

# **City of Zion**

## **Tax Increment Financing Board of Review**

**Bill Warren, Chairperson**

**Margie Taylor**

**Chris Szymanski**

**Tom Handyside**

**Marilyn Kreiger**

**Juanita Winfrey**

**Dave Miller**

## **Meeting Minutes**

REGULAR MEETING OF THE  
TAX INCREMENT FINANCING BOARD OF REVIEW  
Monday, January 12, 2015, 6:00pm  
ZION CITY HALL

### **I. Call to Order**

Chairman Warren called the meeting to order at 6:02pm

### **II. Attendance**

Present: Tom Handyside; Marilyn Kreiger; Dave Miller; Chris Szymanski;  
Juanita Winfrey; Bill Warren

Absent: Margie Taylor

Staff: David Knabel, Sonolito Bronson

Applicants: Lance Cenni via conference call, Steve Kolber, E. John Loberg,  
Chris Orr

### **III. Approval of Agenda**

It was motioned by Chris Szymanski and seconded by Juanita Winfrey to amend the agenda to add the following:

- Discussion regarding Incentive Agreement for IPCC
- Closed Session

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

### **IV. Approval of Meeting Minutes from December 8, 2014**

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

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

### **V. Consider TIF Application for 2770 Sheridan Road**

Lance Cenni petitioned the TIF Board for assistance with a mortgage rate buy-down. He stated that he and his partners have parted ways and he is now the sole owner of the property located at 2770 Sheridan Road. He stated that he is putting between \$60,000 to \$70,000 of work into the building. Mr. Cenni stated that he is concerned with the assessment of the property increasing with the purchase of the property based on assessed valuation.

At this time, Chris Szymanski abstained from voting due to his client-vendor relationship with Lance Cenni.

Director Knabel stated that a rate buy down is an eligible use of funds. He also stated that in a conversation with the assessor he was informed the fair market value would not be considered in the valuation of the property. Mr. Cenni shared his concerns with putting his financial future on the line. Director Knabel asked about the number of jobs the business would create. Mr. Cenni stated that it would start off with 4 outside sales positions and grow from there. Director Knabel mentioned that in light of the information from the assessor, the possibility of the sales tax rebates would be considered in lieu of a rate buy down.

It was motioned by Marilyn Kreiger and seconded by Juanita Winfrey to table this request.

Vote: Tom Handyside, aye; Marilyn Kreiger, aye; Dave Miller, aye; Chris Szymanski, abstain; Juanita Winfrey, aye; Bill Warren, aye. Motion passes.

**VI. Consider Economic TIF Incentive Agreement for 2701 Sheridan Road**

Chris Orr, manager of ATI Physical Therapy petitioned the TIF Board for rehab assistance for 2701 Sheridan Road. He stated that ATI currently has four hundred facilities across twelve states. They have opened forty locations within the last twelve months. He stated that ATI will sign a ten (10) year lease with the owners of the property and has already started working on the inside of the property. Their target opening date is March 23, 2015.

Mr. Orr also stated that signage is very important them. Their foundation serves under-privileged children and they actively support various fundraisers in their communities. They are also a huge sponsor of the Chicago Cubs, Milwaukee Bucks and Milwaukee Brewers, so signage is very important. Director Knabel added that they have met with city staff and staff supports this project.

Marilyn Kreiger asked about the number of jobs ATI will create. Mr. Orr stated that a minimum of 3 to 4 jobs would be created. As business ramps up, more technicians will be added as needed. Marilyn Kreiger asked if there are other businesses that follow ATI. Mr. Orr stated that it is hard to say. While they are normally located in a grocery anchored strip center, this particular property is unique as it is a stand-alone building.

Chris Szymanski asked if there are plans to consider local contractors for the work. E. John Loberg stated yes.

It was motioned by Chris Szymanski and seconded by Dave Miller to recommend approval of request in an amount not to exceed \$165,015 with the invitation to provide local contractors the opportunity to bid on the project.

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

**VII. Discussion regarding Incentive Agreement for IPCC**

Director Knabel stated that IPCC contacted Zion about 8 to 12 months ago in search of a property to expand their facilities after months of discussion, IPCC decided to stay in their current location. Recently they have been awarded a large contract that will require them to expand and have shown interest in Trumpet Park.

Director Knabel asked if the Board would be interested in offering an incentive package to IPCC similar to what was created for project Neptune. The Board stated yes.

**VIII. Closed Session**

At this time, it was motioned by Tom Handyside and seconded by Chris Szymanski to adjourn to closed session at 7:20pm.

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

It was motioned by Marilyn Kreiger and seconded by Juanita Winfrey to reconvene the regular meeting at 7:45pm with all members present.

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

**IX. Other Business**

Director Knabel stated that he would like to discuss the budget at the February meeting.

**X. Public Participation**

There was none

**XI. Adjourn**

It was motioned by Dave Miller and seconded by Marilyn Kreiger to adjourn the meeting at 7:53pm.

Vote: Tom Handyside, aye; Marilyn Kreiger, aye; Dave Miller, aye; Chris Szymanski, aye; Juanita Winfrey, aye; Bill Warren, aye. Meeting adjourned.

Minutes recorded by 