

**MINUTES  
CITY OF DEKALB  
CITY COUNCIL SPECIAL MEETING  
MARCH 17, 2016**

The City Council of DeKalb, Illinois held a Special Meeting on Thursday, March 17, 2016 at 3:00 p.m. in the City Council Chambers of the DeKalb Municipal Building, 200 South Fourth Street, DeKalb, Illinois.

Mayor Rey called the meeting to order at 3:03 p.m.

**A. ROLL CALL**

Deputy City Clerk Ruth Scott called the roll and the following members of the City Council were present: Alderman David Jacobson, Alderman Bill Finucane, Alderman Michael Marquardt, Alderman Bob Snow, Alderman Kate Noreiko, Alderman Dave Baker, and Mayor John Rey. Alderman Anthony Faivre was absent.

Also present were: City Manager Anne Marie Gaura, Assistant City Manager Patty Hoppenstedt, Police Chief Gene Lowery, Fire Chief Eric Hicks, Community Development Director Ellen Divita, Public Works Director Tim Holdeman, and Deputy City Clerk Ruth Scott.

**B. APPROVAL OF RESOLUTION 2016-024 AUTHORIZING THE EXECUTION OF AN INCENTIVE AGREEMENT PERTAINING TO BRIAN BEMIS TOYOTA.**

Mayor Rey read Resolution 2016-024 by title only.

City Manager Gaura stated that on March 14, 2016, Council reviewed two incentive options pertaining to the Brian Bemis Toyota business remaining in the City. In order to find compromise between the two options, a revised proposal has been developed and brought before Council for review at this meeting. The proposal provides \$1.5 million in Tax Increment Funding (TIF) forgivable over 15 years. The monies will be given upfront and the City will retain all sales tax.

Alderman Snow stated he believes payment should be made as construction progresses and not all upfront.

City Attorney Frieders stated that providing payment upfront reducing the amount of money the business owner has to finance.

Alderman Snow stated there are no guarantees that sales will increase and asked if there were any benchmark guarantees the business has to meet.

City Attorney Frieders stated there is an understanding between the business and the Toyota Company that upon completion of construction, the number of vehicles provided to the business will increase. Further, the renovation on the building will be a benefit on sales tax.

Alderman Baker stated that sales tax should increase and over 15 years it will far exceed \$1.5 million, as opposed to \$0 if the business were to leave the City.

Alderman Finucane stated he's glad that staff and Council made the effort to reach out to keep the business in City. He further stated that the City is going to be business friendly and do what needs to be done to bring in new and keep current businesses in DeKalb.

Mayor Rey stated that retaining the business is a positive end result as it's been part of the community for many years.

Alderman Marquardt asked if the agreement is assigned to the new owner if the business is sold. City Attorney Frieders confirmed that it would.

Alderman Noreiko asked when construction would start. City Attorney Frieders stated the plans are done and building permits will be issued quickly. Construction should start soon, with completion within the next year.

**MOTION**

Alderman Finucane motioned to approve Resolution 2016-24; seconded by Alderman Marquardt.

**VOTE**

Motioned carried on a 6-1-1 roll call vote. Aye: Jacobson, Finucane, Marquardt, Noreiko, Baker, Rey. Nay: Snow. Absent: Faivre. Mayor Rey declared the motion carried.

Alderman Snow stated he voted no because the agreement before Council on March 14, 2016 is different than the one brought before Council at this meeting.

**C. PUBLIC COMMENT**

There were no comments from the public.

**D. ADJOURNMENT**

**MOTION**

Alderman Jacobson moved to adjourn; seconded by Alderman Noreiko.

**VOTE**

Motion carried on a 7-0-1 voice vote. Mayor Rey declared the motion passed, and concluded the meeting at 3:15 p.m.

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**RUTH A. SCOTT**, Deputy City Clerk

Approved by City Council on April 11, 2016.