discussed the success of Zion Market Days this past summer and the plans for the 2007 Zion Market Days, which would include a Reggie Veggie Mascot Costume to promote the Farmers Market and Zion Market Days.

It was motioned by Ms. Taylor and seconded by Mr. Townsend to approve purchase Reggie Veggie costume for \$1400.

Ayes: Mr. John Brown; Ms. Shantal Taylor; Mr. Doug Townsend; Mr. Bill Warren; Ms. Juanita Winfrey

Nays: None

Passed: None

B. Ice Skating Rink Concept

TIF Grant Request - \$14,000

TIF Grant Intent – To install synthetic ice rink and limited landscaping at 26th and Sheridan as part of the Festival of Lights events.

The downtown business district will greatly benefit from increased traffic and activity. The idea was the product of a business owners meeting held in early October and is supported by the Zion chamber of Commerce, which will be responsible for obtaining sponsors to offset a portion of this project.

The “ice rink” is made from special synthetic polymer mixtures that requires no refrigeration and can be used all year around and needs minimal maintenance. The synthetic rink is shipped in panels and can be easily installed and removed with little or no effort. The initial rink size is to be 22’ x 30’ at a cost of slightly more than \$400 per panel plus shipping. The ancillary costs of signage, trees, lighting and skates are intended to be covered by this grant.

It was motioned by Ms. Taylor and seconded by Mr. Townsend to approve the ice skating rink concept in an amount not to exceed \$15,000

Ayes: Mr. John Brown; Ms. Shantal Taylor; Mr. Doug Townsend; Mr. Bill Warren; Ms. Juanita Winfrey

Nays: None

Passed: None

V. Discussion regarding Annual Report

The 05/06 Annual TIF Report was distributed to all members present.

VI. Market Square

Discussion ensued regarding the status of the Market Square project on which has been redesigned to allow phase construction. The anchor will be a national hotel that is already committed to the project, name withheld at this time. TIF involvement is being sought to cover some of the initial acquisitions, engineering, demolition and utility relocation costs. Developer aware TIF will not be extended and only parcels related to this project can be committed with consent of Council.

VII. Acquisitions

Discussion ensued regarding possible acquisitions in the 27th & Sheridan area. Appraisals have been ordered and expected shortly. Further action will be requested at future meeting.

VIII. New Business

Enterprise Rental Car has submitted a renovations project, concept only, for preliminary feedback. Project involves exterior parking lot improvements and demolition of storage shed at 33rd & Sheridan. Board response was positive and applicant encouraged to submit price estimates and more information.

IX. Adjourn

It was motioned by Ms. Taylor and seconded by Mr. Townsend to adjourn the meeting at 5:39pm.

Ayes: Mr. John Brown; Ms. Shantal Taylor; Mr. Doug Townsend; Mr. Bill Warren; Ms. Juanita Winfrey

Nays: None

Passed: None