



AGENDA

JOINT REVIEW BOARD

APRIL 25, 2025

**THE MEETING WILL BEGIN IMMEDIATELY FOLLOWING THE
ADJOURNMENT OF THE JOINT REVIEW BOARD MEETING REGARDING TIF #3**

**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 – TBD*

C. Approval of the Agenda

D. Approval of the Minutes – None

E. Public Participation

F. Presentation of the First Quarter FY2025 TIF Financials – None

G. Update on Current TIF #4 Projects

1. Architectural Improvement Program (AIP) Summary

H. New Business – None

I. Next Meeting: July 25, 2025.

J. Adjournment

*Voting Members of the Joint Review Board

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
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 – TBD*

FROM: Bill Nicklas, City Manager

DATE: April 11, 2025

RE: Background Notes for the April 25, 2025, TIF #4 JRB Agenda

The following notes provide background to the items on the published JRB agenda.

Approval of Minutes

None.

Presentation of First Quarter FY 2025 TIF Financials

None

Update on Current TIF #4 Projects

Architectural Improvement Program (AIP) Summary

Once TIF#4 incremental property tax revenues are received near the end of calendar year 2025, an AIP program similar to the active program in TIF#3 will be instituted for private property rehabilitation, according to the TIF#4 Intergovernmental Agreement of November 2024.

Major Project Summary

No projects have yet been discussed or approved.

Adjournment

* Indicates voting membership