

**MINUTES  
CITY OF DEKALB  
JOINT REVIEW BOARD MEETING  
JANUARY 28, 2022**

The Joint Review Board (JRB) of the City of DeKalb, Illinois, convened on January 28, 2022, at 1:00 p.m. at the DeKalb Police Department, located at 700 W. Lincoln Highway, DeKalb, Illinois.

**A. CALL TO ORDER**

City Manager 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 – Cindy Carpenter\*
- DeKalb County – Brian Gregory\*
- DeKalb Township – Mary Hess\*
- Kishwaukee College – Jill Hansen\*
- Public Member – Larry Berke\*

The following members of the JRB were absent:

- DeKalb Park District – John Shea\*
- 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 Mr. Gregory.

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

**D. APPOINTMENT OF THE PERMANENT CHAIR**

MOTION: Mr. Nicklas moved to appoint Brian Gregory as Chair; seconded by Mr. Berke.

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

**E. APPROVAL OF THE MINUTES**

1. Minutes of the Joint Review Board Meeting of October 22, 2021.

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

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

**F. PUBLIC PARTICIPATION**

There was none.

## **G. PRESENTATION OF THE FOURTH QUARTER FY2021 TAX INCREMENT FINANCING (TIF) FINANCIALS**

Mr. Nicklas began by introducing the new City of DeKalb Finance Director, Carrie Dittman. He then provided a brief overview of the information provided in the agenda packet, which included a combined TIF Project Tracker as of December 31, 2021, TIF #1 and TIF #3 Income Statement Summaries, Revenue and Expenditure Reports, and the approved FY2022 budget for Fund 260 (TIF #1), and Fund 262 (TIF #3).

Brief discussion ensued regarding an additional TIF surplus payment to the taxing bodies. Mr. Nicklas stated there would be one more payment prior to March 31, 2022. Ms. Dittman stated a \$3,000,000 check was mailed to the County in December 2021. Mr. Gregory stated he'd investigate that.

## **H. UPDATE ON CURRENT TIF PROJECTS**

Mr. Nicklas provided an overview of this item based on the information provided in the agenda packet. One of the projects includes an Architectural Improvement Program (AIP) project at 310 N. Fifth Street for AccuLab. The building was acquired by Chris Brundies who will be converting it to space to accommodate his expanding business, which grinds optical lenses.

Continuing, Mr. Nicklas stated a large call center is looking into development in DeKalb.

Brief discussion ensued regarding TIF #3 boundaries.

Mr. Nicklas also spoke briefly about another business in DeKalb, Cole Pallets, located at the east end of Tenth Street, that is looking to purchase property on Harverstore Drive.

Brief discussion ensued.

## **I. NEXT MEETING**

The next meeting of the JRB will be scheduled for April 22, 2022.

## **J. ADJOURNMENT**

MOTION: Mr. Nicklas moved to adjourn the meeting; seconded by Ms. Hansen.

VOTE: Motion passed by a voice vote of the majority of members present. The meeting adjourned at 1:20 p.m.

Respectfully submitted,

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Ruth A. Scott, Executive Assistant

Minutes approved by the Joint Review Board on April 22, 2022.

Click [here](#) to view the agenda packet for the January 28, 2022, JRB meeting.