

**City of Zion
Tax Increment Financing Board of
Review**

**Bill Warren, Chairperson
Margie Taylor Chris Szymanski
Tom Handyside Marilyn Krieger
Juanita Winfrey Dave Miller**

Unapproved Meeting Minutes

REGULAR MEETING OF THE
TAX INCREMENT FINANCING BOARD OF REVIEW
Monday September 9, 2013, 5:00pm
ZION CITY HALL

I. Call to Order

Chairman Warren called the meeting to order at 5:05.

II. Attendance

Present: Tom Handyside; Marilyn Krieger; Dave Miller; Chris Szymanski;
Margie Taylor; Bill Warren; Juanita Winfrey.

Staff: David Knabel, Director of Finance, City of Zion; Sonolito Bronson,
Recording Secretary

III. Approval of Meeting Minutes from June 10, 2013

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

Vote: Tom Handyside, aye; Marilyn Krieger, aye; Dave Miller, aye; Chris
Szymanski, aye; Margie Taylor, aye; Bill Warren, aye; Juanita Winfrey, aye.

**IV. Discussion regarding TIF Grant for Mid American Medical &
Rehabilitation Services for Architectural Drawings**

The Board reviewed and discussed the updated TIF application that was
submitted by Mid American Medical & Rehabilitation Services.

Discussion ensued related to the possibility of the building being listed for
sale. The Board asked staff to clarify this possibility. Staff contacted Dr.
Alex, the owner of the building who arrived at the meeting at 6:00pm.

Ms. Bronson asked Dr. Alex if the building is for sale and he stated yes. He added that he is selling the building to help with other business investments. He stated that he would still remain in the property either as a tenant or an owner/occupant.

Ms. Bronson asked Dr. Alex if his staff knew that the building was for sale and he said no.

Mr. Szymanski asked Dr. Alex if the other business investments would be in Zion. Dr. Alex replied no. At this time, Dr. Alex left the meeting.

It was motioned by Mr. Handyside and seconded by Ms. Taylor to recommend denial of the request.

Vote: Tom Handyside, aye; Marilyn Krieger, aye; Dave Miller, aye; Chris Szymanski, aye; Margie Taylor, aye; Bill Warren, aye; Juanita Winfrey, aye. Motion passed.

V. Other Business

1. Resurfacing frontage Road between 2300 and 2400 Sheridan Road.

Director Knabel shared with TIF paving project on the frontage road. The project is estimated at \$20,000. Director Knabel stated that there is funding available in the City's Street and Bridge fund to complete this project. He stated that this paving would benefit the businesses along that frontage road, such as First Class Firearms, IUPs Feed and Grain and Pizza House.

Mr. Miller stated that the Public Works applies temporary asphalt, known as cold patching, as a band-aid frequently to that area.

Ms. Taylor asked if TIF used its funds to pay for this paving, would this allow additional funding from the Street and Bridge fund to be utilized to address other problem areas in the neighborhoods. Director Knabel stated it could.

It was motioned by Mr. Miller and seconded by Ms. Winfrey to recommend approval of the paving project.

Vote: Tom Handyside, aye; Marilyn Krieger, aye; Dave Miller, aye; Chris Szymanski, aye; Margie Taylor, aye; Bill Warren, aye; Juanita Winfrey, aye. Motion passed.

The Board instructed Director Knabel to add this request to the next meeting agenda for consideration.

2. **N & T's**

Ms. Bronson stated that N & T's has submitted a TIF application for the board to consider. This will be added to the next TIF agenda.

VI. Public Participation

There was none.

VII. Adjourn

It was motioned by Mr. Miller and seconded by Mr. Handyside to adjourn the meeting at 6:20pm.

Vote: Tom Handyside, aye; Marilyn Krieger, aye; Dave Miller, aye; Chris Szymanski, aye; Margie Taylor, aye; Bill Warren, aye; Juanita Winfrey, aye.
Meeting adjourned.