

City of Zion
Tax Increment Financing Board of Review

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

Meeting Minutes

REGULAR MEETING OF THE
TAX INCREMENT FINANCING BOARD OF REVIEW
Monday, October 12th, 2015, 6:00pm
ZION CITY HALL

I. Call to Order

Chairman Warren called the meeting to order at 6:02pm.

Present on Roll Call: Marilyn Kreiger, Chris Szymanski, Margie Taylor, Juanita Winfrey, Bill Warren. Tom Handyside and Dave Miller were absent

II. Approval of Agenda

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

Vote: Marilyn Kreiger, aye; Chris Szymanski, aye; Margie Taylor, aye; Juanita Winfrey, aye; Bill Warren, aye. Motion passed

III. Approval of Meeting Minutes from September 24, 2015

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

- Page 1, II. Attendance – Change “Ton” to “Tom”

Vote: Marilyn Kreiger, aye; Chris Szymanski, aye; Margie Taylor, aye; Juanita Winfrey, aye; Bill Warren, aye. Motion passed

IV. Consider TIF Application for Le’Quinne Rice & NMM, LLC

At the last TIF meeting, the TIF Board asked Director Knabel to see if a TIF \$200k loan can extend the life of the TIF and be repaid to the taxing bodies. Staff reported to the Board that per the city attorney, a TIF loan cannot extend the life of the TIF, therefore if there was to be a loan, it would have to be a three (3) year payback schedule.

Rick Delisle, Market Square Hospitality asked if there’s a way to structure the TIF loan over the life of the lease using the Furniture, Fixtures and Equipment as collateral against the 10 year claw back Mr. Szymanski stated that the claw back agreement would be secured by real estate and not Furniture, fixtures &

equipment. Delaine Rogers, Market Square Hospitality, stated that she recalled Ms. Taylor asking that if Mr. Rice was not successful in a year, who would the claw back fall back on and she remembers Director Knabel stating that it would be the building owner. Ms. Rogers asked why wouldn't the claw back apply to this. Mr. Szymanski stated that the grant portion would be a claw back no matter what but it was the \$200k that we were referring to. He also added that he made the suggestion of \$200k because he was not comfortable investing \$400k into this project and wanted to see what was the least amount of money that we could invest into this project to make it happen. Ms. Kreiger added that it really wouldn't be a loan to LeQuoinne but a loan to (Market Square).

Arlene Martin, Martin Financial Group representing LeQuoinne Rice stated that Mr. Rice would be in favor of the \$200k grant and the \$200k loan over a longer period of time based on cash flow projection and start up financials.

Ms. Kreiger commented that the question that remains is whether or not the project will be able move forward with a \$200k grant. She stated that the loan is still a little ambiguous in terms of structure in her opinion.

Ms. Martin stated that we were seeking to get approval from this board and then move forward to the SBA Loan Application process. She asked for clarification on what would the TIF Board propose to Mr. Rice and also added that this would have to be discussed with the Market Square team referencing the claw back provision.

After further discussion, it was motioned by Mr. Szymanski to recommend approval of a \$200k TIF grant and a \$200k loan payable in three years. Motion died for lack of a second

V. Public Participation

There was none.

VI. New Business

There was none.

VII. Adjourn

Bing no further business to come before the TIF Board, it was motioned by Ms. Kreiger and seconded by Ms. Winfrey to adjourn the meeting at 6:21pm.

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