

**MINUTES
JOINT REVIEW BOARD MEETING
APRIL 23, 2021**

The Joint Review Board (JRB) of the City of DeKalb, Illinois convened on April 23, 2021, at 1:02 p.m. at the DeKalb Police Department, located at 700 W. Lincoln Highway, DeKalb, Illinois.

A. CALL TO ORDER

City of DeKalb City Manager Bill Nicklas called the meeting to order at 1:02 p.m.

B. ROLL CALL

City of DeKalb 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* (Remote)
DeKalb Township – Mary Hess*
Kishwaukee College #523 – Bob Johnson*
Public Member – Larry Berke

The following members of the JRB were absent:

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

Other present included: Attorney Matt Rose for the City of DeKalb (Remote), City of DeKalb Assistant City Manager Joshua Boldt, Attorney Gino Galluzzo for the DeKalb School Board (Remote), Jill Hansen for Kishwaukee College (Remote).

C. APPOINTMENT OF PERMANENT CHAIR

MOTION

Mr. Nicklas indicated the appointment of a temporary chair for this meeting, and nominated Mr. Johnson; seconded by Ms. Hess.

VOTE

Motion passed by a 6-0-1 roll call vote. Aye: Nicklas, Carpenter, Hanson, Hess, Johnson, Berke. Nay: None. Absent: DeKalb Park District.

D. APPROVAL OF MINUTES

1. Minutes of the Joint Review Board Meeting of January 22, 2021.

MOTION

Ms. Carpenter moved to approve the minutes; seconded by Mr. Berke.

VOTE

Motion passed by a 6-0-1 roll call vote. Aye: Nicklas, Carpenter, Hanson, Hess, Johnson, Berke. Nay: None. Absent: DeKalb Park District.

E. PUBLIC PARTICIPATION

There was none.

F. PRESENTATION OF FIRST QUARTER FY2021 TIF FINANCIALS

Mr. Nicklas provided an overview of this item, which included:

- Revenues and expenditures for TIF #1 from January 1, 2020, through March 31, 2020;
- Revenues and expenditures for TIF#3 from January 1, 2020, through December 31, 2020;
- FY2021 Budgets for TIF #1 and TIF #3;
- The TIF project tracker as per the new intergovernmental agreement (IGA); and
- The 2020 TIF #1 surplus funds distribution.

Brief discussion ensued.

Ms. Hess provided a letter from DeKalb Township Supervisor Nancy Teboda regarding the 2020 IGA relating to TIF districts for the City of DeKalb. Executive Assistant Scott will disseminate a copy of the letter to each member of the JRB.

Discussion ensued.

G. UPDATE ON DEKALB TIF PROJECTS

Mr. Nicklas provided an overview of this item. Current TIF projects include the Egyptian Theatre upgrades and expansion, the Plaza DeKalb redevelopment, the Agora Towers redevelopment, the 206 E. Lincoln Highway redevelopment, the 260 E. Lincoln Highway redevelopment, the 421 Grove Street redevelopment, and the 200 S. Fourth Street redevelopment.

Brief discussion ensued.

Mr. Nicklas also provided information regarding the Architectural Improvement Program (AIP), which are small projects that are less than \$25,000. Currently there are two AIP grants, the first being a 25% reimbursement grant for the commercial property at 115 N. First Street, and the second being a 50% reimbursement for the Egyptian Theatre to replace their wheelchair lift.

Mr. Nicklas briefed the JRB on the Downtown Streetscape project, which will reconfiguration Illinois Route 38 (Lincoln Highway) from First Street to Fourth Street. The project is currently being reviewed by the Illinois Department of Transportation.

H. NEXT MEETING JULY 23, 2021.

There was no discussion regarding this item.

I. ADJOURNMENT

MOTION

Ms. Carpenter moved to adjourn the meeting; seconded by Ms. Hess.

VOTE

Motion passed by a 6-0-1 roll call vote. Aye: Nicklas, Carpenter, Hanson, Hess, Johnson, Berke. Nay: None. Absent: DeKalb Park District. The meeting adjourned at 1:40 p.m.

Respectfully submitted,

RUTH A. SCOTT, Executive Assistant

Minutes approved by the Joint Review Board on July 23, 2021.

Minutes approved by the City Council on August 9, 2021.