

**MINUTES
CITY OF DEKALB
JOINT REVIEW BOARD MEETING
APRIL 28, 2023**

The Joint Review Board (JRB) of the City of DeKalb, Illinois, convened on April 28, 2023, at 1:00 p.m. in the first-floor conference room of the City of DeKalb City Hall Building, located at 164 E. Lincoln Highway, DeKalb, Illinois.

A. CALL TO ORDER

City Manager Bill Nicklas called the meeting to order at 1:01 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 – Amir Doka*
- DeKalb Park District – John Shea*
- DeKalb Township – Mary Hess*
- Kishwaukee College – Chris Bailey*
- Public Member – Larry Berke*

The following members of the JRB were absent:

- DeKalb County – Brian Gregory*
- 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

Others present included Finance Director Carrie Dittman.

C. APPROVAL OF THE AGENDA

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

VOTE: Motion carried 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 27, 2023.

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

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

E. PUBLIC PARTICIPATION

There was none.

F. PRESENTATION OF THE FOURTH QUARTER FY2023 TIF FINANCIALS

Ms. Dittman provided an overview of this item based on the information provided in the agenda packet, which included the TIF #3 Income Statement Summary and Revenue/Expenditure Summary Report Year-to-Date, as well as the TIF #1 Income Statement Summary and Revenue/Expenditure Report Year-to-Date, all through March 31, 2023; and the TIF Project Tracker, also as of March 31, 2023.

G. UPDATE ON CURRENT TIF #3 PROJECTS

There was a brief overview of one Architectural Improvement Program (AIP) project, which was approved at the March 27, 2023, City Council meeting:

- Quatro Amigos Venue, 240 E. Lincoln Highway, in the amount of \$25,000 for façade replacement.

It was noted that another approved AIP project, OQ Nails & Spa at 237 E. Lincoln Highway, had yet to provide an invoice for payout.

There was also a brief review of one major project, City Hall Suites at 223 S. Fourth Street.

Ms. Dittman noted that surplus payouts had been sent to all taxing bodies. Brief discussion ensued.

Mr. Nicklas noted positive projections for the EAV rate.

H. NEXT MEETING

The next meeting of the JRB will be scheduled for July 28, 2023.

I. ADJOURNMENT

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

VOTE: Motion passed by a voice vote of the majority of members present and the meeting was adjourned at 1:15 p.m.

Respectfully submitted,

Ruth A. Scott, Executive Assistant

Minutes approved by the Joint Review Board on July 28, 2023.

Click [here](#) to view the agenda packet for the April 28, 2023, JRB meeting.