



AGENDA

JOINT REVIEW BOARD – TIF 4 JULY 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

1. Joint Review Board Meeting Minutes of April 25, 2025 (TIF 4)

E. Public Participation

F. Presentation of the First Quarter FY2025 TIF Financials

G. Update on Current TIF 4 Projects

H. New Business

I. Next Meeting: October 24, 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: July 11, 2025

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

* Indicates voting membership

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

Approval of Minutes

The minutes for the April 25, 2025 TIF#4 JRB meeting are attached for the JRB's review and approval.

Presentation of First Quarter FY 2025 TIF Financials

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

- TIF #4 Income Statement Summary as of 6/30/2025.
- TIF #4 Revenue & Expenditure Report (budget vs. actual) YTD through 6/30/2025.
- TIF Project Tracker as of 6/30/2025.

Update on Current TIF #4 Projects

Architectural Improvement Program (AIP) Summary

An AIP program similar to the active program in TIF#3 has been created in the City's FY2025 Budget to promote private property rehabilitation, according to the TIF#4 Intergovernmental Agreement of November 2024. No TIF #4 AIP grant has been approved by the Council as yet.

Major Project Summary

Two projects are of interest:

1. **Protano's.** On November 25, 2024, the City Council approved an intergovernmental agreement via Resolution 2024-115 that created the framework for the collaboration of local taxing bodies in the implementation of a tax increment financing (TIF) district centered on S. Fourth Street from Taylor Street to I-88. On December 9, 2024, the Council approved Ordinance 2024-060 establishing the TIF redevelopment plan for TIF #4, Ordinance 2024-061 defining the geographic map of TIF #4, and Ordinance 2024-062 on behalf of the TIF #4 financing scheme. A key property identified in the Redevelopment Plan was the former Protano Auto Salvage yard at 1151 S. Fourth Street, and a key objective of the Plan was the remediation of the remaining hazardous concentrations of lead, polychlorinated biphenyls (PCBs), and other low-level concentrations of volatile organic compounds (VOCs) so the site could potentially be redeveloped for private purposes.

The site has been vacant since the City came into ownership in 2015. Environmental conditions at the site were evaluated in 2004 by the Illinois Environmental Protection Agency (IEPA) and then again by True North Consultants in 2013. With limited financial resources, the City did not go beyond this data collection with further investment in the site surveying and formal applications needed to enroll the City in the IEPA Site Remediation Program. Such enrollment can in turn lead to state financial assistance for the environmental cleanup itself. Such cleanup is required for the IEPA to issue a "No Further Remediation" (NFR) designation that opens the door to redevelopment.

On April 14, 2025 the Council considered a Fehr Graham proposal in the amount of \$120,300 to perform additional site drillings and investigations necessary to enroll the site in the IEPA Site Remediation Program. Their proposal identified locations needing further data collection and analysis, which would take about 120 days. After poor weather caused work to be re-scheduled multiple times in May and early June, exploratory work began during the week of June 16 with the drilling and installation of monitoring wells.

Once submitted to the IEPA, the Fehr Graham report will be reviewed and agency enrollment should occur within 90 days of IEPA receipt. Actual remediation would likely be considered based on competitive bids in the spring of 2026, if the Council and TIF Joint Review Board are so inclined and the combination of IEPA and local TIF resources are adequate.

The City was prepared to pay for the Fehr Graham consultancy from non-TIF sources until it could be reimbursed from TIF tax collections in TIF #4. However, DeKalb County has recently released \$67,814 in TIF #4 funds and should release an additional \$50-\$60,000 by fiscal year-end. This total would cover the Fehr Graham costs. ***The City Manager requests the JRB's concurrence in using these funds (up to \$120,300) for the Protano environmental assessment.***

2. **802/810 S. Fourth Street.** A private property rehab project for the southeast corner of S. Fourth Street and E. Taylor Street has been proposed. A Crown Point, Indiana firm is interested in installing a fuel facility with three islands (6 pumps) and remodeling the existing commercial space to create a convenience store. The staff-level conversation with multiple City departments and the Kishwaukee Water Reclamation District staff has



become more serious since mid-May. Some detailed layouts to pinpoint access to and from the fuel islands on the rather small site as well as access to and from the state-marked route (IL Rt 23) have been central to this discussion. The proposed use will require a rezoning to "PD-C" Planned Development Commercial District and a number of variances. The petitioner has been advised that no significant TIF funds will have been received in 2025 to allow for any project incentives.

Adjournment



**MINUTES
CITY OF DEKALB
JOINT REVIEW BOARD MEETING
TIF 4
APRIL 25, 2025**

The Joint Review Board (JRB) of the City of DeKalb, Illinois, convened for a regular meeting on April 25, 2025, 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 1:08 p.m.

Prior to roll call, Executive Assistant Ruth Scott noted the absence of a Chair for the JRB and asked for a motion to appoint a Temporary Chair for this meeting.

MOTION: DeKalb Township Supervisor Mary Hess moved to appoint City of DeKalb City Manager Bill Nicklas as Temporary Chair; seconded by DeKalb County representative Liam Sullivan.

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

B. ROLL CALL

Executive Assistant 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 – Liam Sullivan*
- DeKalb Park District – Paul Zepezauer*
- DeKalb Township – Mary Hess*
- Kishwaukee College #523 – Jill Fletcher*

The following JRB members were absent:

- Public Member – None*
- DeKalb County Forest Preserve – Terry Hannan
- DeKalb Public Library – Emily Faulkner
- DeKalb Township Road and Bridge District – Craig Smith
- Kishwaukee Water Reclamation District – Mark Eddington

Others in attendance included Mayor Cohen Barnes, Assistant City Manager Bob Redel, and Director of Financial Services Susan Hauman.

Mr. Nicklas noted that a Public Member would be appointed at a future meeting.

C. APPROVAL OF THE AGENDA

Mr. Nicklas asked for a voice vote to approve the agenda. The agenda was approved by a voice vote of a majority of members present.

D. APPROVAL OF THE MINUTES

There were none.

E. PUBLIC PARTICIPATION

There was none.

F. PRESENTATION OF THE FIRST QUARTER FY2025 TIF FINANCIALS.

There was none.

G. UPDATE ON CURRENT TIF 4 PROJECTS

Mayor Barnes commented on the transformation of the downtown area due to TIF 3 and thanked the JRB for making that happen, adding that TIF 4 will enable the transformation of the S. Fourth Street corridor.

Mr. Nicklas stated the former Eduardo's restaurant site in TIF 3 is getting a new tenant.

Mr. Nicklas provided maps representing the TIF 3 and TIF 4 areas.

H. NEW BUSINESS

There was none.

I. NEXT MEETING

The next meeting of the JRB regarding TIF 4 will be held on July 25, 2025.

J. ADJOURNMENT

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

VOTE: Motion carried by a voice vote of a majority of members present and the meeting was adjourned at 1:12 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 April 25, 2025, JRB (TIF 4) meeting.

TIF 4 -South Fourth Street Income Statement Summary

TIF # 4 (esta. 12/09/2024)

Note 1

Tax Year for Base EAV for TIF Increment	2024	2025	2026	2027	2028	2029
TIF Year	0	1	2	3	4	5
Tax Levy Year	2023	2024	2025	2026	2027	2028
Tax Collection Year	2024	2025	2026	2027	2028	2029
Year Surplus Distributed (by 6/30)		2026	2027	2028	2029	2030

Fiscal Year	Actual 2025	Actual 2026	Actual 2027	Actual 2028	Actual 2029	Actual 2030
Beginning Balance - January 1	-					
Revenue						
Revenue - Property Tax Increment	67,814					
Revenue - Transfer from Other TIFs						
Revenue - Interest Income						
Revenue - Bond Proceeds						
Revenue - Refunds/Reimbursements						
Total Revenue	67,814	-	-	-	-	-
Total Available (Rev. + Beg. Balance)	67,814	-	-	-	-	-
Expenses Incurred (Paid)						
Expenses - Non-Project (Admin)						
Expenses - Other Capital-Public Infrastructure						
Expenses - Not-for-Profit						
Expenses - Private For-Profit						
Expenses - Debt Service						
Expenses - Contractual Services (parking lot lease)						
Expenses - Engineering Services						
Expenses - Financial Services (TIF audit)						
Expenses - Legal & Notices						
Expenses - Surplus Other						
Total Expenses (excl IGA Surplus Pmt)	-	-	-	-	-	-
Expenses - Surplus IGA (Note 1)	-	-	-	-	-	-
Ending Balance/(Deficit) - December 31	67,814	-	-	-	-	-

IGA % of Surplus	0%	30%	30%	30%	30%	30%
	(2024 levy)	(2025 levy)	(2026 levy)	(2027 levy)	(2028 levy)	(2029 levy)

Note 1 - surplus to be paid in following year according to IGA; begins with 2025 levy year (collected 2026)

07/07/2025 04:34 PM
User: Susan.Hauman
DB: Dekalb

REVENUE AND EXPENDITURE REPORT FOR CITY OF DEKALB
Balances for quarter ending 06/30/2025

Page: 1/1

Fund 263 - TIF FUND - S FOURTH STREET

GL Number	Description	2025 Amended Budget	YEAR-TO-DATE THRU 06/30/25	Available Balance	% Used
Revenues					
Department 00-00: GENERAL					
PROPERTY TAXES					
263-00-00-30300	PROPERTY TAX - TIF				
05/22/2025	CR /PROPERTY TAX REVENUE 05/22/2025		5,682.67	PROPERTY TAX REVENUE 05/22/2025	
06/18/2025	CR /PROPERTY TAX REVENUE 06/18/2025		62,130.93	PROPERTY TAX REVENUE 06/18/2025	
263-00-00-30300	PROPERTY TAX - TIF	0.00	67,813.60	(67,813.60)	100.00
PROPERTY TAXES		0.00	67,813.60	(67,813.60)	100.00
Total - Dept 00-00		0.00	67,813.60	(67,813.60)	100.00
Total Revenues		0.00	67,813.60	(67,813.60)	0.00
NET OF REVENUES AND EXPENDITURES		0.00	67,813.60	(67,813.60)	

TIF 4 - South Fourth Street
Estimated Cumulative Pay Out Schedule ("Project Tracking")
Period Ending 6/30/2025

Redevelopment Project		Party (Developer)	Income Statement Expense Category	Resolution	Total TIF Commitment	Approved Eligible	Paid to Date to 6/30/25	Remaining Obligation
Administrative (Non-Project)		Not allowable under IGA						
1151 S Fourth Street - Former Protano's Auto Salvage - Site Assessemnt	TIF 4	City of DeKalb	Private - For Profit	2025-039	\$ 120,300	Y	\$ -	\$ 120,300
Total Project Expenses					\$ 120,300		\$ -	\$ 120,300