

**MINUTES OF A WORKSHOP/SPECIAL MEETING OF THE ZION CITY COUNCIL  
HELD ON TUESDAY, JULY 7, 2009, AT 4:07 P.M. IN THE CITY COUNCIL  
CHAMBERS, CITY HALL, ZION, ILLINOIS**

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Mayor Harrison called the meeting to order.

On call of the roll the following answered present: Commissioners Jim Taylor, Flammini, Shantal Taylor and Mayor Harrison. Commissioner DeTienne was absent.

**CDBG GRANTS & LAPP GRANTS**

Ron Colangelo stated the City has been awarded two grants for road programs:

1. Community Development Block Grant (CDBG) in the amount of \$145,312 for resurfacing the following streets:
  - o Gabriel Avenue – 31<sup>st</sup> Street to 33<sup>rd</sup> Street
  - o Ezra Avenue – 31<sup>st</sup> Street to 33<sup>rd</sup> Street
  - o Ezekiel Place – Carmel Blvd to 33<sup>rd</sup> Street
  - o Gilboa Avenue – Salem Blvd. to 26<sup>th</sup> Street
2. Local Agency Pavement Preservation (LAPP) in the amount of \$238,000 for resurfacing the following street:
  - o Edina Blvd – 21<sup>st</sup> Street to Shiloh Blvd.

The CDBG project must take place in this fiscal year, and the LAPP project requires design engineering in this year. The grants require the City to be responsible for 30% of the costs. Total costs for both projects would be \$398,000. Mr. Colangelo stated the grants, MFT balance, and lesser salt expenditures would bring the total funding needed down to \$119,293. Commissioner Jim Taylor stated there may be sources within the City for this needed funding.

The Council agreed to proceed with the engineering agreements, review possible funding sources, and to place this item on the July 21 Council meeting for formal approval.

**TIF STRATEGIC PLANNING**

Delaine Rogers stated, based on the 2010 TIF budget summary, there will be surplus funds in TIF District #1 and TIF District #3.

Ms. Rogers requested the Council's consideration for various projects within the TIF Districts:

1. The Council agreed they are in favor of a parking structure at Midwestern Regional Medical Center in lieu of additional surface parking. There is a related item, which will be placed on the July 21 Council agenda.
2. Ms. Rogers stated there is a potential tenant for the Butz Building at 2689 Sheridan Road. Commissioner Jim Taylor suggested the Council consider utilizing TIF funds to improve the building, making it a better investment for any potential buyer, so the City is not involved as a landlord. Mayor Harrison stated he would meet with any potential buyer for this property.
3. Ms. Rogers recommended a business retention program, helping existing businesses with various improvements.
4. Ron Colangelo stated City Hall's irrigation/sprinkler system is in need of repair. Ms. Rogers stated the repairs would be eligible for TIF funds. The Council agreed to utilize TIF funds for these repairs.

5. Ms. Rogers stated the National Lawn Mowing Association is interested in establishing a museum in downtown along Sheridan Road. The Council agreed for Ms. Rogers to pursue this interest.

**ADJOURN**

There being no further business to come before the Council at this time, it was moved by Commissioner Jim Taylor, seconded by Commissioner Flammini and unanimously approved the meeting be adjourned at 5:39 p.m. Motion carried.

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City Clerk

Approved July 21, 2009