

City of Zion
Tax Increment Financing Board of Review
Tuesday, February 26, 2008
4:00pm, Zion City Hall

MEETING MINUTES

I. Call to Order

Chairman Brown called the meeting to order at 4:10pm.

Present:

John Brown; Mike Cliff; Donna Flammini (Arrived 4:13); Al Hill; Shantal Taylor; Bill Warren; Juanita Winfrey

Absent: Debbie Lewis

II. Approval of meeting minutes from February 10, 2008

It was motioned by Ms. Taylor and Seconded by Mr. Warren to approve the minutes as presented.

Vote: John Brown, nay; Mike Cliff, pass; All Hill, pass; Shantal Taylor, yes; Bill Warren, yes; Juanita Winfrey, yes. Motion passes

III. Consideration of H & H Accounting Grant Request

TIF Grant Request: \$90,000 - \$100,00

TIF Grant Intent: Complete the rear addition, replace 20+ year old heating system, carpeting, make 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.

Mr. Don Hens joined the meeting. Mr. Hens stated that he assumed that the TIF worked the same way as the Façade Grant where he would do the work and TIF would reimburse him but he found out it doesn't work that way.

Mr. Hens stated that he wanted to fix the building up before tax season this year. He also wanted to update the back because there isn't adequate parking in the front for his elderly clients. With the city's intentions to create more parking in back of his building in the future, he wanted to have his rear entrance the same aesthetically as his front entrance and also designate the back parking handicap accessible.

Ms. Flammini asked Mr. Hens about the remodeling of the bathroom. Mr. Hens stated that he was informed that it is not ADA compliant and in addition to the expanding bathroom, he wanted to expand the entire back portion of the building. Ms. Flammini asked if this was part of the \$50,000. Mr. Hens said no. The \$50,000 is for the addition to the back of the building. The \$27,482 is for the bathroom and finishing everything. Ms. Flammini asked if his business is required to have an ADA bathroom. Mr. Hens stated that he thought that the city would require anything he did to be ADA.

Ms. Rogers called Mr. John Jones, Director of Building and Zoning. Mr. Jones joins the meeting via speakerphone. Mr. Jones stated that if he doesn't touch the bathroom, it does not have to be ADA compliant, if he is remodeling in some way, adding new fixtures, then they have to be ADA compliant. Ms. Flammini asked would his business be required to have an ADA bathroom. Ms. Rogers clarified by asking if an accounting office today would he have to have an ADA compliant restroom. Mr. Jones said yes. Telephone call with Mr. Jones ends. Mr. Jones hangs up.

Ms. Flammini asked how many square feet he will be adding with the addition. Mr. Hens said probably an additional 25' x 20. Ms. Flammini asked if he would be adding signage to the back. Mr. Hens said that he would take the old sign from the front and place it flush on the back of the building. Mr. Hill stated that he would like to see the breakdown of the cost directly related ADA bathroom project and would be willing to pay for front signage and would assist for new signage on the back keep it uniformed. Ms. Flammini asked about the color scheme on the front of the building. Mr. Hens stated that is was a mistake. Ms. Flammini asked if he could contact the contractors to correct it. Mr. Hens said that he would contact American Restoration to correct the color scheme.

It was motioned by Mr. Cliff and seconded by Ms. Flammini to pay \$5870 for the cost of front signage and for Mr. Hens to return to the TIF Board with specific estimates for bathroom and back signage and front dryvit.

Vote: John Brown, aye, Mike Cliff, aye; Donna Flammini, aye; Al Hill, aye; Shantal Taylor, aye; Bill Warren, aye; Juanita Winfrey, aye. Motion passes.

IV. Consideration of IUP General Feed Store

TIF Grant Request: \$435

TIF Grant Intent: For a decorative outside wall sign to attract business.

It was motioned by Al Hill and seconded by Mr. Cliff to pay for signage for \$435.

Vote: John Brown, aye, Mike Cliff, aye; Donna Flammini, aye; Al Hill, aye; Shantal Taylor, aye; Bill Warren, aye; Juanita Winfrey, aye. Motion passes.

V. Discussion regarding Option Academy Grant Request

As of this meeting, Ms. Thurman has not supplied any information at this time related to build out of 3232 Sheridan for Options Academy Childcare Center. The Board welcomed Ms. Thurman to come back when she has sufficient information.

Ms. Rogers shared with the TIF Board plans to include a theater along with other structural changes at the Kmart plaza.

VI. Adjourn

It was motioned by Ms. Flammini and seconded by Ms. Taylor to adjourn the meeting at 5:23pm.

Vote: John Brown, aye; Mike Cliff, aye; Donna Flammini, aye; Al Hill, aye; Shantal Taylor, aye; Bill Warren, aye; Juanita Winfrey, aye.