

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, June 8, 2015, 5:30pm
ZION CITY HALL

I. Call to Order

Chairman Warren called the meeting to order at 5:34pm.

II. Attendance

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

Also in attendance: Sonolito Bronson, Recording Secretary

III. Approval of Agenda

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

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

IV. Approval of Meeting Minutes from May 11, 2015

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

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

V. Consider TIF Application for Cenni Tile & Carpet

At this time, Mr. Szymanski stated that because of the working relationship he has with Lance Cenni, he will refrain from the discussion.

Mr. Lance Cenni, owner of Cenni Tile & Carpet submitted a request to the TIF board in an amount of \$64,995. The funds will be used to offset the costs of doing renovations to the building which would include making changes to

the lighting, HVAC, awnings and other needed improvements inside and outside the building.

After reviewing the application and further discussion, it was motioned by Ms. Kreiger and seconded by Mr. Miller to recommend approving the application in an amount not to exceed \$60, 175.

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

VI. Consider TIF Application for Debby Kate LLC

At the TIF meeting held on May 11, 2015, the board tabled Ms. Ramsey's request and asked the city staff to help identify the owner of the adjacent property. It was discovered that NorStates bank currently owns the property but they are not willing to allow encroachment on to their property. She stated that Gary Lloyd has come up with a solution that will repair and insulate her building.

After further discussion, it was motioned by Mr. Miller and seconded by Ms. Taylor to recommend approval of the application in an amount not to exceed \$32,550 contingent upon approval of building permits for the work.

6

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

VII. Public Participation

There was none.

VIII. New Business

There was none.

IX. Adjourn

It was motioned by Mr. Szymanski and seconded by Mr. Handyside to adjourn the meeting at 6:28pm.

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

Recording Secretary _____