

City of Zion
Tax Increment Financing Board of Review
Monday, March 9, 2009
4:00pm, Zion City Hall

MEETING MINUTES

I. Call to Order

Acting Chairperson Donna Flammini called the meeting to order at 4:05.

Present: Mike Cliff; Donna Flammini; Al Hill; Debbie Lewis; Shantal Taylor; Bill Warren; Juanita Winfrey

Absent: John Brown

II. Approval of meeting minutes from October 13, 2008.

It was motioned by Mr. Cliff and seconded by Mr. Hill to approve the minutes with the following corrections:

1. Item VI – Paragraph 1, line 1 changing “is” to “in”.
2. Item VI – Paragraph 2, line 1, deleting the word “to”.

Vote: Mike Cliff, aye; Donna Flammini, pass; Al Hill, pass; Debbie Lewis, pass; Shantal Taylor, yes; Bill Warren, yes; Juanita Winfrey, yes.

III. Discussion regarding Mark Alarick Fitness & Marketing Project at 2719 Elisha

Mark Alarick, along with his wife Darlene and their son Eric have recently relocated to the Zion area. They are in the process of acquiring a lease for 2719 Elisha Avenue to pursue several businesses within this property which includes a fitness center that offers both personal and group training led by a certified personal trainer for about \$29 per month, a health and nutrition store that carries specially selected products that meets the needs of the fitness center customers and a marketing & advertising firm founded in 1975 that has served many Fortune 500 companies like Disney, Coldwell Banker, etc.

At the time of this meeting, Mr. Alarick stated that he was still gathering quotes from other companies related to the required building code improvements. Ms. Flammini suggested Mr. Alarick come back to the TIF Board when all of his bids come in. She stated that she understands it will delay the project but the numbers will be cleaner. Mr. Hill motioned a not-to-exceed amount of \$6800. There was no second. Ms. Flammini stated that she would like to see tighter numbers.

It was motioned by Mr. Hill and seconded by Ms. Taylor to recommend a TIF Grant in an amount not to exceed \$8000.

Vote: Mike Cliff, yes; Donna Flammini, no; Al Hill, yes; Debbie Lewis, yes; Shantal Taylor, yes; Bill Warren, yes; Juanita Winfrey, yes.

IV. Discussion regarding Cenni Ambrose Tile & Carpet access configuration

Lance Cenni of Cenni Ambrose Tile and Carpet at 2770 Sheridan Road is seeking assistance in relocating the overhead door from its current location to the back of the building. Mr. Cenni stated that with the current configuration, he currently has to go across the rear property owned by It's all Good Coffee & Espresso located at 2780 Sheridan Road to get to their backdoor.

Ms. Rogers stated that Dick Cackovic sold the property to Mr. Kakavas. Mr. Kakavas then sold the property to the City of Zion. The City of Zion then sold the property to It's all Good. Cenni Ambrose submitted an egress agreement prior to Mr. Kakavas selling the property to the city. Mr. Kakavas did not want to commit a signature to the agreement but agreed in principle. Mr. Cenni has attempted several times to have the egress agreement signed by It's all Good to no avail.

It was motioned by Mr. Hill and seconded by Ms. Lewis to participate in assisting Cenni Ambrose in moving the door as requested. Ms. Flammini stated that she doesn't see this project adding to the TIF district.

Vote: Mike Cliff, yes; Donna Flammini, no; Al Hill, yes; Debbie Lewis, yes; Shantal Taylor, yes; Bill Warren, yes; Juanita Winfrey, yes.

Acting Chairperson Donna Flammini appointed Juanita Winfrey to preside the rest of the meeting due to having another meeting to attend.

V. Discussion regarding General Capital Development at 2800 Sheridan Road

General Capital is looking to build a \$15 million dollar 80-unit active senior living project at 2800 Sheridan. Ms. Rogers stated that this is a classic 'but for' TIF project. This is not a tax-exempt project. This project will be a job generator and have a retail piece attached to it. Mr. Josh Hafron from General Capital stated that this is a deed-restricted project for active seniors age 62 and older.

Ms. Rogers stated this project is supported through IHDA, Illinois Housing Development Authority underwritten by the stimulus package. General Capital is willing to pay \$795,000 for the property. They are also willing to bear all demolition costs of 2800 Sheridan Road, name the City as additional

insured and pay all permit and impact fees as required by the city. In return, General Capital is asking for the increment of the TIF created by General Capital's project to repay back the cost of the land over the remaining life of the TIF.

Mr. Hill asked if there is a definition somewhere of what a senior is and that this project can not be changed to a multi-family unit. Ms. Rogers stated that IHDA has restricted the use of this project to a senior living facility project for 40 years. Mr. Hill asked what would happen if he sells it. Mr. Hafron responded that it has a land use restriction. Mr. Hill stated that he does not want to have what happened with Waterford happen with this project. Ms. Rogers stated that Waterford was a private development that was not funded through IHDA. Mr. Hill stated that he wants the city to have something that says what happened with Waterford can not happen with this project for at least 40 years.

It was motioned by Mr. Hill and seconded by Ms. Lewis to return the increment to General Capital up to \$800,000 as long as project remains senior housing only as defined by IHDA.

Vote: Mike Cliff, yes; Donna Flammini, yes by proxy; Al Hill, yes; Debbie Lewis, yes; Shantal Taylor, yes; Bill Warren, yes; Juanita Winfrey, yes.

Discussion ensued regarding a prospective buyer for Culver's. The Board agreed to meet on Monday March 16 at 4:00pm to consider his request.

VI. Adjourn

It was motioned by Mr. Cliff and seconded by Ms. Lewis to adjourn the meeting at 6:17pm. Meeting adjourned.