

# 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, August 11, 2014, 5:30pm  
ZION CITY HALL

### I. Call to Order

Chairperson Warren called the meeting to order at 5:30pm.

### II. Attendance

Present:

Ton Handyside; Marilyn Krieger; Chris Szymanski; Juanita Winfrey; Bill Warren

Absent: Dave Miller; Margie Taylor

### III. Approval of Agenda

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

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

### IV. Approval of Meeting Minutes from July 14, 2014

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

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

### V. Consider TIF Grant for IUP Feedstore

Debbie Ramsey stated that she is seeking assistance to address the north side of her building that has been exposed due to the demolition of the property north of hers. It is unsightly to look at and she does not have the funds to address it herself.

Director Knabel stated that an Economic Incentive Agreement is needed to protect the investment of TIF incentives.

Mr. Szymanski asked when would the demo be done. Ms. Ramsey said that they are still probing to find sanitation.

Ms. Winfrey asked IUP received any TIF grants. Ms. Ramsey stated that she received a grant in 2008 for \$435.

Chairperson Warren asked which of the submitted proposals would she prefer. Ms. Ramsey stated that she has no preference. Mr. Szymanski asked if she is familiar with any of the contractors that submitted proposals. Ms. Ramsey stated that she is only familiar with Stried Builders.

After further discussion, the general consensus was in support of the project and the Board directed Director Knabel to draft an economic development agreement. It was also the general consensus of the TIF Board to ask Ms. Ramsey to provide references for Robert Morris, along with his license and bonded insurance certificate to the TIF Board within 60 days.

**VI. Discussion regarding It's All Good TIF Agreement**

Director Knabel stated that this is being brought back to the TIF Board because there were no terms in place. Director Knabel recapped the City Council's consensus to support a five year clawback agreement for It's All Good. Mr. Szymanski expressed his support for a ten (10) year clawback agreement.

It was motioned by Mr. Szymanski and seconded by Mr. Handyside to accept the current clawback agreement with It's All Good as presented.

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

**VII. Other Business**

Director Knabel updated the TIF Board on various projects.

Discussion of general rules of clawback terms for ten years will be included in the next TIF agenda.

**VIII. Public Participation**

Director Knabel updated the TIF Board on various projects.

**IX. Adjourn**

It was motioned by Tom Handyside and seconded Marilyn Krieger to adjourn the meeting at 6:25pm. Meeting adjourned.