

**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**

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

**I.     Call to Order**

Chairman Warren called the meeting to order at 5:02pm.

**II.    Attendance**

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

At this time, Chairman Warren asked if Agenda Item 5 to can be changed to  
Item 3.

It was motioned by Ms. Krieger and seconded by Mr. Handyside to move  
Agenda Item 5 to Item 3.

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

**III.   Approval of Meeting Minutes from November 4, 2013**

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

- Page 1, Item IV, Paragraph 2, Line 2 – Change “Mr.” to “Ms.”

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

**IV. Discussion regarding TIF Grant for Zion Police Department.**

Request: \$7000

Purpose: Purchase and installation of wireless surveillance camera in the west parking lot in the 2600 block of Sheridan Road to allow monitoring of area businesses and parking facilities.

Sgt. Alan Lothar of the Zion Police Department stated that the existing system consists of a number of cameras located in area of high activity and/or critical infrastructure. The implementation, maintenance and expansion of the system allows the Police Department to provide a greater level of service and security to the residents and visitors of our community and has been effectively used since the initial installation to deter and intervene in events that are unhealthy to our city.

The addition of a camera in the requested location will greatly aide the Police Department in providing a secure and peaceful environment for the retail district between Shiloh Blvd. and 28<sup>th</sup> Street along Sheridan Road.

It was motioned by Mr. Szymanski and seconded by Mr. Handyside recommend approval of a TIF Grant not to exceed \$7,000.

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. Discussion regarding TIF Application for Mid America Medical and Physical Therapy.**

Request: \$77,000

Purpose: Interior Repairs and renovations

In response to the TIF Board's request for meeting the new owner, a copy of the lease between Dr. Alex and the Value Trend, LLC and an itemized cost breakdown for repair of the door, Ms. Richards stated that the owner travels quite a bit and prepared a letter for the Board stating that she can represent Value Trend on his behalf. She also stated that the owner was uncomfortable providing intimate contract details to a public body. In lieu of the lease, Value Trend submitted an affirmation stating that there is a lease in place with Mid America. Ms. Richards reviewed the itemized cost breakdown submitted by Clint David Construction. She stated that this proposal does not include work for the back of the building as previously submitted.

Ms. Bronson asked Ms. Richards if she is changing her grant request from \$77,000 to \$39,137. Ms. Richards stated yes. Ms. Bronson asked Ms. Richards if she is now asking the Board to consider a grant request in the amount of \$39,137. She said yes.

Mr. Szymanski and Ms. Taylor shared their concerns of not being presented with a lease as they requested. Ms. Richards also expressed her concerns of the process and that the owner believes that the request seemed irregular.

After further discussion, Chairperson Warren called for a motion. None was made.

It was motioned by Mr. Handyside and seconded by Mr. Szymanski to table the request until the lease in its entirety is received.

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

**VI. Discussion regarding Movie Theater Concept**

Director Knabel presented a concept of reopening the Dunes Theater in TIF #3 using a public-private partnership model in which the city would invest in reopening the theater and enter into a lease to purchase agreement with a local movie theater operator for a determined length of time to recapture the investment funds made by the city. The consensus of the TIF Board was in favor of the concept.

**VII. Discussion regarding Restaurant Concept**

Director Knabel stated that the local restaurant is interested in purchasing the old Rooks property. The city may be approached to help offset some of the costs.

The Board shared its concerns of the amount of investment that has been made in the property to date but is willing to consider the concept with more details.

At this time, Mr. Dave Miller left the meeting.

**VIII. Other Business**

1. Discussion regarding TIF Application for Mid America Medical and Physical Therapy.

Ms. Richards stated that Dr. Alex has provided a copy of the lease agreement in its entirety. Copies of the lease were distributed to the Board.

After reviewing the details of the lease, the Board expressed their concerns regarding the inconsistencies between the affirmation letter from the owner stating that there is a 15-year lease and the lease that states it is a three-year lease, renewable.

Mr. Handyside stated that while he agrees with the boards concerns, he believes that this project is still viable.

After further discussion, it was motioned by Mr. Handyside and seconded by Ms. Krieger to recommend approval of a (10) ten year claw back agreement for the cost of the project and architectural fees not to exceed

\$40,000 with forgivable loan provision wherein 1/10<sup>th</sup> will be forgiven annually while the building is occupied pending attorney review of terms.

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

**IX. Public Participation**

There was none.

**X. Adjourn**

It was motioned by Mr. Handyside and seconded by Mr. Szymanski to adjourn the meeting at 7:13.

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

Minutes approved on \_\_\_\_\_

Recording Secretary \_\_\_\_\_