

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

MEETING OF THE
TAX INCREMENT FINANCING BOARD OF REVIEW
Monday, October 20, 2014, 6:00pm
ZION CITY HALL

I. Call to Order

Chairman Warren called the meeting to order at 6:04pm

II. Attendance

Present: Tom Handyside; Marilyn Krieger; Dave Miller; Chris Szymanski;
Margie Taylor; Juanita Winfrey; Bill Warren

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

III. Approval of Agenda

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

Vote: Tom Handyside; Marilyn Krieger; Dave Miller; Chris Szymanski;
Margie Taylor; Juanita Winfrey; Bill Warren. Motion passed.

IV. Approval of Meeting Minutes from September 26, 2014

It was motioned by Ms. Taylor and seconded by M. Handyside to approve the meeting minutes with the following changes:

- Page 1, Change "Agenda" to "Meeting Minutes"

Vote: Tom Handyside; Marilyn Krieger; Dave Miller; Chris Szymanski;
Margie Taylor; Juanita Winfrey; Bill Warren. Motion passed.

V. Consider Economic TIF Incentive Agreement for N & Ts

After reviewing the draft document of the Economic Incentive Agreement, it was motioned by Mr. Szymanski and seconded by Mr. Handyside to recommend approval of the Economic Incentive agreement in the amount of \$357,000 with \$45,000 for approved expenditures with a claw back of \$357,000 for 15 years.

Vote: Tom Handyside; Marilyn Krieger; Dave Miller; Chris Szymanski;
Margie Taylor; Juanita Winfrey; Bill Warren. Motion passed.

VI. Consider Economic TIF Incentive Agreement for IUP Feedstore

After reviewing the draft document of the Claw Back Agreement, it was motioned by Mr. Handyside and seconded by Ms. Winfrey to recommend approval of the claw back agreement as presented.

Vote: Tom Handyside; Marilyn Krieger; Dave Miller; Chris Szymanski; Margie Taylor; Juanita Winfrey; Bill Warren. Motion passed.

VII. Discussion of TIF Application submitted by Maria Alvarez, 2647 Sheridan Road.

Director Knabel stated that Ms. Maria Alvarez owns operates three businesses in Zion. She has recently purchased the property located at 2647 Sheridan Road that she will use as a banquet hall and the new home of the boutique currently located at 2738 Sheridan. She is seeking assistance with the fire sprinkling system as required per code.

VIII. Other Business

IX. Public Participation

X. Adjourn