

**MINUTES
JOINT REVIEW BOARD MEETING
JANUARY 22, 2021**

The Joint Review Board (JRB) of the City of DeKalb, Illinois convened on January 22, 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* (Remote)
DeKalb County – Gary Hanson* (Remote)
DeKalb Township – Mary Hess* (Remote)
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:

Jill Hansen for Kishwaukee College (Remote), Attorney Gino Galluzzo for the DeKalb School Board, and Attorney Matt Rose for the City of DeKalb.

C. APPOINTMENT OF PERMANENT CHAIR

Mr. Nicklas suggested the appointment of a temporary chair for this meeting.

MOTION

Mr. Hanson nominated Mr. Johnson as temporary chair; seconded by Mr. Berke.

VOTE

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

D. APPROVAL OF MINUTES

1. Minutes of the Joint Review Board Meeting of October 30, 2020.

MOTION

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

VOTE

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

E. PUBLIC PARTICIPATION

There was none.

F. PRESENTATION OF FOURTH QUARTER FY2020 TIF FINANCIALS

Mr. Nicklas provided an overview of this item, which included Revenues and Expenditures for TIF#1 from January 1, 2020 through December 31, 2020, Revenues and Expenditures for TIF #3 from January 1, 2020 through December 31, 2020, City Council-approved budgets for the TIF #1 (Fund 260) and TIF #3 (Fund 262) programs for FY2021, and the administrative hold put on further transfers from TIF #1 and TIF #3 before the end of the second fiscal quarter of FY2020.

Mr. Nicklas also noted the inclusion of the inaugural version of the TIF project spreadsheet as per the new intergovernmental agreement (IGA).

Brief discussion ensued.

G. UPDATE ON DEKALB TIF PROJECTS

Mr. Nicklas provided an update on current TIF projects, which included the Egyptian Theatre upgrades and expansions, the Plaza DeKalb redevelopment, the Agora Tower 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.

H. UPDATE ON NEW INTERGOVERNMENTAL AGREEMENT

There was brief discussion regarding this item, with those present indicating the outcome of this item was a good one.

I. NEXT MEETING: APRIL 23, 2021

Mr. Nicklas indicated a permanent chair would be chosen during the April meeting.

Brief discussion ensued.

Mr. Nicklas noted this would be Mr. Hanson's last meeting and thanked him for his service upon retirement. Former Sycamore City Manager Brian Gregory has been chosen as the new County Administrator and will be joining the JRB meetings beginning in April.

J. ADJOURNMENT

MOTION

Mr. Berke moved to adjourn the meeting; seconded by Ms. Carpenter.

VOTE

Motion passed by a 6-0 roll call vote. Aye: Nicklas, Carpenter, Hanson, Hess, Johnson, Berke. Nay: None. The meeting adjourned at 1:26 p.m.

Respectfully submitted,

RUTH A. SCOTT, Executive Assistant

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