

**MINUTES
CITY OF DEKALB
JOINT REVIEW BOARD MEETING
JANUARY 27, 2023**

The Joint Review Board (JRB) of the City of DeKalb, Illinois, convened on January 27, 2023, at 1:00 p.m. in the first-floor conference room of the City of DeKalb City Hall Building, located at 164 E. Lincoln Highway, DeKalb, Illinois.

A. CALL TO ORDER

Chair Brian Gregory called the meeting to order at 1:00 p.m.

B. ROLL CALL

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

- City of DeKalb – Bill Nicklas*
- DeKalb Community Unit School District #428 – Amir Doka (on behalf of Cynthia Carpenter)*
- DeKalb County – Brian Gregory*
- DeKalb Park District – Pat Fagan (on behalf of John Shea)*
- Kishwaukee College – Jill Hansen*
- Public Member – Larry Berke*

The following members of the JRB were absent:

- DeKalb Township – Mary Hess*
- Kishwaukee Water Reclamation District – Mark Eddington
- DeKalb Public Library – Emily Faulkner
- DeKalb Township Road and Bridge District – Craig Smith
- DeKalb County Forest Preserve – Terry Hannan

Others present included Finance Director Carrie Dittman.

C. APPROVAL OF THE AGENDA

MOTION: Mr. Fagan moved to approve the agenda; seconded by Mr. Berke.

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

D. APPROVAL OF THE MINUTES

1. Minutes of the Joint Review Board meeting of October 28, 2022.

MOTION: Mr. Doka moved to approve the minutes; seconded by Mr. Fagan.

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

E. PUBLIC PARTICIPATION

There was none.

F. PRESENTATION OF THE FOURTH QUARTER FY2022 TIF FINANCIALS

Ms. Dittman provided an overview of this item based on the information provided in the agenda packet, which included the TIF Project Tracker, the TIF #3 Income Statement Summary, and the Revenue and Expenditure Report for TIF #3, all as of December 31, 2022.

G. UPDATE ON CURRENT TIF #3 PROJECTS

There was a brief review of one Architectural Improvement Program (AIP) project, which was approved at the December 12, 2022, City Council meeting:

- OQ Names & Spa, 237 E. Lincoln Highway in the amount of \$10,775 for roof repair and terra cotta repair/tuckpointing. It was noted that reimbursement to the owner is pending receipt of payment documents.

There was also a brief review of major projects, which included Agora Tower, the Illinois Route 38 Reconfiguration, and City Hall Suites at 223 S. Fourth Street. City Manager Nicklas noted that the sidewalk inlets for the Illinois Route 38 Reconfiguration project cost extra due to supply issues.

Ms. Dittman noted that all taxing bodies should be receiving their allotment of the surplus very soon, if not already.

Brief discussion ensued.

H. NEXT MEETING

The next meeting of the JRB will be scheduled for April 27, 2023.

I. ADJOURNMENT

MOTION: Mr. Berke moved to adjourn the meeting; seconded by Mr. Nicklas.

VOTE: Motion passed by a voice vote of the majority of members present and the meeting was adjourned at 1:19 p.m.

Respectfully submitted,

Ruth A. Scott, Executive Assistant

Minutes approved by the Joint Review Board on April 28, 2023.

Click [here](#) to view the agenda packet for the January 27, 2023, JRB meeting.