

**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 October 14, 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; Chris Szymanski (L); Margie Taylor; Bill Warren; Juanita Winfrey.

Absent: Dave Miller

City Staff: David Knabel, Director of Finance, Sonolito Bronson, Recording Secretary.

**III.   Approval of Meeting Minutes from September 9, 2013**

It was motioned by Ms. Taylor and seconded by Mr. Handyside to approve the meeting minutes as presented.

**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 N & T's Restaurant**

N & T's Restaurant is seeking a TIF Grant in the amount of \$100,000 to help with replacing the dining room floor, replacing the commercial furnace and air conditioning unit on top of the roof, relocating signage for N & T's from the side to the front, installing a new canopy with the business name on it, installation of hot water heaters and remodeling the bathrooms.

Discussion ensued regarding the several outstanding code violations that have yet to be addressed in the building by the property owner.

It was motioned by Ms. Taylor and seconded by Ms. Winfrey to deny the TIF application due to the outstanding building issues with the property owner, but would consider the application when all of the issues have been addressed.

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

**V. Discussion regarding TIF Grant for Road Paving Project**

The City is seeking TIF assistance for a portion of the city's paving project on the frontage road along Sheridan. The total paving project cost is about \$66,000 and it will benefit some residential areas within the city as well as the business corridor, such as IUPs, First Class Firearms and Pizza House. To pave this portion of the frontage road would cost \$20,121.42. The remaining balance will be paid out of the City's Street & Bridge fund for the residential areas within the city.

It was motioned by Mr. Szymanski and seconded by Ms. Krieger to approve a TIF grant in the amount of \$20,121.42 for the frontage road paving project between 2400 & 2500 Sheridan Road.

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

**VI. Other Business**

There was none.

**VII. Public Participation**

There was none.

**VIII. Adjourn**

It was motioned by Ms. Taylor and seconded by Mr. Handyside to adjourn the meeting.

**Vote:** Tom Handyside, aye; Marilyn Krieger, aye; Chris Szymanski, aye; Margie Taylor, aye; Bill Warren, aye; Juanita Winfrey, aye. Meeting adjourned at 6:23pm.

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

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Recording Secretary