

**MINUTES
JOINT REVIEW BOARD MEETING
APRIL 26, 2019**

The Joint Review Board of the City of DeKalb, Illinois convened on April 26, 2019 at 2:00 p.m. in the City of DeKalb Council Chambers, located in the DeKalb Municipal Building, 200 S. Fourth Street, DeKalb, Illinois.

A. CALL TO ORDER

City Manager Bill Nicklas 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
Peter Stefan – DeKalb County (Sitting in for Gary Hanson)
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

The following members of the Joint Review Board were absent:

Jamie Craven – DeKalb Community Unit School District #428
Gary Hanson – DeKalb County
Tim Hays – Public Member
Emily Faulkner – DeKalb Public Library
Terry Hannan – DeKalb County Forest Preserve

MOTION

In Mr. Craven's absence, Ms. Doll moved to appoint Ms. Jeep Johnson as the acting chair; seconded by Mr. Johnson.

VOTE

Motion carried by a majority voice vote of those present.

C. APPROVAL OF MINUTES

1. Minutes of the Joint Review Board Meeting of January 25, 2019.

2. Minutes of the Joint Review Board Meeting of February 1, 2019. (Mr. Stefan noted a scrivener's error in the minutes under "C. Approval of the Minutes" stating the minute years are listed as 2019 but should be 2018. Ms. Scott stated that error would be corrected prior to posting the minutes on the City's website.)
3. Minutes of the Joint Review Board Meeting of February 15, 2019.

MOTION

Mr. Johnson motioned to approve the minutes; seconded by Ms. Doll.

VOTE

Motion carried by a majority voice vote of those present.

D. PUBLIC PARTICIPATION

Mary Ellen Schaid offered clarification that Safe Passage had purchased the former DeKalb Clinic property on Franklin Street.

Tarryn Thaden, Safe Passage Board Member, spoke about the design limitations caused by the sanitary line that runs through the middle of the 217 Franklin Street property.

Mark Charvat spoke regarding the TIF project the City denied (Fisk Avenue project) stating he thinks it would better serve the JRB and taxing bodies to surplus the money to each taxing body.

Mayor Smith stated he appreciated the input and public comment, noting that the City Council was unanimous in terminating the 145 Fisk Avenue Project. He also spoke of the Mooney property and other proposed projects.

James Mitchell asked of the fate of the 145 Fisk Avenue Project from here.

E. PRESENTATION OF FIRST QUARTER FY2019 TIF FINANCIALS.

Mr. Nicklas presented a number of reports for TIF 1 and TIF 2. The total for spending in the quarter was \$216,021.91.

Ms. Doll asked if City staff were tracking the time spent on TIF work and projects. Mr. Nicklas stated they were. He also noted that TIF transfer expenses for administration were cut from \$800,000 to \$100,000 per year in the 2019 Budget.

F. DISCUSSION OF TIF #1 PROJECTS.

Mr. Nicklas stated he had taken some time to walk through projects that are underway, or are soon to be underway, such as the Egyptian Theatre, noting that plans are not quite complete, but close.

Mr. Nicklas briefly reported on other TIF projects:

- Hometown Bar & Grill
- Mooney Property – Under contract for due diligence through June.
- Shodeen Property (Lincoln Highway and First Street) – No movement yet but there's some conversation with a development company.
- McCabes – Seeing some interest.
- The House – Also seeing some interest from commercial retail developers but no formal proposal as of yet.
- Safe Passage has purchased property on Franklin Street and is currently working on plans.
- Architectural Improvement Program – There's been \$50,000 in the annual budget for a number of years, dedicated to façade improvement projects focusing on ADA compliance. Two have been approved by the City Council this year and there are more in the works.

Discussion ensued.

Mr. Nicklas asked the JRB if this was the type of reporting on projects they were looking for. All agreed it was.

Discussion ensued regarding surplus distributions to the taxing bodies.

There was also discussion regarding TIF project funding that concluded with the taxing districts present stating they were in support of TIF projects that will put money back into the tax rolls.

G. ACTION REGARDING TIF #1 INCREMENT IN 2022.

Mr. Nicklas briefly spoke about closing TIF 1 out early. There was consensus to move forward.

H. NEXT MEETING: JULY 26, 2019.

There was consensus to call the next meeting of the JRB on July 26, 2019.

I. ADJOURNMENT

MOTION

Ms. Doll motioned to adjourn the meeting; seconded by Mr. Johnson.

VOTE

Motion carried by a majority voice vote of those present.

The meeting was adjourned at 3:03 p.m.

RUTH A. SCOTT, Executive Assistant

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