

# 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, July 14, 2014, 5:30pm

ZION CITY HALL

### I. Call to Order

Chairman Warren called the meeting to order at 5:30pm

### II. Attendance

Present: Marilyn Krieger, Dave Miller, Juanita Winfrey, Bill Warren

Late: Chris Szymanski, Margie Taylor

Absent: Tom Handyside

Staff: David Knabel, Director of Finance, City of Zion

### III. Approval of Agenda

It motioned by Ms. Winfrey and seconded by Ms. Krieger to approve the agenda as presented.

Vote: Marilyn Krieger, aye; Dave Miller, aye; Juanita Winfrey, aye; Bill Warren, aye. Motion passes.

### IV. Approval of Meeting Minutes from June 9, 2014

It motioned by Ms. Krieger and seconded by Ms. Winfrey to approve the meeting minutes as presented

Vote: Marilyn Krieger, aye; Dave Miller, aye; Juanita Winfrey, aye; Bill Warren, aye. Motion passes.

A note was made to change the time from 5:00pm to 5:30pm on the published TIF meeting notice.

**V. Consider TIF Grant for IUP Feedstore**

It was motioned by Mr. Miller and seconded by Ms. Krieger to table the IUP's TIF grant until next meeting.

Vote: Marilyn Krieger, aye; Dave Miller, aye; Juanita Winfrey, aye; Bill Warren, aye. Motion passes.

**VI. Consider TIF Grant for It's All Good Coffee & Espresso**

It's all Good is seeking assistance to expand their business model to include a drive through.

Chris Szymanski arrived at 5:34pm.

Ms. Krieger asked for clarification of the equipment that is being requested. Director Knabel stated that the equipment funds would be considered through Economic Development Grant Funds.

Mr. Szymanski asked how does the loan get secured. Director Knabel stated through equipment.

Ms. Krieger asked if the owners have seen increase in business with previous TIF grant funds. Lynn and Andy Angelos stated yes. Mr. Szymanski shared his concerns about the increase in assessed value with the drive through addition. Director Knabel stated that after speaking with the Township Assessor, it was determined that it will be a negligible value.

Margie Taylor arrived at 5:48pm.

After further discussion and review, it was motioned by Mr. Szymanski and seconded by Mr. Miller to recommend approval of the TIF grant proposal submitted to It's all Good by ForHever Builders in an amount not to exceed \$111,200.

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

**VII. Consider TIF Grant for N & T's Restaurant**

Director Knabel stated that he can not discuss purchasing property until he first discusses it with Council in closed session.

It was motioned by Mr. Szymanski and seconded by Ms. Taylor to move forward to council as presented.

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

**VIII. Discussion regarding formal closing procedures for TIF Applications**

Mr. Szymanski stated there are no formal close out procedures regarding TIF applications. He stated that there have been several packets that have been submitted to the TIF Board that were expected to return to the Board, and to date hasn't happened yet.

The Board discussed various time frames for applicants to return to the TIF Board with requested information before an application is deemed closed

It was motioned by Mr. Szymanski and seconded by Ms. Winfrey to consider a TIF Application closed if the applicant met with the TIF Board of Review and the TIF Board of Review requested the applicant bring additional information back to the Board and the applicant has not done so within sixty (60) days.

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

**IX. Other Business**

None

**X. Public Participation**

None

**XI. Adjourn**

It was motioned Ms. Winfrey and seconded by Ms. Krieger to adjourn the meeting at 6:25pm.

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

Recording secretary: \_\_\_\_\_

Minutes Approved : \_\_\_\_\_