

**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, March 10, 2014, 5:30pm
ZION CITY HALL

I. Call to Order

Chairman Warren called the meeting to order at 5:32pm.

II. Attendance

Present:

Tom Handyside; Dave Miller; Margie Taylor, Bill Warren

Staff:

David Knabel, Director of Finance, City of Zion

Absent:

Marilyn Krieger; Chris Szymanski; Juanita Winfrey

III. Approval of Agenda

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

Vote: Tom Handyside, aye; Dave Miller, aye; Margie Taylor, aye; Bill Warren, aye. Motion passed.

IV. Approval of Meeting Minutes from February 3, 2014

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

Vote: Tom Handyside, aye; Dave Miller, aye; Margie Taylor, aye; Bill Warren, aye. Motion passed.

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

Director Knabel stated that It's All Good is seeking assistance to help expand their business. Several options were considered, including building a free-standing kiosk on several parcels within the TIF districts. After speaking with

the city attorneys and the city's engineering department, it was discovered that serious engineering and tax issues would dampen those efforts and city staff preferred the drive through option the best.

At this time, Director Knabel showed several drawings to the TIF Board related to the drive through concept.

Lynn Angelos, owner of It's All Good, stated that this expansion is expected to increase sales. Ms. Angelos stated that they will have to reconfigure some storage space and will need assistance to have architectural drawings done.

It was motioned by Mr. Miller and seconded by Mr. Handyside to recommend approval of a TIF grant in an amount not to exceed \$8000 for architectural drawings.

Vote: Tom Handyside, aye; Dave Miller, aye; Margie Taylor, aye; Bill Warren, aye. Motion passed.

VI. Other Business

1. Review of MidAmerican clawback Agreement

The TIF reviewed the agreement and notated that following changes:

- Change "15 year lease" to "three year lease with option"
- Change "\$40,000" to "not to exceed \$40,000"

VII. Public Participation

There was none.

VIII. Adjourn

It was motioned by Mr. Handyside and seconded by Ms. Taylor to adjourn the meeting at 6:16pm.

Vote: Tom Handyside, aye; Dave Miller, aye; Margie Taylor, aye; Bill Warren, aye. Meeting adjourned.

Approved on: _____

Recording Secretary