



AGENDA

JOINT REVIEW BOARD

APRIL 25, 2025

1:00 P.M.

**DEKALB POLICE DEPARTMENT
700 W. LINCOLN HIGHWAY
TRAINING ROOM – 2ND FLOOR
DEKALB, ILLINOIS**

A. Call to Order

B. Roll Call

City of DeKalb – Bill Nicklas*

DeKalb Community Unit School District #428 – Armir Doka*

DeKalb County – Derek Hiland / Liam Sullivan*

DeKalb County Forest Preserve – Terry Hannan

DeKalb Park District – Paul Zepezauer*

DeKalb Public Library – Emily Faulkner

DeKalb Township – Mary Hess*

DeKalb Township Road and Bridge District – Craig Smith

Kishwaukee College #523 – Jill Fletcher*

Kishwaukee Water Reclamation District – Mark Eddington

Public Member – Larry Berke*

C. Approval of the Agenda

D. Approval of the Minutes

1. Joint Review Board Meeting Minutes of October 25, 2024.

E. Public Participation

F. Presentation of the First Quarter FY2025 TIF Financials.

G. Update on Current TIF #3 Projects

H. New Business – None.

I. Next Meeting: July 25, 2025.

J. Adjournment

(Note: Immediately following adjournment of this meeting, another will be held regarding TIF #4; click [here](#) for agenda.)

TO: City of DeKalb – Bill Nicklas*
DeKalb Community Unit School District #428 – Armir Doka*
DeKalb County – Liam Sullivan*
DeKalb County Forest Preserve - Terry Hannan
DeKalb Park District – Paul Zepezauer*
DeKalb Public Library - Emily Faulkner
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Kishwaukee College #523 – Jill Fletcher*
Kishwaukee Water Reclamation District - Mark Eddington
Public Member - Larry Berke*

FROM: Bill Nicklas, City Manager

DATE: April 11, 2025

RE: Background Notes for the April 25, 2025, TIF #3 JRB Agenda

The following notes provide background to the items on the published Joint Review Board (JRB) agenda.

Approval of Minutes

The minutes from the October 25, 2024, meeting are attached for the Board's review and approval.

Presentation of First Quarter FY 2025 TIF Financials

The following reports are attached for the Board's review:

- TIF #3 Income Statement Summary as of 3/31/2025.
- TIF #3 Revenue & Expenditure Report (budget vs. actual) YTD through 3/31/2025.
- TIF Project Tracker as of 3/31/2025.

Update on Current TIF #3 Projects

Architectural Improvement Program (AIP) Summary

Property owners whose properties fall within the TIF #3 district boundaries may apply for limited incentives up to a maximum of \$25,000 based on a three-tiered list of reimbursable expenses. Between January 1 and March 31, 2025, the City Council did not approve any new AIP grants.

Major Project Summary

On February 5, 2025, the Joint Review Board was informed about two downtown TIF grant applications that exceeded the \$25,000 AIP grant limit. Both identified the need for assistance

* Indicates voting membership

with the installation of life safety features in downtown commercial spaces that were required if the vacant spaces were to be restored to active use. The life-safety improvements at the heart of both proposals centered on the installation of required fire sprinkler systems and related connections to central fire alarm systems. The two TIF funding proposals were considered essential by the applicants if the vacant commercial spaces were to be restored to successful gathering places for food, drink and entertainment, given the locally-adopted sprinkling requirements. The February 5 background report invited JRB review and support for the two impactful downtown projects.

A. Background – 206 E. Lincoln Highway

The first project concerned most of the commercial space once occupied by the Eduardo's Restaurant at 206 E. Lincoln Highway. A previous Council authorized a \$216,800 TIF forgivable loan for the TIF-eligible expenditures associated with the rehabilitation of the second floor of this building on February 24, 2020, after several months of public discussion. That loan was to be amortized primarily from increased property taxes associated with the four (4) second floor apartments, but sales tax proceeds were also expected once the former restaurant space was re-occupied. Based on consultation with the DeKalb Township Assessor at the time, it was determined that the EAV of the building after the full build-out of the four apartments would increase by about \$45,000 to \$50,000 per unit or, conservatively, about \$180,000. Based on City-wide aggregate tax returns at the time, it was estimated that over a term of 10 years, property taxes and potential sales taxes from a re-occupied first floor restaurant would more than cover the loan amortization. In March 2020 the government-imposed constraints on restaurant service owing to the COVID pandemic stopped any effective marketing of the first-floor space for several years.

After the February 2020 agreement was approved, the aggregate City property rate decreased every year. Additionally, because the lower level of the building at 206 E. Lincoln Highway had been vacant, the entire building was under-assessed after the City TIF agreement was approved. The "what if" as to the fair market value and full assessment upon final buildout of the first and second floors was impossible to precisely determine but, using the Council's logic from early 2020 with respect to a total assessment value on full build-out, the estimated pay-back timing was fairly accurate, as shown in the table below:

Year	Rate	Multiplier	New EAV x Multiplier	Taxes
2019	11.73464		180,000*	\$ 21,122.35
2020	11.49927	1.0409	187,362	\$ 21,545.26
2021	11.06394	1.0162	190,397	\$ 21,065.44
2022	10.11155	1.0662	203,002	\$ 20,526.60
2023	9.41278	1.0953	222,348	\$ 20,929.09
2024	8.1018	1.1469	255,010	\$ 20,660.44
				\$ 125,849.19

*2020 estimate

No sales tax revenues were included in the table above. Even if the aggregate property tax rate level flattens in the next year or so, the pace of re-payment of the forgivable loan based on property taxes alone would re-amortize the initial TIF loan within the 10-year term. It should be noted in this context that City policy prohibits further application for TIF assistance within five years of the original TIF approval. The 5-year mark for the Balli forgivable loan was coincidentally reached on February 24, 2025.



The TIF Application

The applicant was Tim Cottingim on behalf of the Balli ownership group. Mr. Cottingim owns and operates the Iniga Pizzeria Napoletana, an Italian-style restaurant in Ottawa, Illinois. The restaurant features a full bar (similar to the bar layout in the former Eduardo's space) and an open-hearth pizza oven. The proposed restaurant sprinkler requirement was especially pertinent given the open-hearth specialty.

Mr. Cottingim estimated the overall cost of the reinvigoration of the first-floor commercial space at 206 E. Lincon Highway would reach about \$168,000. Estimates for the installation of a new automatic sprinkler system including the extension of a new fire service line into the basement from S. Second Street and the installation of an automatic fire alarm system totaled \$98,000. Other improvements such as plumbing, electrical, carpentry, painting, floor repairs, ceiling repairs, signage, etc. totaled \$70,000, for an overall cost of \$168,000 (excluding items such as tables, chairs, appliances and other "personal" goods which are not TIF-eligible).

Mr. Cottingim requested a TIF forgivable loan in the amount of \$98,000 to be amortized by sales tax revenues over a term of 10 years. The permitted occupancy load for the proposed Iniga Restaurant is approximately 200 persons. Average daily customers at the proposed location in downtown DeKalb could only be roughly estimated, but the following variables were considered:

- Average bill of \$25
- 305 working days a year (which subtracts one day a week plus some holidays)
- 200 customers per day, Thursday, Friday and Saturday; 100 customers per day the other three days a week (for an average of 150 over 6-day weeks)
- Gross sales are multiplied by 4.75% (1% MROT, 1.75% home rule and 2% restaurant bar tax)
- Estimated annual sales: \$1,143,750
- Estimated annual tax revenue: \$54,328
- Estimated sales tax revenue over ten years: \$543,280

In the interest of transparency, the TIF #3 intergovernmental agreement obliges the City to review "major" TIF initiatives in excess of the \$25,000 "Architectural Improvement Program" (AIP) grants with the TIF #3 Joint Review Board at least 14 calendar days prior to final Council action. Pending a JRB consensus in support of the TIF application described in detail above, the City Manager provided only an initial Council review of the proposed \$98,000 forgivable TIF loan with a term of 10 years on February 10. The JRB responded to the February 5 mailing in support of the proposal and this result was brought back to the Council on February 24 before their vote.

B. Background – 323 and 333 E. Lincoln Highway

Long Family Management, LLC controls the properties at 323 and 333 E. Lincoln Highway, formerly known as "McCabes." The familiar structure at 323 E. Lincoln Highway is over 125 years old and has a remarkable architectural appearance that echoes the Second Empire style with arched third-floor windows and a second story balcony. The second floor has continuously housed five (5) apartments for the past fifty years, the third floor once featured a ballroom, and the first floor was a favorite tavern and bar for generations of young and old until it was closed in the late 1990s. The two-story structure at 333 E. Lincoln Highway has two (2) second floor apartments and a vacant first floor. All of the second floor apartments are currently leased and no substantial remodeling is intended for these residential uses at present.



The Long family was interested in reviving commercial uses in both buildings. The cavernous, vacant space on the first floor of 323 E. Lincoln Highway extends through existing fire doors into the first floor vacant space at 333 E. Lincoln Highway. The conjoined first floor spaces of 323 and 333 E. Lincoln Highway afford an opportunity for a grand entertainment venue. Aside from bringing the plumbing, heating and electrical up to more current standards, the intended “Assembly” uses on the first floors of both buildings and the third floor of 323 E. Lincoln Highway fall within building code parameters that require a new automatic sprinkler system as well as an automatic (versus manual hand-pull) alarm system.

Based on estimates shared with City staff, the overall upgrade of 323 and 333 E. Lincoln Highway might reach \$1.1 million in cost. The cost to re-open an entertainment venue on the third floor of 323 E. Lincoln Highway is alone estimated to be about \$633,070, not including fees, insurance, etc.

From the standpoint of the TIF guidelines for major project assistance, the sprinkler and alarm improvements for both buildings will drive new EAV, as opposed to general electrical, mechanical and plumbing upgrades. In working with the Township Assessor, about 75% of the overall sprinkler and related life-safety costs could be translated into new EAV, because “but for” these improvements the reinvigoration of commercial values on the first floors of both buildings, as well as the third floor of 323 E. Lincoln, would not be possible.

The current combined assessment of 323 and 333 is \$440,797 (based on a \$1,322,391 market value). Overall sprinkler and fire alarm improvements in 323 and 333 E. Lincoln Highway are estimated to cost \$314,465 as follows:

First Floor Sprinkler: \$89,193

Third Floor Sprinkler and Automatic Alarm System on First and Third Floors: \$225,272.

A TIF forgivable loan of \$200,000 would cover approximately 64% of the estimated sprinkler and alarm costs and would contribute directly to the estimated growth in the equalized assessed valuation of 323 and 333 E. Lincoln Highway.

As with the proposed TIF project at 206 E. Lincoln Highway (see above), the City was obliged to review this “major” TIF initiative in excess of the \$25,000 “Architectural Improvement Program” (AIP) grants with the TIF #3 Joint Review Board at least 14 calendar days prior to final Council action. Background was shared with the JRB members on February 5 and a positive response was received. Prior to the JRB reaching a consensus on the TIF application described in detail above, the City Manager conducted a Council review of the proposed \$200,000 forgivable loan with a term of 10 years on February 10. This grant request was brought back to the Council on February 24 for a vote, after the JRB consensus was reached.

Adjournment



TIF 3 - Central Business District TIF Income Statement Summary

TIF # 3 (esta. 2/11/2019)

Note 1

Tax Year for Base EAV for TIF Increment	2019	2020	2021	2022	2023	2024
TIF Year	0	1	2	3	3	4
Tax Levy Year	2019	2020	2021	2022	2022	2023
Tax Collection Year	2020	2021	2022	2023	2023	2024
Year Surplus Distributed (by 6/30)			2023	2024	2024	2025

Fiscal Year	Actual 2019	Actual 2020	Actual 2021	Actual 2022	Actual 2023	Actual 2024	Actual 2025
Beginning Balance - January 1	-	(500,000)	1,271,337	3,626,801	1,377,740	1,668,291	2,021,459
Revenue							
Revenue - Property Tax Increment	-	300,640	458,809	507,254	699,864	930,146	-
Revenue - Transfer from Other TIFs	-	4,275,000	2,650,000	-	18,895	-	-
Revenue - Interest Income	-	202	1,097	30,554	80,995	101,193	14,447
Revenue - Bond Proceeds	-	-	-	-	-	-	-
Revenue - Refunds/Reimbursements	-	-	-	8,712	-	-	-
Total Revenue	-	4,575,842	3,109,906	546,520	799,754	1,031,339	14,447
Total Available (Rev. + Beg. Balance)	-	4,075,842	4,381,243	4,173,321	2,177,494	2,699,631	2,035,906
Expenses Incurred (Paid)							
Expenses - Non-Project (Admin)	-	-	-	-	-	-	-
Expenses - Other Capital-Public Infrastructure	-	-	127,053	1,868,350	5,500	157,820	-
Expenses - Not-for-Profit	-	-	-	-	-	-	-
Expenses - Private For-Profit	500,000	2,803,802	624,588	759,729	272,154	223,797	25,000
Expenses - Debt Service	-	-	-	-	-	-	-
Expenses - Contractual Services (parking lot lease)	-	-	-	6,111	11,194	6,483	-
Expenses - Engineering Services	-	-	-	-	-	-	-
Expenses - Financial Services (TIF audit)	-	703	556	8,660	8,830	9,010	1,223
Expenses - Legal & Notices	-	-	2,245	555	2,034	2,018	-
Expenses - Surplus Other	-	-	-	-	-	-	-
Total Expenses (excl IGA Surplus Pmt)	500,000	2,804,505	754,442	2,643,405	299,713	399,128	26,223
Expenses - Surplus IGA (Note 1)	-	-	-	152,176	209,490	279,044	-
Ending Balance/(Deficit) - December 31	(500,000)	1,271,337	3,626,801	1,377,740	1,668,291	2,021,459	2,009,683

IGA % of Surplus	0%	0%	30%	30%	30%	30%
	(2019 levy)	(2020 levy)	(2021 levy)	(2022 levy)	(2023 levy)	(2024 levy)

Note 1 - surplus to be paid in following year according to IGA; begins with 2021 levy year (collected 2022)

REVENUE AND EXPENDITURE REPORT FOR CITY OF DEKALB
Balances for quarter ending 03/31/2025

Fund 262 - TIF FUND #3

GL Number	Description	2025 Amended Budget	YEAR-TO-DATE THRU 03/31/25	Available Balance	% Used
Revenues					
Department 00-00: GENERAL					
PROPERTY TAXES					
262-00-00-30300	PROPERTY TAX - TIF	871,526.00	0.00	871,526.00	0.00
	PROPERTY TAXES	871,526.00	0.00	871,526.00	0.00
OTHER INCOME					
262-00-00-37100	INVESTMENT INTEREST				
01/31/2025	GJ JANUARY 2025 INTEREST		7,345.60 JE# 6157		
01/31/2025	GJ JANUARY 2025 INTEREST		267.53 JE# 6157		
02/28/2025	GJ FEBRUARY 2025 INTEREST		6,581.89 JE# 6225		
02/28/2025	GJ FEBRUARY 2025 INTEREST		252.21 JE# 6225		
262-00-00-37100	INVESTMENT INTEREST	50,000.00	14,447.23	35,552.77	28.89
	OTHER INCOME	50,000.00	14,447.23	35,552.77	28.89
Total - Dept 00-00		921,526.00	14,447.23	907,078.77	1.57
Total Revenues		921,526.00	14,447.23	907,078.77	1.57
Expenditures					
Department 00-00: GENERAL					
CONTRACTUAL SERVICES					
262-00-00-62100	FINANCIAL SERVICES				
02/12/2025	AP SIKICH LLP/FY2024 CITY AUDIT TIF COMPLIANCE		1,222.50 Inv #: '80411' Vendor '000943'		
262-00-00-62100	FINANCIAL SERVICES	9,550.00	1,222.50	8,327.50	12.80
262-00-00-63800	CONTRACTED SERVICES	6,500.00	0.00	6,500.00	0.00
262-00-00-65300	LEGAL EXPENSES & NOTICES	4,000.00	0.00	4,000.00	0.00
262-00-00-68600	TIF SURPLUS DISTRIBUTION	200,000.00	0.00	200,000.00	0.00
262-00-00-69199	PRIV PROP REHAB / REDEVELOP				
01/15/2025	AP UNITARIAN UNIVERSALIST CONGR-DEKALB/158 N FOURTH ST/TIF		25,000.00 Inv #: 'RES2024-105' Vendor '173075'		
262-00-00-69199	PRIV PROP REHAB / REDEVELOP	195,000.00	25,000.00	170,000.00	12.82
	CONTRACTUAL SERVICES	415,050.00	26,222.50	388,827.50	6.32
EQUIPMENT					
262-00-00-83900	OTHER CAPITAL IMPROVEMENTS	290,000.00	0.00	290,000.00	0.00
	EQUIPMENT	290,000.00	0.00	290,000.00	0.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF DEKALB
Balances for quarter ending 03/31/2025

Fund 262 - TIF FUND #3

GL Number	Description	2025 Amended Budget	YEAR-TO-DATE THRU 03/31/25	Available Balance	% Used
Expenditures					
Department 00-00: GENERAL					
Total - Dept 00-00		705,050.00	26,222.50	678,827.50	3.72
Total Expenditures		705,050.00	26,222.50	678,827.50	3.72
NET OF REVENUES AND EXPENDITURES		216,476.00	(11,775.27)	228,251.27	

TIF 3 - Central Business District
Estimated Cumulative Pay Out Schedule ("Project Tracking")
Period Ending 3/31/2025

Redevelopment Project	Applicable PINS	Party (Developer)	Income Statement Expense Category	Year of RDA	Total RDA/TIF Commitment	Approved Eligible	Paid to Date to 3/31/25	Remaining Obligation
Administrative (Non-Project)								
<i>Not allowable under IGA</i>								
Debt Service	TIF 1	City of DeKalb	Debt Service	2021	\$ 2,385,800	N/A	\$ 2,385,800	\$ -
Agora Tower	TIF 3	PNG Development	Private - For Profit	2019-22	\$ 3,000,000	Y	\$ 3,000,000	\$ -
206 E. Lincoln Highway. apartments	TIF 3	John & Rosa Balli	Private - For Profit	2020-21	\$ 216,800	Y	\$ 216,800	\$ -
200 S. Fourth Street	TIF 3	City Hall Suites LLC	Private - For Profit	2020-125	\$ 750,000	Y	\$ 750,000	\$ -
151 N Fourth St - Richard Sinclair Properties LLC	TIF 3	Richard Sinclair Properties LLC	Private - For Profit	2023-088	\$ 92,697	Y	\$ 46,349	\$ 46,349
AIP - 121 N Second Street - Hillside	TIF 3		Private - For Profit	2020	\$ 18,076	Y	\$ 5,503	\$ -
AIP - 135 N Second St - Egyptian Theater	TIF 3		Private - For Profit	2021	\$ 4,314	Y	\$ 4,314	\$ -
AIP - 115 N First St - R.A.M.P	TIF 3		Private - For Profit	2021	\$ 1,675	Y	\$ 1,675	\$ -
AIP - 218 W Lincoln Hwy -Hickeys (project not completed)			Private - For Profit	2021	\$ 1,185	Y	\$ -	\$ -
AIP - 151 N Fourth St (property sold, project not completed)			Private - For Profit	2021	\$ 25,000	Y	\$ -	\$ -
AIP - 509 Oak St - Acculab	TIF 3		Private - For Profit	2021	\$ 25,000	Y	\$ 25,000	\$ -
AIP - 201-203 E Locust St	TIF 3		Private - For Profit	2021	\$ 1,850	Y	\$ 1,850	\$ -
AIP - 518 E Lincoln Hwy - KJ's Tap	TIF 3		Private - For Profit	2022	\$ 2,415	Y	\$ 2,415	\$ -
AIP - 126 S Fifth St- Stagecoach Players	TIF 3		Private - For Profit	2022	\$ 9,500	Y	\$ 9,500	\$ -
AIP - 137 E Lincoln Highway - Aurora Music	TIF 3		Private - For Profit	2022	\$ 25,000	Y	\$ 25,000	\$ -
AIP - 641 E Lincoln Highway - Fargo Skateboard	TIF 3		Private - For Profit	2022	\$ 8,616	Y	\$ 8,616	\$ -
AIP - 263 E Lincoln Highway - La Calle	TIF 3		Private - For Profit	2022	\$ 12,925	Y	\$ 11,821	\$ -
AIP - 248 E Lincoln Highway - Chilton's	TIF 3		Private - For Profit	2022	\$ 1,388	Y	\$ 1,388	\$ -
AIP - 237 E Lincoln Highway - OQ Nails (project not complete)	TIF 3		Private - For Profit	2022	\$ 10,775	Y	\$ -	\$ -
AIP - 240 E Lincoln Highway - Quatro Amigos Venue	TIF 3		Private - For Profit	2023-033	\$ 25,000	Y	\$ 25,000	\$ -
AIP - 305 E Locust Street - Candid Spirit Too	TIF 3		Private - For Profit	2023-073	\$ 25,000	Y	\$ 25,000	\$ -
AIP - 255 E Lincoln Highway - Thai Pavilion	TIF 3		Private - For Profit	2023-079	\$ 22,790	Y	\$ 22,790	\$ -
AIP - 216 N Sixth St - Byers Brewing Co (business closed - payment returned)			Private - For Profit	2023-110	\$ 2,750	Y	\$ -	\$ -
AIP - 304 N Sixth St - DeKalb Fresh Market	TIF 3		Private - For Profit	2024-015	\$ 25,000	Y	\$ 25,000	\$ -
AIP - 235 E Lincoln Hwy - Hanigan Partners LLC - Boughner Ar	TIF 3		Private - For Profit	2024-030	\$ 25,000	Y	\$ -	\$ 25,000
AIP - 118 N Third Street - Lauren Woods - Cracker Jax	TIF 3		Private - For Profit	2024-032	\$ 2,983	Y	\$ -	\$ 2,983
AIP - 209 Grove St - Mike Warfel	TIF 3		Private - For Profit	2024-033	\$ 23,380	Y	\$ -	\$ 23,380
AIP - 128 E Lincoln Highway - 128 E Lincoln Highway LLC	TIF 3		Private - For Profit	2024-064	\$ 11,368	Y	\$ 11,368	\$ -
AIP - 214 E Lincoln Highway - Bali Rentals	TIF 3		Private - For Profit	2024-065	\$ 18,800	Y	\$ 18,800	\$ -
AIP - 250 E Lincoln Highway - Ducky's Formal Wear	TIF 3		Private - For Profit	2024-066	\$ 2,250	Y	\$ 2,250	\$ -
AIP - 302 E Lincoln Highway - John Guio	TIF 3		Private - For Profit	2024-067	\$ 21,188	Y	\$ 21,188	\$ -
AIP - 147/149 S Third Street - Maria Caudillo	TIF 3		Private - For Profit	2024-094	\$ 2,858	Y	\$ 2,858	\$ -
AIP - 158 N Fourth St - Unitarian Universalist Congregation	TIF 3		Private - For Profit	2024-105	\$ 25,000	Y	\$ 25,000	\$ -
AIP - 250 E Lincoln Highway - Ducky's Formal Wear	TIF 3		Private - For Profit	2024-108	\$ 6,283	Y	\$ -	\$ 6,283
South Fourth TIF Study		City of DeKalb	Private - For Profit	2024-017	\$ 44,500	Y	\$ 44,500	\$ -
323 & 333 E Lincoln Hwy - Long Family Management	TIF 3		Private - For Profit	2025-021	\$ 200,000	Y	\$ -	\$ 200,000
206 E Lincoln Hwy - T. Cottingim/Pizzeria Napoletana	TIF 3		Private - For Profit	2025-020	\$ 98,000	Y	\$ -	\$ 98,000
446 E Lincoln - McCabe's Bldg Emergency Repair	TIF 3	City of DeKalb	Private - For Profit	2024-031	\$ 12,970	Y	\$ 12,970	\$ -
235 E Lincoln Hwy - Knodle Bldg Exterior Brick Wall	TIF 3	City of DeKalb	Private - For Profit	2024-031	\$ 39,700	Y	\$ 39,700	\$ -
100 Blk S 2nd Street	TIF 3	Elliott and Wood		2024-062	\$ 65,663	Y	\$ 65,663	\$ -
100 Blk S 2nd Street	TIF 3	Wagner Excavating LLC		2024-063	\$ 39,488	Y	\$ 39,488	\$ -
IL Route 38 Downtown	TIF 3	City of DeKalb	Infrastructure	2021-022	\$ 1,800,000	Y	\$ 1,980,408	\$ -
Electric Car Charging Station - Palmer Ct.	TIF 3	City of DeKalb	Infrastructure	2021	\$ 15,000	Y	\$ 14,994	\$ -
Fire Station #1	TIF 1	City of DeKalb	Infrastructure	2021	\$ 181,554	Y	\$ 180,284	\$ -
DeKalb-Taylor Municipal Airport*	TIF 1	City of DeKalb	Infrastructure	2021	\$ 200,000	Y	\$ 159,395	\$ -
Total Project Expenses					\$ 9,529,538		\$ 9,212,685	\$ 401,994

Payments made in this quarter.

blue font = preapproved as part of TIF IGA 12/14/2020

*Total RDA Commitment estimated based on the Municipal Share of Grant Activity to Rehabilitate Airport Facilities

**MINUTES
CITY OF DEKALB
JOINT REVIEW BOARD MEETING
OCTOBER 25, 2024**

The Joint Review Board (JRB) of the City of DeKalb, Illinois, convened for a regular meeting on October 25, 2024, in the Second Floor Training Room of the DeKalb Police Department, located at 700 W. Lincoln Highway, DeKalb, Illinois.

A. CALL TO ORDER

The meeting was called to order at 1:03 p.m.

B. ROLL CALL

Executive Assistant Ruth Scott called the roll and the following JRB members were present:

- City of DeKalb – Bill Nicklas*
- DeKalb Community Unit School District #428 – Armir Doka*
- DeKalb County – Bob Miller*
- DeKalb Township – Mary Hess*
- Kishwaukee College #523 – Jill Fletcher*

The following JRB members were absent:

- DeKalb County Forest Preserve – Terry Hannan
- DeKalb Park District – Paul Zepezauer*
- DeKalb Public Library – Emily Faulkner
- DeKalb Township Road and Bridge District – Craig Smith
- Kishwaukee Water Reclamation District – Mark Eddington
- Public Member – Larry Berke*

Others in attendance included City of DeKalb Director of Financial Services Susan Hauman, City of DeKalb Attorney Matt Rose, and DeKalb School District Attorney Gino Galluzzo.

C. APPROVAL OF THE AGENDA

MOTION: Ms. Hess moved to approve the agenda; seconded by Ms. Fletcher.

VOTE: Motion carried by a voice vote of a majority of members present.

D. APPROVAL OF THE MINUTES

1. Joint Review Board Meeting Minutes of July 26, 2024.
2. Special Joint Review Board Meeting Minutes of September 27, 2024.

MOTION: Ms. Hess moved to approve the minutes; seconded by Mr. Miller.

VOTE: Motion carried by a voice vote of a majority of members present.

E. PUBLIC PARTICIPATION

There was none.

F. PRESENTATION OF THE THIRD QUARTER FY2024 TIF FINANCIALS.

Ms. Hauman gave an overview of this item based on the information provided in the agenda packet.

Mr. Galluzzo asked when TIF surplus payments would be paid out to taxing bodies. Mr. Nicklas indicated early next year.

G. UPDATE ON CURRENT TIF #3 PROJECTS

Mr. Nicklas gave an overview of this item based on the information provided in the agenda packet.

Discussion then turned to the proposed South Fourth Street TIF District and Mr. Nicklas provided a brief overview of the draft intergovernmental agreement (IGA) between all taxing bodies.

Mr. Galluzzo noted that the IGA contains certain restrictions regarding what funds can be used for. He also provided an overview of the DeKalb South Fourth Street projections analysis surplus distribution spreadsheet.

Brief discussion ensued. It was noted that there are some residents against the proposed TIF.

Mr. Rose noted that the former IGA called for quarterly meetings of JRB, however, the proposed IGA reduces the meetings to two per year.

Mr. Nicklas stated he'd prefer to stick to meeting quarterly, while Mr. Galluzzo stated meeting quarterly seems like a lot. He noted that a special meeting could be called if something came up that needed the JRB's immediate attention.

Mr. Rose stated the IGA still contains wording that any public infrastructure project utilizing TIF funds must be reviewed by the JRB prior to any action.

Mr. Nicklas asked those taxing bodies present to present the proposed IGA to their boards as soon as possible as he'd like to present it and the ordinances adopting the TIF to the City Council before the end of the year.

Each taxing body noted the dates the IGA would be presented to their boards and brief discussion ensued regarding timelines.

Mr. Galluzzo stated he could circulate a clean copy of the DeKalb South Fourth Street projections Analysis Surplus Distribution spreadsheet to each taxing body to present to their boards if needed.

H. NEW BUSINESS

There was none.

I. NEXT MEETING

It was noted that the next meeting of the JRB is scheduled for January 24, 2025.

J. ADJOURNMENT

MOTION: Ms. Hess moved to adjourn the meeting; seconded by Mr. Doka.

VOTE: Motion carried by a voice vote of a majority of members present and the meeting was adjourned at 1:36 p.m.

Respectfully submitted,

Ruth A. Scott, Executive Assistant

Minutes approved by the JRB on (pending).

Click [here](#) to view the agenda packet for the October 25, 2024, JRB meeting.