

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, February 8, 2016, 6:45pm
ZION CITY HALL

I. Call to Order

Chairman Warren called the meeting to order at 6:47pm.

II. Attendance

Present: Marilyn Kreiger; Dave Miller; Chris Szymanski (L), Margie Taylor (L), Juanita Winfrey; Bill Warren.

Also present: David Knabel, Director of Finance, City of Zion

Absent: Tom Handyside

III. Approval of Agenda

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

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

IV. Approval of Meeting Minutes from January 11, 2016

It was motioned by Juanita Winfrey and seconded by Ms. Kreiger to approve the meeting minutes with the following changes:

- Page 1, include last sentence in printing.
- Page 2, 4th paragraph, change "I" to "if"
- Page 2, Section VI., 2nd paragraph, change "fir" to "for"

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

V. Consider TIF Application from City of Zion

Director Knabel stated that the Building Department Director went to bid for demolition services for Touhy Lumber. Staff is recommending the lowest bidder, which is Doetsch Contractors for \$73,494.50 and Asbestos project Management for the asbestos removal for \$2,400.00. Director Knabel added that Doetsch Contractors is a local business.

Director Knabel stated that \$40,000 was budgeted in TIF #3 for this demolition project. Mr. Miller asked where the additional money would come from to cover this. Director Knabel stated that he budgeted \$350,000 in TIF 3 for development incentives. The balance to cover the demolition can come from these funds.

After further discussion, it was motioned by Chris Szymanski and seconded by Dave Miller to recommend approval of the request.

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

VI. Discussion regarding Streetscape Improvement Programs

The board discussed different opportunities that the TIF has to address parking, faced work, painting, etc. The Board agreed to hold a workshop on Monday, February 15 at noon.

VII. Discussion regarding TIF Budgets for Fiscal Year

Director Knabel discussed the tentative budget for FY17 with the Board.

VIII. Other Business

There was none.

IX. Public Participation

There was none.

X. Adjourn

It was motioned by Marilyn Kreiger and seconded by Dave Miller to adjourn the meeting at 7:58pm.

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

Tax Increment Finance Board of Review Secretary

Annelle Bronson