

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, June 9, 2014, 5:30pm

ZION CITY HALL

I. Call to Order

Chairman Warren called the meeting to order at 5:29pm.

II. Attendance

Present: Marilyn Krieger; Chris Szymanski; Margie Taylor (L); Juanita Winfrey, Bill Warren

Absent: Tom Handyside; Dave Miller

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

III. Approval of Agenda

It was motioned by Marilyn Krieger and seconded by Chris Szymanski to approve the agenda as presented.

Vote: Marilyn Krieger, aye; Chris Szymanski, aye; Juanita Winfrey, aye; Bill Warren, aye. Motion passes.

IV. Approval of Meeting Minutes from April 4, 2014

It was motioned by Marilyn Krieger and seconded and Juanita Winfrey to approve the meeting minutes as presented.

Vote: Marilyn Krieger, aye; Chris Szymanski, pass; Juanita Winfrey, aye; Bill Warren, aye. Motion passes.

V. Discussion regarding TIF Grant for N & T's

Janet Jones introduced several members that were present in the audience, including John Jones, Blake and Lisa Isaacs, and Delaine Rogers. Also in the audience was Ted & Nit Behland, Lola Durken of N & T's Restaurant.

Ms. Jones asked what the Board's long-range plan is for the remainder of the TIF. Director Knabel stated that there are financial obligations that TIF is committed to. Outside of those obligations, the Board is currently discussing

these potential plans. Ms. Jones stated that she, along with John Jones, Blake & Lisa Isaacs and Delaine Rogers plan to help N & T's Restaurant relocate to the hotel and eventually buy them out.

Ted Behland, owner of N & T's shared his thoughts about liquor and his business. He also stated that he doesn't mind them using the name of N & T's until they come up with a name of their own for the restaurant. He stated the family and staff would be willing to show them how things are done until they get started.

Director Knabel asked if room service would be a part of this concept. Delaine Rogers, Manager of the Inn at Market Square said yes. She also stated that catering would be expanded as well. She added that the catering for the hotel is currently being provided by outside caterers.

Ms. Krieger asked if the TIF Grant request is \$500,000. Ms. Jones said yes. Ms. Krieger asked if there is enough parking. Mr. Jones stated that 40% of the hotel's parking is never used. Ms. Rogers added that they currently share the space with N & T's Restaurant patrons. Ms. Krieger asked if the business group is an LLC. Mr. Jones stated that it would become an LLC. Ms. Krieger asked who is the lease agreement between. Ms. Rogers stated that the proposed lease is with N & T's Restaurant and the hotel.

Ms. Taylor asked for clarification of who is part of the group that will be buying out N & T's. Ms. Jones stated that the group is made up of John and Janet Jones, Blake and Lisa Isaacs, Delaine Rogers and Sharon Finkel.

Ms. Krieger shared her concerns of opening the restaurant within one hundred and eleven days from signing the contract. Ms. Rogers stated that the hotel has already invested in some of the plumbing and grease traps in preparation for a restaurant. Mr. Jones added that once the floor is done, it's a matter of setting equipment and painting walls. Mr. Szymanski asked what kind of guarantees would be between the restaurant and the hotel. Ms. Rogers stated that they would be listed as a preferred caterer.

Referring to Article I, Basic Lease Provisions, Section F, Permitted Use in the lease, Mr. Szymanski noted that Section 17:21 referred to in this section is missing from the lease. Ms. Krieger asked who prepared the lease agreement. Ms. Rogers stated that this is a standard lease that was offered to Benvenudos. Referencing Section 17.20 of the lease, Mr. Szymanski noted that it states that the tenant would not be the official or preferred caterer. Ms. Rogers stated that this portion of the lease could be amended. Chairman Warren asked about the Hotel commitment of \$85,000. Ms. Rogers stated that this includes the free rent; pouring the concrete, finish the plumbing, etc.

VI. Discussion regarding TIF Grant for 3077 Sheridan Road

Director Knabel shared an idea for relocation assistance for N & T's in the form of a partial grant and partial loan for the property. No action was taken.

VII. Other Business

Mr. Szymanski stated that he would like to see some type of formal closing on TIF applications.

VIII. Public Participation

Lisa Isaacs stated that she drove down Sheridan Road and counted 15 empty properties. She stated that this breaks her heart because Zion has a lot to offer.

IX. Adjourn

It was motioned by Juanita Winfrey and seconded by Chris Szymanski to adjourn the meeting at 7:30pm. All in favor. Meeting adjourned

Recording Secretary: _____

Approved: _____