

**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, May 11, 2015, 5:30pm  
ZION CITY HALL

**I. Call to Order**

Chairman Warren called the meeting to order at 5:32pm.

**II. Attendance**

Present: Tom Handyside via phone, Marilyn Kreiger, Dave Miller (L), Chris Szymanski, Margie Taylor (L), Juanita Winfrey, Bill Warren.

Also present: David Knabel, Director of Finance, City of Zion

**III. Approval of Agenda**

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

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

**IV. Approval of Meeting Minutes from April 13, 2015**

It was motioned by Ms. Kreiger and seconded by Ms. Winfrey to approve the meeting minutes with the following changes:

- Item V, Page 2, Paragraph 1 – Change “\$3” to “\$3,000”

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

**V. Consider TIF Application for First Class Firearms**

Request: \$18,500

Purpose: Rear parking expansion with dumpster pad & fence.

Craig Bricco, owner of First Class Firearms, stated that he purchased the property in 2008. He stated that the property did not have a pad enclosure prior to purchase in 2008 but the Code now requires it. Mr. Bricco pointed out that there are several other businesses located along Sheridan Road that do not have their dumpsters enclosed or on a pad. He stated that in addition to the pad for the dumpster enclosure, he would like to add additional parking spaces. Mr. Szymanski asked if the pad is half the cost of the entire project. Mr. Bricco stated yes.

Margie Taylor arrived at 5:41pm.

Mr Szymanski asked how many parking spaces will be added if this is approved. Mr. Bricco said six (6).

Tom Handyside arrived at 5:44pm.

Mr. Szymanski expressed his concerns for setting precedence for paying for dumpsters with TIF funds.

Tom Handyside arrived at 5:44pm

After further discussion, it was motioned by Ms. Kreiger and seconded by Mr. Handyside to approve the request contingent upon investigation of whether or not the dumpster pad is a valid use of TIF funds in an amount not to exceed \$18,500.

Vote: Tom Handyside, aye, Marilyn Kreiger, aye; Chris Szymanski, aye; Margie Taylor, pass; Juanita Winfrey, aye; Bill Warren, aye. Motion passes.

**VI. Consider TIF Application for Debby Kate LLC**

Request: N/A

Purpose: Install siding, insulation, repair cracks for 2429 Sheridan Road Debby Ramsey, owner of Debby Kate LLC stated that in 2014 she was approved for a \$7500 TIF Grant. She was unable to complete the project due to the chosen contractor backing out of the project. In February of 2015, the pipes burst in the upstairs portion of the property due to lack of insulation since the building to the north was torn down. She stated that she is now requesting additional funding to help with repair from the pipe damage. She also stated that the contractor had concerns about encroaching onto the adjacent property, which is currently owned by the bank. She has tried to contact the owners for permission but has not been successful.

After further discussion, it was motioned by Mr. Handyside and seconded by Mr. Szymanski to table the request. The TIF Board also asked city staff to help Ms. Ramsey identify the property owner for the adjacent property.

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

Dave Miller arrived at 6:01pm

**VII. Consider TIF Application for Le'Quoinne Rice & NMM, LLC**

Request: \$450,000

Purpose: Build out of vacant space

LeQuoinne Rice, owner of 1901 Public House shared his experience in hospitality and why the space at 2723 Sheridan Road would be ideal. Arlene Martin of Martin Financial Resources stated that this is a great opportunity for the hospital and the hotel. She referred to the revenue projections in the packet and spoke to the financial strength of 1901 Public

House over the first three years. After further discussion, it was the consensus of the TIF Board to reschedule a meeting when the applicant has obtained two more bids.

**VIII. Public Participation**

There was none.

**IX. New Business**

Director Knabel stated that he would be meeting with new elected members of the council soon to discuss the budget.

**X. Adjourn**

It was motioned by Ms. Winfrey and seconded by Mr. Warren to adjourn the meeting at 6:48pm.

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