

**City of Zion**  
**Tax Increment Financing Board of Review**

**Bill Warren, Chairperson**

**Margie Taylor**

**Chris Szymanski**

**Tom Handyside**

**Marilyn Kreiger**

**Juanita Winfrey**

**Dave Miller**

**Agenda**

REGULAR MEETING OF THE  
TAX INCREMENT FINANCING BOARD OF REVIEW  
Friday, February 9, 2015, 6:00pm  
ZION CITY HALL

- I. **Call to Order**
  
- II. **Attendance**
  
- III. **Approval of Agenda**
  
- IV. **Approval of Meeting Minutes from January 12, 2015**
  
- V. **Approval of Closed Session Meeting Minutes from January 12, 2015**
  
- VI. **Approval of Meeting Minutes of January 16, 2015**
  
- VII. **Consider TIF Application for Zion Police Department**
  
- VIII. **Consider Economic Incentive Agreement for N & T's**
  
- IX. **TIF Budget Update**
  
- X. **Adjourn**

**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.

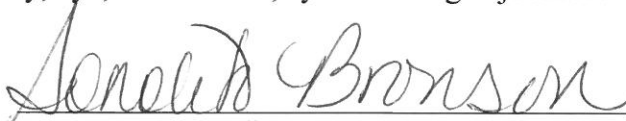
**X. Public Participation**

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.

  
Recording Secretary

**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**

CLOSED SESSION MEETING OF THE  
TAX INCREMENT FINANCING BOARD OF REVIEW  
Monday, January 12, 2015, 7:20pm  
ZION CITY HALL

**I. Call to Order**

Chairman Warren called the meeting to order with all members present.

**II. Discussion regarding purchase of 3318 Sheridan Road**

The Board discussed purchasing 3318 Sheridan Road for a potential development site.

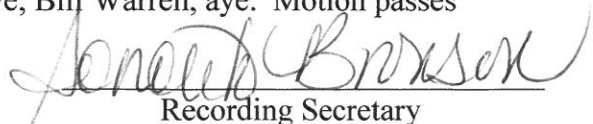
**III. Discussion regarding purchase of 3340 Sheridan Road, 3319 Emmaus Ave & 3336 Colgate Avenue**

The Board discussed purchasing 3340 Sheridan Road, 3319 Emmaus Avenue and 3336 Colgate Avenue for a potential development site.

**IV. Adjourn**

It was motioned by Marilyn Kreiger and seconded by Juanita Winfrey to adjourn the closed meeting at 7:45pm.

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

  
Recording Secretary

**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**

SPECIAL MEETING OF THE  
TAX INCREMENT FINANCING BOARD OF REVIEW  
Friday, January 16, 2015, 12:00noon  
ZION CITY HALL

**I. Call to Order**

Chairman Warren called the meeting to order at 12:04pm

**II. Attendance**

Present: Marilyn Kreiger; Dave Miller; Juanita Winfrey; Bill Warren

Absent: Tom Handyside; Chris Szymanski; Margie Taylor

City Staff: David Knabel, Sonolito Bronson

A quorum was present.

**III. Approval of Agenda**

It was motioned by Dave Miller and seconded by Marilyn Kreiger to approve the agenda as presented.

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

**IV. Consider purchase of 3318 Sheridan Road**

Director Knabel stated that the appraisal for the property came in at \$160,000. Dave Miller asked if TIF is paying for the environmental reports. Director Knabel stated yes. Director Knabel also stated that there is a due diligence grace period until April 30<sup>th</sup>. The city attorney has reviewed and approved the contract.

It was motioned by Marilyn Kreiger and seconded by Juanita Winfrey to recommend the purchase of 3318 Sheridan for \$160,000 plus costs.

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

**V. Consider purchase of 3340 Sheridan Road,**

Director Knabel stated that the property totals 2.5 acres. It will be in February 3<sup>rd</sup>'s council agenda. The environmental reports are done and are awaiting review. The asking price is \$460,000 contingent upon review of the environmental.

It was motioned by Marilyn Kreiger and seconded by Dave Miller to recommend the purchase of 3340 Sheridan Road for \$460,000.

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

**VI. Adjourn**

Being no further business before the TIF Board, it was motioned by Miller and seconded by Juanita Winfrey to adjourn the meeting at 12:21pm.

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

  
Recording Secretary

# **CITY OF ZION TAX INCREMENT FINANCING**

## **Application Packet**



**William Lane Harrison, Mayor**

**For information regarding this packet, please contact:**

**Sonolito Bronson  
Economic Development Coordinator  
(847) 746-4056  
sonolitob@zion.il.us**



# **EXHIBIT A**

## **Business Plan**

# EXHIBIT A

## Business Plan

The Zion Police Department currently maintains and operates a remote video camera system composed of 16 cameras. Eight of the 16 cameras are positioned between Shiloh Blvd and 29th St along Sheridan rd and adjacent business parking lots. Two cameras are also located at the Metra train station, one inside the station and another monitoring the parking lot. In total, the Department monitors 10 cameras focused on the business and retail district of the City.

The system is aging and five of the cameras have reached end of life and have become problematic, as has the main server. The Department seeks to replace the aging cameras and server through TIF, allowing for the Department's continued support of a safe, unrestricted downtown. In general the cameras have gone un-promoted despite having been a benefit in providing evidence in area crimes and serving to a lesser extent as a deterrent. It would be advantageous at this point to conduct a media push of the cameras and their effectiveness. Additionally, as discussed in prior proposals to the TIF Board, a free WI-FI network is needed to promote the business district and encourage greater patronage of local business. The Department also requests that the TIF Board approve funds for the implementation of a WI-FI network encompassing the 2600-2700 blocks of Sheridan rd and the retail parking lots and the Metra train station. The two projects would serve to improve the shopping experience at area businesses and provides a marketing opportunity for both the City and area businesses.

The installation of the proposed WI-FI network and the replacement of the obsolete cameras and server would be performed by the Department's current vendor, Current Technology Corporation (CTC). The Department initially partnered with CTC following the award of a grant from the Department of Homeland Security to install remote cameras at the Zion Nuclear station, approximately 15 years ago.

## **EXHIBIT B**

Names and Biographical Information of all principles involved.  
(Use a separate sheet for each person.)

## **EXHIBIT C**

Summary of your experience and knowledge related to this business.

**EXHIBIT D**  
TIF Assistance Request Form

# Tax Increment Financing Assistance Application

**Applicant Name:** Zion Police Department  
**Address:** 2101 Salem Blvd Zion, IL 60099  
**Phone:** 847-872-8000, direct 847-746-4077      **email:** [alanl@zion.il.us](mailto:alanl@zion.il.us)

**Business Name:** Zion Police Department  
**Is this and new business?:** NO  
**If no, please provide your previous address:** 2828 Sheridan Rd Zion, IL 60099  
**Why are you relocating?:** Relocation is not requested.  
**Total number of employees?:** approximately 70

**Address of location to be considered for assistance:** Metra train station and the 2600-2800 blocks of Sheridan rd.

**Do you own or rent this location?** own

*Building owner information omitted:*

**Amount of TIFF assistance you are requesting?**

**Detailed breakdown of the funds use as requested:**

Replace 5 end of life PTZ cameras	\$22,428.55
Replace 1 end of life computer server	\$11,807.00
Install WI-FI network	\$18,932.92

**Total:                    \$53,165.47**

*Three Proposals, jobs created and average hourly wage omitted.*

*Property owners section omitted.*

The undersigned certifies that all information provided in this application is true and correct to the best of the undersigned's knowledge. The undersigned authorizes the City of Zion TIF Board to check references and verify financial information submitted in this application. The undersigned also agrees to provide any additional information as may be requested by the City of Zion TIF Board of Review after the filing of this application.

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Sgt Alan Lother Zion Police Department

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February 3, 2015

**EXHIBIT E**

At least (3) proposals and drawings

Date 02/02/15  
 Quote # CTCQ12414-03  
 Quoted By KBonner

Current Technologies  
 1423 Centre Circle  
 Downers Grove, IL 60515  
 630.388.0240  
 fax: 630.388.0241  
 currenttech.net



Quote | Order Form

**Sold To:**

Zion Police Department  
 Alan Lothar  
 2101 Salem Boulevard  
 Zion, IL 60099  
 United States

Phone: 847-872-8000  
 Fax: 847-746-4088  
 alanl@zion.il.us

**Ship To:**

Zion Police Department  
 Alan Lothar  
 2101 Salem Boulevard  
 Zion, IL 60099  
 United States

Phone: 847-872-8000  
 Fax: 847-746-4088  
 alanl@zion.il.us

Line #	Description	Qty	Unit Price	Ext. Price
1	AP1130 outdoor antenna kit (2x2.4Ghz 5dBi and 2x5Ghz 5dBi)	7	\$ 112.50	\$ 787.50
2	AP1130, outdoor rated, 2 radio 2x2 802.11a/b/g/n/ac, 1 10/100/1000, FCC regulatory domain, without power supply	7	\$ 786.94	\$ 5,508.58
3	HiveManager Online Express or Enterprise for one AP1130 for three years, includes 24x7 Phone support, software subscription, and customer portal access	7	\$ 202.50	\$ 1,417.50
4	CAT 6 23/4PR CAT6+ CMR 1M RLBX YLW	0.5	\$ 130.00	\$ 65.00
5	HP 1920-8G-PoE+ (65W) Switch	7	\$ 311.36	\$ 2,179.52
6	Installation charge for Wireless Mesh devices	1	\$ 4,728.82	\$ 4,728.82
7	(8) Pole Equipment Installation			
8	(22) Configuration			
9	Misc connectors and supplies			
10	Truck charge			
11	Barracuda Firewall X300	1	\$ 1,999.00	\$ 1,999.00
12	Barracuda Firewall X300 1 Year Energize Updates	1	\$ 359.00	\$ 359.00
13	Barracuda Firewall X300 1 Year Instant Replacement	1	\$ 449.00	\$ 449.00
14	Web Security	1	\$ 359.00	\$ 359.00
15	Installation of Firewall and Setup	8	\$ 135.00	\$ 1,080.00
			<b>Total</b>	<b>\$ 18,932.92</b>



Any lease payments shown are estimates only and final figures will be provided by third party lender subject to credit approval. The purchase of products and/or services from Current Technologies are subject to the standard terms and conditions located at the following URL: <http://www.currenttech.net/terms.pdf> By signing this Quote/Order Form you are agreeing that you have read and agreed to the terms and conditions.

All software renewals require prepayment. Hardware/Software orders over \$2,500 require 50% payment up front, 50% due within 15 days of receipt. Pricing valid for 30 days from date of quotation. Labor not included unless explicitly stated in writing. All Labor figures are estimates and only actual hours will be billed unless otherwise noted.

Shipping/Handling & applicable sales tax are not included in this quote and will be Invoiced.

Quote # CTCQ12414-03

Agreed and Accepted:

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Zion Police Department	Date	PO #
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Ordering Instructions: Email to: [orders@currenttech.net](mailto:orders@currenttech.net) or Fax to: 630-388-0241

Date 01/30/15  
 Quote # CTCQ13949  
 Quoted By Inemann

Current Technologies  
 1423 Centre Circle  
 Downers Grove, IL 60515  
 630.388.0240  
 fax: 630.388.0241  
 currenttech.net



Quote | Order Form

**Sold To:**

Zion Police Department  
 Alan Lothar  
 2101 Salem Boulevard  
 Zion, IL 60099  
 United States  
 Phone: (847) 872-8000  
 Fax:  
 alanl@zion.il.us

**Ship To:**

Zion Police Department  
 Alan Lothar  
 2101 Salem Boulevard  
 Zion, IL 60099  
 United States  
 Phone: (847) 872-8000  
 Fax:  
 alanl@zion.il.us

Line #	Description	Qty	Unit Price	Ext. Price
1	<b>Cameras</b>			
2	Pole Camera Replacement	1	\$22,428.55	\$22,428.55
3	(5) Axis Q6044-E Outdoor Pan Tilt Zoom Camera - 720p HDTV, 30x Optical Zoom, High Power over Ethernet, Vandal-Resistant, Electronic Stabilization, Automatic Defog			
4	(5) Axis T91A67 Pole Bracket			
5	(5) 14x12x7 Inch 120 VAC Weatherproof Enclosure w/ Dual Fan Solid State Controller			
6	(5) Misc cables, connectors, fasteners, cable management and weatherproofing. (per device)			
7	(5) Camera/AP Pole Installation Labor (Per Pole)			
8	(3) Truck/Lift Rental			
9				
10	<b>Server</b>			
11	Recording Server Replacement	1	\$11,807.00	\$11,807.00
12	PowerEdge R730 3 Ghz Quad Core Processor 16GB RAM (2) 300GB 10K SAS Drives RAID 1 for OS Drive (5) 4TB SATA Drives in RAID 6 providing approximately 14TB of usable disk space Attached Email specs on server			
13	(16) Surveillance Labor to install Replacement Server			



# City of Zion – Municipal Public Wifi Current Technologies – March 2014



**EXHIBIT F**  
Professional References

## Request for Taxpayer Identification Number and Certification

**Give form to the  
requester. Do not  
send to the IRS.**

Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return)	
	Business name, if different from above	
	Check appropriate box: <input type="checkbox"/> Individual/ Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Other ▶	
	<input type="checkbox"/> Exempt from backup withholding	
	Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
City, state, and ZIP code		
List account number(s) here (optional)		

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number

OR

Employer identification number

**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

### Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. person (including a U.S. resident alien).

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. (See the instructions on page 4.)

<b>Sign Here</b>	Signature of U.S. person ▶	Date ▶

### Purpose of Form

A person who is required to file an information return with the IRS, must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

**U.S. person.** Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee.

In 3 above, if applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

**Note.** If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

For federal tax purposes, you are considered a person if you are:

- An individual who is a citizen or resident of the United States,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States, or
- Any estate (other than a foreign estate) or trust. See Regulations sections 301.7701-6(a) and 7(a) for additional information.

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,