

**MINUTES
JOINT REVIEW BOARD MEETING
JANUARY 25, 2019**

The Joint Review Board of the City of DeKalb, Illinois convened on January 25, 2019 in the City of DeKalb Council Chambers of the DeKalb Municipal Building, 200 S. Fourth Street, DeKalb, Illinois.

A. CALL TO ORDER

City of DeKalb City Manager Bill Nicklas called the meeting to order at 2:03 p.m.

B. ROLL CALL

City of DeKalb Executive Assistant Ruth Scott called the roll and the following members of the Joint Review Board (JRB) were present:

Bill Nicklas – City of DeKalb
Jamie Craven – DeKalb Community Unit School District #428
Gary Hanson – DeKalb County
Amy Doll – DeKalb Park District
Jennifer Jeep Johnson – DeKalb Township
Craig Smith – DeKalb Township Road and Bridge District
Bob Johnson – Kishwaukee Community College #523
Mark Eddington – Kishwaukee Water Reclamation District
Public Member – Seated at this meeting (see below)

Representatives from the DeKalb Public Library and the DeKalb County Forest Preserve were not present.

C. RE-ELECTION OF PUBLIC MEMBER TIM HAYS (BARB CITY BAGELS)

MOTION

Mr. Smith moved to approve the re-election of Public Member Tim Hays, owner of Barb City Bagels; seconded by Mrs. Jeep Johnson.

VOTE

Motion carried by a majority voice vote of those present.

D. ELECTION OF A CHAIRPERSON

MOTION

Mrs. Jeep Johnson moved to elect DeKalb Community Unit School District #429 Superintendent Jamie Craven as Chairperson of the Joint Review Board; seconded by Mr. Hanson.

VOTE

Motion carried by a majority voice vote of those present.

E. PUBLIC PARTICIPATION

Mark Charvat questioned the composition of the JRB.

Mr. Nicklas noted that the official members of the JRB are the City of DeKalb, DeKalb Township, DeKalb Community Unit School District #428, DeKalb County, the DeKalb Park District, Kishwaukee College and a Public Member. However, in the interest of including entities affected by actions of the JRB, all taxing bodies are being given the opportunity of being represented at each meeting.

Discussion ensued regarding the residency of the former Public Member.

Mr. Charvat expressed that he is thrilled that the JRB is meeting on a more frequent basis. He also noted that members of the JRB should ensure they have all the information available regarding TIF District 3 prior to moving it through.

Bessie Chronopoulos noted that the TIF Act is vague. She also noted that the JRB should be meeting on a more frequent basis.

There was brief discussion regarding citizen participation.

F. STATUS OF THE FORENSIC AUDIT

State's Attorney Amato stated that a Request for Proposals (RFP) is being put together and should go out at the end of January, with responses due in February. He indicated that the audit was expected to start some time in March.

G. STATUS OF THE TIF #2 SURPLUS DISTRIBUTION

Mr. Nicklas spoke to this item and reviewed documents with the JRB as follows:

- [November 9, 2018: Assumes Approval of 2018 IGA \(Intergovernmental Agreement\) and Creation of TIF 3.](#)
- [January 25, 2019: current Estimates for TIF 1 and TIF 2.](#)
- [Current Surplus Distribution by Taxing Districts and 2018 IGA Surplus Distribution by Taxing District.](#)

Discussion ensued regarding the information provided on the documents, as well as the proposed rehab and redevelopment projects.

H. PRINCIPLES AND STRUCTURE TO ASSURE PUBLIC ACCOUNTABILITY, FISCAL ACCOUNTABILITY, AND PUBLIC TRANSPARENCY

Mr. Nicklas referenced and spoke to a document titled City Manager's Directive: January 16, 2019, Tracking Internal TIF Expenditures for FY2019 (included with the agenda packet), which was provided to staff as a directive for accounting for TIF expenditures.

Mr. Nicklas also referenced and spoke to the proposed Chapter 37 "Tax Increment Financing Regulations (included with the agenda packet).

Discussion ensued.

There was brief discussion regarding the role of the JRB as an advisory committee to the City Council. There was consensus from the JRB that, while they want to know about projects being supported by TIF funding, they do not want to be in the position of recommending or not recommending projects.

Further discussion ensued and it was the consensus of the JRB to continue discussion regarding this item at the next meeting, which will be held on February 1, 2019.

MOTION

Mr. Smith moved to postpone this item until the next meeting of the JRB (February 1, 2019); seconded by Mrs. Jeep Johnson.

VOTE

Motion carried by a majority voice vote of those present.

There was brief discussion regarding the composition of the JRB.

I. NEXT MEETING

As noted above, the next meeting of the JRB is scheduled for February 1, 2019 at 2:00 p.m.

J. ADJOURNMENT

MOTION

Ms. Doll moved to adjourn the meeting; seconded by Ms. Jeep Johnson.

VOTE

Motion carried by a majority voice vote of those present and the meeting was adjourned at 3:04 p.m.

RUTH A. SCOTT, Executive Assistant

Approved by the Joint Review Board: April 26, 2019.