

ORDINANCE 2019-063

PASSED: SEPTEMBER 23, 2019

AUTHORIZING AN FY2019 BUDGET AMENDMENT TO PROVIDE FOR CAPITAL EXPENDITURES AT BARB CITY MANOR, 680 HAISH BOULEVARD, DEKALB, ILLINOIS.

WHEREAS, the City of DeKalb is the owner of record for property at 680 Haish Boulevard, the location of Barb City Manor retirement home facility; and

WHEREAS, Barb City Manor, Inc. has requested approval from the City of DeKalb to make various improvements to the property; and

WHEREAS, the City of DeKalb approved previous TIF Funding Agreements with Barb City Manor, Inc. dating back to FY2010 in an amount totaling of \$950,000 and only \$700,961 has been expended; and

WHEREAS, Barb City Manor, Inc. has requested that the remaining \$249,039 be carried over for use in FY2019; and

WHEREAS, the City of DeKalb FY2019 Budget included \$147,910 in TIF #2 for facility improvements at 680 Haish Boulevard and requires a budget amendment to adequately fund TIF expenditures in the amount of \$249,039; now

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL of the City of DeKalb, Illinois as follows:

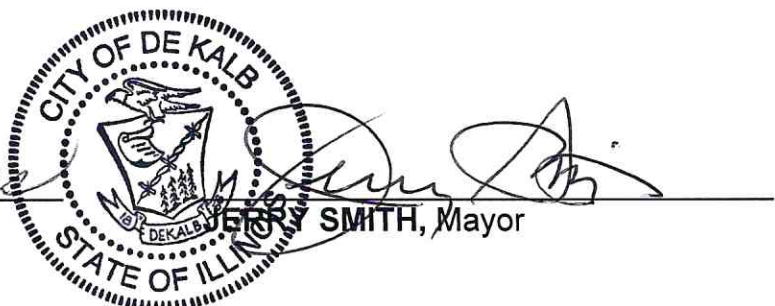
SECTION 1: That, the City of DeKalb, which utilizes the Budget Process as contemplated by Article 8, Division 2 of the Illinois Municipal Code including but not limited to 65 ILCS 5/8-2-9.1 through 65 ILCS 5/8-2-9.10, adopts an amendment to its FY2019 Budget, as shown below

| TIF #2 (Fund 261) | Account Number | Increase/ (Decrease) | Revised Budget |
|---------------------------|-----------------------|---------------------------------|---------------------------|
| Priv Prop Rehab/Redevelop | 261-00-00-69199 | \$101,129 | \$249,039 |

ADOPTED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 23rd day of September 2019 and approved by me as Mayor on the same day. Passed on First Reading by a 7-0-1 roll call vote. Aye: Morris, Finucane, Fagan, McAdams, Verbic, Faivre, Mayor Smith. Nay: None. Absent: Smith. Second Reading waived by a 7-0-1 roll call vote. Aye: Morris, Finucane, Fagan, McAdams, Verbic, Faivre, Mayor Smith. Nay: None. Absent: Smith.

ATTEST:


LYNN A. FAZEKAS, City Clerk


JERRY SMITH, Mayor

Barb City Manor TIF Funding 2010-2019

2010

| | <u>Credit</u> | | <u>Debit</u> | | <u>Balance</u> |
|------------------------|---------------|---------|--------------|--------|----------------|
| Aproved TIF Grant | \$ | 100,000 | | | |
| Ground Floor Windows | | | \$ | 70,500 | |
| Tuckpointing 08/09 | | | \$ | 16,248 | |
| Boiler Pressure Valves | | | \$ | 10,000 | |
| Roof - Architect | | | \$ | 2,177 | |
| | \$ | 100,000 | \$ | 98,925 | \$ 1,075 |

2011

| | <u>Credit</u> | | <u>Debit</u> | | <u>Balance</u> |
|-------------------|---------------|---------|--------------|----------------------------------|----------------|
| Aproved TIF Grant | \$ | 100,000 | | | |
| Roof 87/88 | | | \$ | 101,380 | |
| | \$ | 100,000 | \$ | 100,000 | \$ - |
| | | | | <i>*BCM paid \$1,380 balance</i> | |

2012

| | <u>Credit</u> | | <u>Debit</u> | | <u>Balance</u> |
|----------------------|---------------|---------|--------------|---------|----------------|
| Aproved TIF Grant | \$ | 100,000 | | | |
| Remodel of 218 & 316 | | | \$ | 100,000 | |
| | \$ | 100,000 | \$ | 100,000 | \$ - |

2013

| | <u>Credit</u> | | <u>Debit</u> | | <u>Balance</u> |
|---------------------|---------------|---------|--------------|---------|----------------|
| Aproved TIF Grant | \$ | 100,000 | | | |
| Boiler Refractory | | | \$ | 27,960 | |
| Boiler Updates | | | \$ | 12,285 | |
| Elevator Safety Req | | | \$ | 77,132 | |
| | \$ | 100,000 | \$ | 117,377 | \$ (17,377) |

2014

| | <u>Credit</u> | | <u>Debit</u> | | <u>Balance</u> |
|-------------------|---------------|---------|--------------|--------|----------------|
| Aproved TIF Grant | \$ | 100,000 | | | |
| Carry Forward | | | \$ | - | |
| Chimney Liner | | | \$ | 42,306 | |
| | \$ | 100,000 | \$ | 42,306 | \$ 57,694 |

2015

| | <u>Credit</u> | | <u>Debit</u> | | <u>Balance</u> |
|-------------------|---------------|---------|--------------|---|----------------|
| Aproved TIF Grant | \$ | 100,000 | | | |
| | \$ | 100,000 | \$ | - | \$ 100,000 |

2016

| | <u>Credit</u> | | <u>Debit</u> | | <u>Balance</u> |
|-------------------|---------------|---------|--------------|--|----------------|
| Aproved TIF Grant | \$ | 100,000 | | | |

| | | | | |
|-------------------------|----|---------|--------|-------------|
| Remodel 310 & 312 | | \$ | 54,362 | |
| Roof - E. Wing & Boiler | | \$ | 70,000 | |
| | \$ | 100,000 | \$ | 124,362 |
| | | | | \$ (24,362) |

2016.5

| | <u>Credit</u> | | <u>Debit</u> | | <u>Balance</u> |
|----------------------------|---------------|--------|--------------|--------|----------------|
| Aproved TIF Grant | \$ | 50,000 | | | |
| Roof - E. Wing & Boiler | | | \$ | 9,254 | |
| Boiler Combustion Air | | | \$ | 45,393 | |
| Architect Fees/Bid Notices | | | \$ | 4,905 | |
| | \$ | 50,000 | \$ | 59,552 | \$ (9,552) |

2017

| | <u>Credit</u> | | <u>Debit</u> | | <u>Balance</u> |
|---|---------------|---------|--------------|--------|----------------|
| Aproved TIF Grant | \$ | 100,000 | | | |
| Boiler Combustion Air | | | \$ | 6,348 | |
| Heat Exch./Chiller Project | | | \$ | 29,634 | |
| Consulting Fees/Bid Notices/E. Wing Masonary | | | \$ | 22,457 | |
| | \$ | 100,000 | \$ | 58,439 | \$ 41,561 |

2018

| | <u>Credit</u> | | <u>Debit</u> | | <u>Balance</u> |
|-----------------------|---------------|---------|--------------|---|----------------|
| Aproved TIF Grant | \$ | 100,000 | | | |
| Fire Escape - E. Wing | | | \$ | - | |
| | \$ | 100,000 | \$ | - | \$ 100,000 |

2019

| | <u>Credit</u> | | <u>Debit</u> | | <u>Balance</u> |
|-----------------------|---------------|---|--------------|---|----------------|
| Aproved TIF Grant | \$ | - | | | |
| Fire Escape - E. Wing | | | \$ | - | |
| | \$ | - | \$ | - | \$ - |

| | | | | | |
|--------------|-----------|----------------|-----------|----------------|-------------------|
| Total | \$ | 950,000 | \$ | 700,961 | \$ 249,039 |
|--------------|-----------|----------------|-----------|----------------|-------------------|

September 13, 2019

Bill Nicklas, City Manager
City of DeKalb
200 S. 4th Street
DeKalb, IL 60115

Dear Bill,

On behalf of the residents of Barb City Manor and the BCM, Inc., Board of Directors I want to thank you for the City of DeKalb's continued support of Barb City Manor Retirement Home. Barb City Manor remains a very affordable, comfortable and secure home for the senior citizens of our community. The support of the City of DeKalb through the TIF funding it has provided over the years has helped us in our mission to offer a safe and healthy option for retirement living to these seniors.

Barb City Manor currently has an unspent TIF fund balance of \$249,039.00. City Council approved \$147,910 for the East Wing Fire Escape Replacement Project March 26, 2018. That project is close to completion. Additional costs have been incurred for project consultants (structural engineer and architect), bid notices and change orders totaling \$19,705.00.00 to date.

There is an unallocated rollover TIF fund balance of \$101,129.00 remaining. Barb City Manor is requesting to use the remaining City of DeKalb rollover TIF funds for the following:

- 1) \$19,705.00 for additional costs incurred on the Fire Escape Replacement Project;
- 2) \$31,400 for Boiler Relief Valve and Boiler Pump Replacement Project;
- 3) \$50,024.00 for Aluminum Conduit Replacement project.

Please contact me if you have any questions about this request. Thank you for your assistance.

Sincerely,



Maureen Gerrity, Administrator
BARB CITY MANOR, INC.