

City of Zion
Tax Increment Financing Board of Review
Thursday, February 10, 2008
4:00pm, Zion City Hall

AGENDA

I. Call to Order

Acting Chairperson Donna Flammini called the meeting to order at 4:00pm.

Present: Donna Flammini; Debbie Lewis; Shantal Taylor; Bill Warren;
Juanita Winfrey

Absent: John Brown; Mike Cliff; Al Hill

II. Approval of meeting minutes from September 10, 2007

It was motioned by Ms. Taylor and seconded by Ms. Winfrey to approve the meeting minutes from September 10, 2007 as presented.

Vote: Donna Flammini, aye; Debbie Lewis, aye; Shantal Taylor, aye; Bill Warren, aye; Juanita Winfrey, aye.

III. Consideration of H & H Accounting Grant Request

TIF Grant Request: \$90,000 - \$100,000

TIF Grant Intent: Complete the rear addition, replace 20+ year old heating system, carpeting, making bathroom ADA compliant as well as any fire, electrical or other unforeseen required that will be needed.

Ms. Rogers stated that the City approached H & H Accounting at the start of the Façade Grant program to help in their efforts to improve the façade of their location. At that time the elder Mr. Hens decided to forego the grant program for various reasons. After changing ownership, the younger Mr. Hens he has inquired about taking advantage of any programs that would help in their efforts to improve the façade of their building. Ms. Rogers also stated that it type of assistance possible available would depend upon the scope of work.

Ms. Taylor stated that she would like to see more estimates for the work than what was presented.

It was motioned by Ms. Flammini and seconded by Ms. Taylor table request pending more specific documentation for the scope of work.

Vote: Donna Flammini, aye; Debbie Lewis, aye; Shantal Taylor, aye; Bill Warren, aye; Juanita Winfrey, aye.

IV. Consideration of 3232 Sheridan Road Grant Request

TIF Request – Unspecified

TIF Grant Intent – Signage and build-out of 3232 Sheridan to bring up to code to have a day care facility in this building.

Option Academy Children Services is a state funded childcare center that offers tutoring, before and after school care, extended, hourly and emergency childcare services. They were located in Pearce Campus for a number of years until the high school announced their plans for moving forward with its New Tech High in this location, which required Options Academy to relocate.

(Ms. Dorothy Thurman, the business owner, enters the meeting.)

Ms. Thurman shared with the TIF Board the services that Options Day Care provides, which includes the above-mentioned services. Ms. Taylor asked the number of families that are helped through her program. Ms. Thurman said that most of the families that are able to qualify for low-income assistance, which is what majority of her clients are.

Ms. Rogers asked if she had a cost of the project. Ms. Thurman did not have numbers at this time. Ms. Rogers asked if she had a contractor and Ms. Thurman stated no. Ms. Rogers asked if TIF can meet back in two weeks to allow time for Ms. Thurman to find a contractor and submit estimates.

It was motioned by Ms. Taylor and seconded by Ms. Lewis to meet on Tuesday February 26 at 4:00pm.

V. Discussion regarding 2655 Sheridan Road

Ms. Rogers stated that staff is in negotiations to sell this building to a company that will over 75 jobs starting at \$50,000. The business will be ready for business in April, however, the playground belonging to Little Lite is in front of the shipping dock doors and will have to be shortened by 36 inches.

It was motioned by Ms. Flammini and seconded by Ms. Lewis to approve a TIF grant to move the playground not to exceed \$5,000.

Vote: Donna Flammini, aye; Debbie Lewis, aye; Shantal Taylor, aye; Bill Warren, aye; Juanita Winfrey, aye

VI. Adjourn

It was motioned by Ms. Flammini and seconded by Ms. Taylor to adjourn the meeting at 5:28pm

Vote: Donna Flammini, aye; Debbie Lewis, aye; Shantal Taylor, aye; Bill Warren, aye; Juanita Winfrey, aye.