

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

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

Meeting Minutes

SPECIAL MEETING OF THE
TAX INCREMENT FINANCING BOARD OF REVIEW
Monday November 4, 2013, 5:00pm
ZION CITY HALL

I. Call to Order

Chairman Warren called the meeting to order at 5:04pm.

II. Attendance

Present:

Tom Handyside; Marilyn Krieger; Chris Szymanski; Margie Taylor (L); Bill Warren; Juanita Winfrey

III. Approval of Meeting Minutes from October 14, 2013

It was motioned by Ms. Krieger and seconded by Mr. Handyside to approve the meeting minutes with the following edits:

- Page 2, Paragraph 5, Line 3 – Change “2300 & 2400 Sheridan Road” to “2400 & 2500 Sheridan Road.”

Vote: Tom Handyside, aye; Marilyn Krieger, 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

Request: \$77,000

Purpose – Interior repairs and renovations

Ms. Kathy Richards of Mid- American Medical & Rehabilitation Services stated that the building has been sold and Dr. Alex has signed a 15-year lease. She stated that he has no intentions of leaving the building.

Ms. Winfrey asked if the back entrance would be used for disabled patients. Ms. Richards replied yes.

Mr. Szymanski asked what the total cost would be for just the door. Ms. Richards stated that the cost was figured in with the drawings and not by itself.

Ms. Kreiger asked if the new business owners are willing to invest in the building. Ms. Richards stated that he is investing in the doctor by purchasing the building.

Mr. Szymanski asked if Dr. Alex is still planning to open a business venture outside of Zion. Ms. Richards stated Dr. Alex had defaulted on his loan and the bank called the note and made the statement out of embarrassment.

Ms. Winfrey asked why was the owner not able to attend tonight. Ms. Richards stated that he travels quite a bit.

It was motioned by Ms. Taylor and seconded by Mr. Handyside to table this request.

Vote: Tom Handyside, aye; Marilyn Kreiger, aye; Chris Szymanski, no; Margie Taylor, aye; Bill Warren, aye; Juanita Winfrey, abstain.

It was motioned by Ms. Kreiger and seconded by Mr. Handyside to instruct Ms. Richards to return to the TIF Board or Review with the following:

- Copy of Lease and Property Transfer documents
- Itemized cost breakdown for repair of the door
- The new owner of 2640 Sheridan Road

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

At this time, Ms. Margie Taylor left the meeting.

V. Discussion regarding TIF Application Packet
Discussion ensued regarding application changes.

VI. Other Business
There was none.

VII. Public Participation
There was none.

VIII. Adjourn
It was motioned by Mr. Handyside and seconded by Mr. Szymanski to adjourn the meeting at 6:24pm.

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

Minutes approved on _____

Recording Secretary