The Joint Review Board of the City of DeKalb, Illinois convened on July 26, 2019 at 1:00 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

Joint Review Board (JRB) Chair Jamie Craven called the meeting to order at 1:01 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:

Jamie Craven – DeKalb Community Unit School District #428
Bill Nicklas – City of DeKalb
Gary Hanson – DeKalb County
Amy Doll – DeKalb Park District
Bob Johnson – Kishwaukee Community College #523

The following members of the Joint Review Board were absent:

Jennifer Jeep Johnson – DeKalb Township
Craig Smith – DeKalb Township Road and Bridge District
Mark Eddington – Kishwaukee Water Reclamation District
Emily Faulkner – DeKalb Public Library
Terry Hannan – DeKalb County Forest Preserve

Others present: Assistant City Manager Raymond Munch and Executive Assistant Ruth Scott (as Recording Secretary).

C. APPROVAL OF MINUTES


   MOTION

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

   VOTE

   Motion carried by a majority voice vote of those present.
D. PUBLIC PARTICIPATION

There was no public participation during this portion of the meeting.

E. PRESENTATION OF SECOND QUARTER FY2019 TIF FINANCIALS.

Mr. Nicklas noted that the 2017 annual reports were never presented to the JRB, which is why they're being presented along with the 2018 annual reports.

1. Presentation and Review of the 2017 and 2018 TIF Annual Reports.

   a. Central Area TIF
      2017 Annual Report
      2018 Annual Report

   b. TIF 2
      2017 Annual Report
      2018 Annual Report

Assistant City Manager Munch provided an overview of the annual reports, noting the 2017 report is a compilation of two budget years (FY2016.5 and FY2017) because of the City’s switch from a July 1 budget year to a January 1 budget year. He noted that the annual reports are recaps of the audited financial statements, which are required to be reported to the state. The important component is the end of the period fund balance, which shows the amounts that remain in the TIF.

Brief discussion ensued regarding administration costs.

Assistant City Manager Munch continued his overview, noting that further review of the 2017 report indicated the surplus was calculated improperly. As such, each taxing body will receive an additional surplus payment.

The overview of the reports continued, which include for the first-time detailed spending for those staff who are significantly involved.

Brief discussion ensued.

F. DISCUSSION OF TIF #1 PROJECTS.

Mr. Nicklas Bill provided the status of current TIF #1 projects, which include the Egyptian Theatre, Hometown Bar & Grill, Plaza DeKalb, Mooney Property, The House (proposed project), Safe Passage (proposed project), and architectural improvement projects (AIP).
G. RECENT COUNCIL ACTION REGARDING TIF #1 INCREMENT IN 2022.

Mr. Nicklas spoke regarding this item, noting that the City Council approved ending TIF #1 at 34 years instead of 35 years. Based on that action, the last taxes levied will be in 2020, payable in 2021.

Brief discussion ensued.

H. NEXT MEETING.

All present indicated they were available for the next scheduled meeting on October 25, 2019.

I. ADJOURNMENT.

MOTION

Mr. Hanson moved to adjourn the meeting; seconded by Ms. Doll.

VOTE

Motion carried by a majority voice vote of those present. The meeting was adjourned at 1:29 p.m.

___________________________________
RUTH A. SCOTT, Executive Assistant

Approved by the Joint Review Board: October 25, 2019.