

**MINUTES
CITY OF DEKALB
JOINT REVIEW BOARD MEETING
TIF 3
APRIL 25, 2025**

The Joint Review Board (JRB) of the City of DeKalb, Illinois, convened for a regular meeting on April 25, 2025, in the Second Floor Training Room of the DeKalb Police Department, located at 700 W. Lincoln Highway, DeKalb, Illinois.

A. CALL TO ORDER

The meeting was called to order at 1:00 p.m.

Prior to roll call, Executive Assistant Ruth Scott noted the absence of a Chair for the JRB and asked for a motion to appoint a Temporary Chair for this meeting.

MOTION: City of DeKalb City Manager Bill Nicklas moved to appoint himself as Temporary Chair; seconded by DeKalb Township Supervisor Mayor Hess.

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

B. ROLL CALL

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

- City of DeKalb – Bill Nicklas*
- DeKalb Community Unit School District #428 – Armir Doka*
- DeKalb County – Liam Sullivan*
- DeKalb Park District – Paul Zepezauer*
- DeKalb Township – Mary Hess*
- Kishwaukee College #523 – Jill Fletcher*

The following JRB members were absent:

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

Others in attendance included Mayor Cohen Barnes, Assistant City Manager Bob Redel, and Director of Financial Services Susan Hauman.

C. APPROVAL OF THE AGENDA

MOTION: Mr. Sullivan moved to approve the agenda; seconded by Ms. Fletcher.

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

D. APPROVAL OF THE MINUTES

1. Joint Review Board Meeting Minutes of October 25, 2024.

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

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

E. PUBLIC PARTICIPATION

There was none.

*Voting Members of the Joint Review Board

F. PRESENTATION OF THE FIRST QUARTER FY2025 TIF FINANCIALS.

Ms. Hauman gave an overview of this item based on the information provided in the agenda packet.

There were no questions or comments from the JRB members.

G. UPDATE ON CURRENT TIF 3 PROJECTS

Mr. Nicklas gave an overview of this item based on the information provided in the agenda packet.

Ms. Hess asked if the work had been completed on the McCabe's building. Ms. Nicklas stated it was in progress.

Ms. Redel stated that work for the first floor sprinkling system should be complete within the next two weeks.

Brief discussion ensued regarding the sprinkler system.

There were no further questions or comments from the JRB members.

H. NEW BUSINESS

There was none.

I. NEXT MEETING

The next meeting of the JRB regarding TIF 3 will be held on July 25, 2025.

J. ADJOURNMENT

MOTION: Mr. Sullivan moved to adjourn the meeting; seconded by Mr. Zepezauer.

VOTE: Motion carried by a voice vote of a majority of members present and the meeting was adjourned at 1:07 p.m.

Respectfully submitted,

Ruth A. Scott, Executive Assistant

Minutes approved by the JRB on July 25, 2025.

Click [here](#) to view the agenda packet for the April 25, 2025, JRB (TIF 3) meeting.