

**MINUTES
CITY OF DEKALB
JOINT REVIEW BOARD MEETING
APRIL 22, 2022**

The Joint Review Board (JRB) of the City of DeKalb, Illinois, convened on April 22, 2022, at 1:00 p.m. at the DeKalb Police Department, located at 700 W. Lincoln Highway, DeKalb, Illinois.

A. CALL TO ORDER

Chair Brian Gregory called the meeting to order at 1:02 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 – Cindy Carpenter*
- DeKalb County – Brian Gregory*
- DeKalb Park District – John Shea*
- DeKalb Township – Mary Hess*
- Kishwaukee College – Laurie Borowicz*

The following members of the JRB were absent:

- 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
- Public Member – Larry Berke*

Others present included Finance Director Carrie Dittman.

C. APPROVAL OF THE AGENDA

MOTION: Ms. Carpenter moved to approve the agenda; seconded by Ms. Hess.

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

D. APPROVAL OF THE MINUTES

1. Minutes of the Joint Review Board Meeting of January 28, 2022.

MOTION: Ms. Carpenter moved to approve the minutes; seconded by Ms. Hess.

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

E. PUBLIC PARTICIPATION

There was none.

F. PRESENTATION OF THE FIRST 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 as of March 31, 2022, the TIF #3 Income

Statement Summaries, and Revenue and Expenditure Reports. It was noted that the Fire Station #1 and DeKalb Taylor Municipal Airport projects were completed under budget.

Mr. Nicklas reported that the City is currently going through its audit for FY2021. He stated going through audit now for FY2021. Final TIF reports will be presented at the next JRB meeting.

There was no further discussion.

G. UPDATE ON CURRENT TIF PROJECTS

Mr. Nicklas provided an overview of this item based on the information provided in the agenda packet. Architectural Improvement Project (AIP) grants awarded included one to KJ's Bar and Grill at 518 E. Lincoln Highway in the amount of \$2,415, and another to Stagecoach Players at 126 S. Fifth Street in the amount of \$9,500.

Continuing, Mr. Nicklas provided an overview of major TIF projects:

Agora Tower – Expects occupancy by the end of August 2022.

Illinois Route 38 (Lincoln Highway) Reconfiguration – The City received only one bid for this project and it came in over what was estimated. One of the reasons could be due to the price of materials continuing to increase. Brief discussion ensued regarding the start of the project. Mr. Nicklas indicated it will have to be done before Corn Fest, which is scheduled for the end of August.

223 S. Fourth Street - City Hall Suites – The site has been razed and the main building pad has been prepped. The contractor has also replaced the old water and sewer mains as well as electrical and natural gas services. Brief discussion ensued.

H. NEXT MEETING

The next meeting of the JRB will be scheduled for July 22, 2022.

I. ADJOURNMENT

MOTION: Ms. Borowicz moved to adjourn the meeting; seconded by Ms. Carpenter.

VOTE: Motion passed by a voice vote of the majority of members present and the meeting was adjourned at 1:17 p.m.

Respectfully submitted,

Ruth A. Scott, Executive Assistant