

**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, April 14, 2014, 5:30pm  
ZION CITY HALL

**I. Call to Order**

Chairman Warren called the meeting to order at 5:31pm.

**II. Attendance**

Present: Marilyn Krieger, Dave Miller; Margie Taylor, Bill Warren, Juanita Winfrey

Staff:

David Knabel, Director of Finance, City of Zion  
Sonolito Bronson, Recording Secretary

Absent: Tom Handyside, Chris Szymanski

**III. Approval of Agenda**

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

Vote: Marilyn Kreiger, aye, Dave Miller, aye; Margie Taylor, aye; Juanita Winfrey, abstain; Bill Warren, aye. Motion passed.

**IV. Approval of Meeting Minutes from March 10, 2014**

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

Vote: Marilyn Krieger, aye, Dave Miller, aye; Margie Taylor, aye; Juanita Winfrey, abstain; Bill Warren, aye. Motion passed

**V. Discussion regarding FY15 TIF Budget**

Director Knabel distributed draft copies of TIF Budget to the Board for discussion.

He stated that the available funds for potential projects in TIF #1 would be \$180,000. The available funds for potential projects in TIF #3 would be \$475,000. Director Knabel stated that this is what he will be presenting to the Council as part of the City's FY15 overall budget.

It was motioned by Ms. Krieger and seconded by Ms. Winfrey to approve presentation of draft budget of TIF #1 and TIF #3 as presented.

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

**VI. Other Business**

1. Dunes Theater Update

The project is still moving forward. City met with a couple of developers to layout the footprint of what the theater would look like.

2. Mid America Update

Mid America has decided not to agree to the terms set forth in the agreement for TIF assistance. The contract has not been signed.

3. N & T's Update

Staff is still working with N & T's to find a suitable location. More information will be forthcoming.

4. It's All Good update

Staff met with a couple of architects to work on the drive through build out. A cost of the drive through build out will be forthcoming.

**VII. Public Participation**

There was none.

**VIII. Adjourn**

It was motioned by Mr. Miller and seconded by Ms. Taylor to adjourn the meeting at 6:32pm.

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

Approved on: \_\_\_\_\_

\_\_\_\_\_  
Recording Secretary