

**MINUTES
JOINT REVIEW BOARD MEETING
FEBRUARY 1, 2019**

The Joint Review Board of the City of DeKalb, Illinois convened on February 1, 2019 in the City of DeKalb Council Chambers, located in the DeKalb Municipal Building, 200 S. Fourth Street, DeKalb, Illinois.

A. CALL TO ORDER

Chair Craven called the meeting to order at 2:00 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
Tim Hays – Public Member

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

C. APPROVAL OF MINUTES

MOTION

Mr. Hanson moved to approve the following minutes of the JRB; seconded by Mr. Hays:

1. Minutes of the JRB Meeting of August 7, 2018.
2. Minutes of the JRB Meeting of September 4, 2018.
3. Minutes of the JRB Meeting of November 9, 2018.

VOTE

Motion carried by a majority voice vote of those present.

D. PUBLIC PARTICIPATION

Mayor Smith noted this would be the last meeting of Economic Development Planner Jason Michnick. He acknowledged Mr. Michnick's participation with TIF over the past years and wished him well.

Steve Kapitan shared his history regarding TIF issues within DeKalb.

E. PRINCIPLES AND STRUCTURE OF THE JRB TO ASSURE PUBLIC ACCOUNTABILITY, FISCAL ACCOUNTABILITY, AND PUBLIC TRANSPARENCY.

Mr. Nicklas provided an overview of the proposed Chapter 37 “Tax Increment Financing Regulations”. Discussion regarding this item included the frequency of JRB meetings, the timeline for providing JRB members with financial reports, broadcasting JRB meetings, project performance, administrative expenses, infrastructure expenses, and return on investment.

F. INTERGOVERNMENTAL AGREEMENT BETWEEN TAXING DISTRICTS RELATED TO PROPOSED CENTRAL BUSINESS DISTRICT TIF (TIF #3)

Mr. Nicklas spoke to this item, referencing background information provided in the agenda packet that included options for TIF 3 that he wanted the JRB to weigh in on. Those options included Option 1 – TIF Surplus Alternative; Option 2 – TIF Surplus of 30% in Years 4-7 and 50% in Year 8 and the remaining years; and Option 3 – City Shares 50% of Annual Increment According to Each Taxing Body’s Share of the Tax Bill after \$1 million in annual increment is attained.

Discussion ensued. Concluding the discussion, it was decided that more time would be needed to further review the options and this item would be brought back for further discussion at a later date.

G. NEXT MEETING

It was the consensus of the JRB to hold the next meeting on February 15, 2019 at 2:00 p.m.

H. ADJOURNMENT

MOTION

Mr. Johnson moved to adjourn the meeting; seconded by Mr. Smith.

VOTE

Motion carried by a majority voice vote of those present and the meeting was adjourned at 3:20 p.m.

RUTH A. SCOTT, Executive Assistant

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