

**MINUTES  
CITY OF DEKALB  
JOINT REVIEW BOARD MEETING  
TIF 4  
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 1:08 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: DeKalb Township Supervisor Mary Hess moved to appoint City of DeKalb City Manager Bill Nicklas as Temporary Chair; seconded by DeKalb County representative Liam Sullivan.

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 – None\*
- 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.

Mr. Nicklas noted that a Public Member would be appointed at a future meeting.

**C. APPROVAL OF THE AGENDA**

Mr. Nicklas asked for a voice vote to approve the agenda. The agenda was approved by a voice vote of a majority of members present.

**D. APPROVAL OF THE MINUTES**

There were none.

**E. PUBLIC PARTICIPATION**

There was none.

## **F. PRESENTATION OF THE FIRST QUARTER FY2025 TIF FINANCIALS.**

There was none.

## **G. UPDATE ON CURRENT TIF 4 PROJECTS**

Mayor Barnes commented on the transformation of the downtown area due to TIF 3 and thanked the JRB for making that happen, adding that TIF 4 will enable the transformation of the S. Fourth Street corridor.

Mr. Nicklas stated the former Eduardo's restaurant site in TIF 3 is getting a new tenant.

Mr. Nicklas provided maps representing the TIF 3 and TIF 4 areas.

## **H. NEW BUSINESS**

There was none.

## **I. NEXT MEETING**

The next meeting of the JRB regarding TIF 4 will be held on July 25, 2025.

## **J. ADJOURNMENT**

MOTION: Ms. Fletcher moved to adjourn the meeting; seconded by Ms. Hess.

VOTE: Motion carried by a voice vote of a majority of members present and the meeting was adjourned at 1:12 p.m.

Respectfully submitted,

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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 4) meeting.