

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, April 13, 2015, 5:30pm
ZION CITY HALL

I. Call to Order

Chairman Warren called the meeting to order at 5:40pm.

II. Attendance

Present:

Tom Handyside (L), Marilyn Kreiger, Dave Miller, Chris Szymanski, Juanita Winfrey, Bill Warren. Also present were David Knabel, Director of Finance, Sonolito Bronson, Recording Secretary and Andy Angelos, Owner of It's All Good Coffee & Espresso

Absent:

Margie Taylor

III. Approval of Agenda

It was motioned by Ms. Kreiger and seconded by Ms. Winfrey to approve the agenda as presented.

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

IV. Approval of Meeting Minutes from February 9, 2015

It was motioned by Mr. Szymanski and seconded by Marilyn Kreiger to approve the meeting minutes with the following changes:

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

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

V. Consider TIF Application for It's All Good Coffee & Espresso per Lynn and Andy Angelos

Andy Angelos, co owner of It's All Good, stated that during the process of installing the drive through, tanks were discovered on the property.

Referencing the Summary included in the TIF packet, a Phase II study was performed that the owners of It's All Good paid for in order to obtain the mortgage for the property in 2003. The Phase II results documented that the

site was clean with no contamination and no tanks in the ground. During the process of installing footings for the drive through, heating oil tanks were discovered. After seeking the advice of Environmental Testing & Consulting, the owners contacted the State of Illinois to inform them of the discovery. Per the law, It's All Good did not have to remove the tank or remediate the soil around it because this tank was there before 1973. Since this was directly in the way of where the footing for the drive through were going to be, the services of Environmental Testing and Consulting, Inc and Tsarpalas were retained. While remediating and testing the soil around the first tank, the excavator discovered a second tank. The owners informed the State that a second tank was discovered. The owners have borrowed over \$63,000 from a family member and have personally paid \$3000, to cover the expenses associated with the excavation and remediation of the tanks. Request is made in the amount \$66,815 to be added to our original 2014 TIF Grant of \$111,200.

Mr. Miller asked whom was the property purchased from. Mr. Angelos stated that it was sold to them by the City. Mr. Angelos stated that the company who originally did the Phase II is no longer in business.

Mr. Angelos added that Environmental Testing & Consulting and Tsarpalas said that he should go back to where he bought the building. Mr. Angelos said that while this is not what he wants to do, retaining an attorney could be the next thing that we do.

Mr. Szymanski asked would the company have to have been insured. Director Knabel stated that they probably would have been. Mr. Angelos added that they are still moving forward and they have a target opening date of June 6th.

Mr. Szymanski expressed how he feels that there are some opened actions that should be explored.

Director Knabel asked if the contractors have been paid. Mr. Angelos stated yes. He added that there is one invoice pending payment. Mr. Miller asked Mr. Angelos how much time do you have before you have to start repaying the loan. Mr. Angelos stated that when the request was made, the family member asked how would we repay them back and in talking with them, the word "bankruptcy" came up a few times. Mr. Angelos stated that this is not the route we want to take. He added that they haven't been pressed yet.

After further discussion, it was motioned by Mr. Szymanski and seconded by Ms Kreiger to approve the request with the following conditions:

- It's All Good exhaust all efforts to contact the insurance company to see if any losses can be recouped based on the Phase II study and provide verification of efforts; and
- The TIF Agreement has a ten-year claw back.

Mr. Angelos objected to the ten-year claw back.

At this time, Mr. Handyside joined the meeting. Chairman Warren asked to have Mr. Handyside brought up to speed.

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

VI. Consider TIF Application for First Class Firearms

Due to the absence of the applicant, it was motioned by Mr. Szymanski and seconded by Ms. Winfrey to table the request.

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

VII. Discussion of FY16 Budget for TIF #1 & TIF #3 per Director Knabel

Director Knabel updated the Board on the FY16 budget for TIF #1 & TIF #3.

It was motioned by Mr. Handyside and seconded by Ms. Winfrey to approve the budget as presented.

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

VIII. New Business

There was none.

IX. Adjourn

It was motioned by Ms. Winfrey and seconded by Mr. Handyside to adjourn the meeting at 6:42 pm.

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

Recorded by: _____