**Name of Municipality:** City of DeKalb  
**Reporting Fiscal Year:** 2018  
**County:** DeKalb  
**Fiscal Year End:** 12/31/2018  
**Unit Code:** 019/015/30

### TIF Administrator Contact Information

<table>
<thead>
<tr>
<th>First Name:</th>
<th>Bill</th>
</tr>
</thead>
<tbody>
<tr>
<td>Last Name:</td>
<td>Nicklas</td>
</tr>
<tr>
<td>Address:</td>
<td>200 South Fourth Street</td>
</tr>
<tr>
<td>Title:</td>
<td>City Manager</td>
</tr>
<tr>
<td>Telephone:</td>
<td>815-746-2391</td>
</tr>
<tr>
<td>City:</td>
<td>DeKalb</td>
</tr>
<tr>
<td>Zip:</td>
<td>60115</td>
</tr>
<tr>
<td>E-mail:</td>
<td><a href="mailto:Bill.Nicklas@cityofdekalb.com">Bill.Nicklas@cityofdekalb.com</a></td>
</tr>
</tbody>
</table>

I attest to the best of my knowledge, that this FY 2018 report of the redevelopment project area(s) in the City/Village of: DeKalb is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

Written signature of TIF Administrator  
Date: 7/5/19

### Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

<table>
<thead>
<tr>
<th>Name of Redevelopment Project Area</th>
<th>Date Designated</th>
<th>Date Terminated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Increment Financing District #2</td>
<td>3/27/1995</td>
<td></td>
</tr>
</tbody>
</table>

*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]
**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]**

**FY 2018**

<table>
<thead>
<tr>
<th>Name of Redevelopment Project Area (below):</th>
<th>TIF #2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Primary Use of Redevelopment Project Area</strong>:</td>
<td>Mixed</td>
</tr>
</tbody>
</table>

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

<table>
<thead>
<tr>
<th>If &quot;Combination/Mixed&quot; List Component Types:</th>
<th>Commerical/Resident</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commerical/Resident</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</th>
<th>Tax Increment Allocation Redevelopment Act X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial Jobs Recovery Law</td>
<td></td>
</tr>
</tbody>
</table>

**Please utilize the information below to properly label the Attachments.**

<table>
<thead>
<tr>
<th>Question</th>
<th>No</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)]</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>If yes, please enclose the amendment (labeled Attachment A).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)]</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Please enclose the CEO Certification (labeled Attachment B).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)]</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Please enclose the Legal Counsel Opinion (labeled Attachment C).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)]</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>If yes, please enclose the Activities Statement (labeled Attachment D).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)]</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>If yes, please enclose the Agreement(s) (labeled Attachment E).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)]</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>If yes, please enclose the Additional Information (labeled Attachment F).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)]</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)]</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Were there any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)]</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached and (labeled Attachment J).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)]</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>If attachment I is yes, then Analysis MUST be attached and (labeled Attachment J).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Has a cumulative of $100,000 of TIF revenue been deposited into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2)]</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cumulatively, have deposits of incremental taxes revenue equal to or greater than $100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)]</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)]</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### SOURCE of Revenue/Cash Receipts:

<table>
<thead>
<tr>
<th>Revenue/Cash Receipts for Current Reporting Year</th>
<th>Cumulative Totals of Revenue/Cash Receipts for life of TIF</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Tax Increment</td>
<td>$1,476,057</td>
<td>$21,568,772</td>
</tr>
<tr>
<td>State Sales Tax Increment</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>Local Sales Tax Increment</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>State Utility Tax Increment</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>Local Utility Tax Increment</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>Interest</td>
<td>$2,043</td>
<td>$110,532</td>
</tr>
<tr>
<td>Land/Building Sale Proceeds</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>Bond Proceeds</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>Transfers from Municipal Sources</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>Private Sources</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>Other (identify source ________________; if multiple other sources, attach schedule)</td>
<td>$-</td>
<td>$-</td>
</tr>
</tbody>
</table>

### All Amount Deposited in Special Tax Allocation Fund

$1,478,100

### Cumulative Total Revenues/Cash Receipts

$21,679,304 100%

### Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

$373,246

### Transfers to Municipal Sources

$3,392,076

### Distribution of Surplus

$5,658,295

### Total Expenditures/Disbursements

$9,423,617

### Net/Income/Cash Receipts Over/(Under) Cash Disbursements

$(7,945,517)

### FUND BALANCE, END OF REPORTING PERIOD*

$653,089

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3
## Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]

<table>
<thead>
<tr>
<th>Category Description</th>
<th>Amounts</th>
<th>Reporting Fiscal Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>62100 Financial Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>676</td>
<td></td>
</tr>
<tr>
<td>2. Annual administrative cost.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>91100 Transfer to General Fund</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>60,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$</td>
<td>676</td>
</tr>
<tr>
<td>3. Cost of marketing sites.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$</td>
<td>60,000</td>
</tr>
<tr>
<td>4. Property assembly cost and site preparation costs.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>69199 Private Property Rehab and Redevelopment</td>
<td>30,444</td>
<td></td>
</tr>
<tr>
<td>82000 Buildings and Improvements</td>
<td>27,400</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$</td>
<td>57,844</td>
</tr>
<tr>
<td>6. Costs of the construction of public works or improvements.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>83000 Street Improvements</td>
<td>211,585</td>
<td></td>
</tr>
<tr>
<td>83050 Street Maintenance</td>
<td>37,999</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$</td>
<td>249,584</td>
</tr>
<tr>
<td></td>
<td>Description</td>
<td>Amount</td>
</tr>
<tr>
<td>---</td>
<td>------------------------------------------------------------------------------</td>
<td>--------</td>
</tr>
<tr>
<td>7</td>
<td>Costs of eliminating or removing contaminants and other impediments.</td>
<td>$</td>
</tr>
<tr>
<td>8</td>
<td>Cost of job training and retraining projects.</td>
<td>$</td>
</tr>
<tr>
<td>9</td>
<td>Financing costs.</td>
<td>$</td>
</tr>
<tr>
<td>10</td>
<td>Capital costs.</td>
<td>$</td>
</tr>
<tr>
<td>11</td>
<td>Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.</td>
<td>$</td>
</tr>
<tr>
<td>12</td>
<td>Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.</td>
<td>$</td>
</tr>
<tr>
<td>13. Relocation costs.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-----------------------</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>14. Payments in lieu of taxes.</td>
<td>$</td>
<td>5,142</td>
</tr>
<tr>
<td>15. Costs of job training, retraining, advanced vocational or career education.</td>
<td>$</td>
<td>373,246</td>
</tr>
<tr>
<td>16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.</td>
<td>$</td>
<td>17. Cost of day care services.</td>
</tr>
<tr>
<td>17. Cost of day care services.</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>18. Other.</td>
<td>81000 Land Acquisition Costs</td>
<td>5,142</td>
</tr>
</tbody>
</table>

TOTAL ITEMIZED EXPENDITURES | $ | 373,246 |
List all vendors, including other municipal funds, that were paid in excess of $10,000 during the current reporting year.

<table>
<thead>
<tr>
<th>Name</th>
<th>Service</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Curren Contracting</td>
<td>Contractor</td>
<td>$ 211,095.11</td>
</tr>
<tr>
<td>Fehr Graham</td>
<td>Engineering Services</td>
<td>$ 32,688.14</td>
</tr>
<tr>
<td>RB Service &amp; Hauling</td>
<td>Contractor</td>
<td>$ 26,389.00</td>
</tr>
<tr>
<td>Weaver Construction</td>
<td>Contractor</td>
<td>$ 16,630.00</td>
</tr>
</tbody>
</table>
FY 2018
TIF NAME: TIF #2
FUND BALANCE BY SOURCE

<table>
<thead>
<tr>
<th>Amount of Original Issuance</th>
<th>Amount Designated</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Amount Designated for Obligations

| $ | - | $ | - |

2. Description of Project Costs to be Paid

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount Designated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barb City Manor</td>
<td>$147,910</td>
</tr>
</tbody>
</table>

Total Amount Designated for Project Costs

| $147,910 |

TOTAL AMOUNT DESIGNATED

| $147,910 |

SURPLUS/(DEFICIT)

| $505,179 |
FY 2018

TIF NAME: TIF #2

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

**Check here if no property was acquired by the Municipality within the Redevelopment Project Area.**

**Property Acquired by the Municipality Within the Redevelopment Project Area.**

<table>
<thead>
<tr>
<th>Property (1):</th>
<th>822 E. Lincoln Highway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street address:</td>
<td>822 E. Lincoln Highway</td>
</tr>
<tr>
<td>Approximate size or description of property:</td>
<td>2296 Square Feet/Single Family Home</td>
</tr>
<tr>
<td>Purchase price:</td>
<td>5,142.00</td>
</tr>
<tr>
<td>Seller of property:</td>
<td>Robin Hofbauer</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property (2):</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Street address:</td>
<td></td>
</tr>
<tr>
<td>Approximate size or description of property:</td>
<td></td>
</tr>
<tr>
<td>Purchase price:</td>
<td></td>
</tr>
<tr>
<td>Seller of property:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property (3):</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Street address:</td>
<td></td>
</tr>
<tr>
<td>Approximate size or description of property:</td>
<td></td>
</tr>
<tr>
<td>Purchase price:</td>
<td></td>
</tr>
<tr>
<td>Seller of property:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property (4):</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Street address:</td>
<td></td>
</tr>
<tr>
<td>Approximate size or description of property:</td>
<td></td>
</tr>
<tr>
<td>Purchase price:</td>
<td></td>
</tr>
<tr>
<td>Seller of property:</td>
<td></td>
</tr>
</tbody>
</table>
**SECTION 5 - 20 ILCS 620/4.7 (7)(F)**

**PAGE 1**

**FY 2018**

**TIF Name:**

**TIF #2**

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.

Select ONE of the following by indicating an 'X':

1. **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area.

2. The Municipality **DID** undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)

   2a. The number of projects undertaken by the municipality within the Redevelopment Project Area: **10**

<table>
<thead>
<tr>
<th>TOTAL:</th>
<th>11/1/99 to Date</th>
<th>Estimated Investment for Subsequent Fiscal Year</th>
<th>Total Estimated to Complete Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Investment Undertaken (See Instructions)</td>
<td>$ 18,334</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Public Investment Undertaken</td>
<td>$ 7,358,956</td>
<td>$ 147,910</td>
<td>$</td>
</tr>
<tr>
<td>Ratio of Private/Public Investment</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER*

**Project 1**: Barb City Manor

<table>
<thead>
<tr>
<th>Private Investment Undertaken (See Instructions)</th>
<th></th>
<th>Estimated Investment for Subsequent Fiscal Year</th>
<th>Total Estimated to Complete Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Investment Undertaken</td>
<td>$ 952,829</td>
<td>$ 147,910</td>
<td>$</td>
</tr>
<tr>
<td>Ratio of Private/Public Investment</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Project 2**: Founder's Elementary School

<table>
<thead>
<tr>
<th>Private Investment Undertaken (See Instructions)</th>
<th></th>
<th>Estimated Investment for Subsequent Fiscal Year</th>
<th>Total Estimated to Complete Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Investment Undertaken</td>
<td>$ 1,502,185</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ratio of Private/Public Investment</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Project 3**: City Hall Improvements

<table>
<thead>
<tr>
<th>Private Investment Undertaken (See Instructions)</th>
<th></th>
<th>Estimated Investment for Subsequent Fiscal Year</th>
<th>Total Estimated to Complete Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Investment Undertaken</td>
<td>$ 125,310</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ratio of Private/Public Investment</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Project 4**: Scholle Façade Project

| Private Investment Undertaken (See Instructions)                      | $ 18,334        |                                               |                                   |
| Public Investment Undertaken                                          | $ 18,334        |                                               |                                   |
| Ratio of Private/Public Investment                                    | 1               |                                               | 0                                 |

**Project 5**: Target Corp. Tax Rebate

<table>
<thead>
<tr>
<th>Private Investment Undertaken (See Instructions)</th>
<th></th>
<th>Estimated Investment for Subsequent Fiscal Year</th>
<th>Total Estimated to Complete Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Investment Undertaken</td>
<td>$ 1,022,815</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ratio of Private/Public Investment</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Project 6**: Housing Rehabilitation

<table>
<thead>
<tr>
<th>Private Investment Undertaken (See Instructions)</th>
<th></th>
<th>Estimated Investment for Subsequent Fiscal Year</th>
<th>Total Estimated to Complete Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Investment Undertaken</td>
<td>$ 78,926</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ratio of Private/Public Investment</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
**Project 7**: Street/Alley Maintenance
- Private Investment Undertaken (See Instructions)
- Public Investment Undertaken: $1,923,244
- Ratio of Private/Public Investment: 0

**Project 8**: Sidewalk Maintenance
- Private Investment Undertaken (See Instructions)
- Public Investment Undertaken: $287,748
- Ratio of Private/Public Investment: 0

**Project 9**: Stormwater Improvements
- Private Investment Undertaken (See Instructions)
- Public Investment Undertaken: $1,428,157
- Ratio of Private/Public Investment: 0

**Project 10**: Safe Passage
- Private Investment Undertaken (See Instructions)
- Public Investment Undertaken: $19,408
- Ratio of Private/Public Investment: 0

**Project 11**:
- Private Investment Undertaken (See Instructions)
- Public Investment Undertaken
- Ratio of Private/Public Investment: 0

**Project 12**:
- Private Investment Undertaken (See Instructions)
- Public Investment Undertaken
- Ratio of Private/Public Investment: 0

**Project 13**:
- Private Investment Undertaken (See Instructions)
- Public Investment Undertaken
- Ratio of Private/Public Investment: 0

**Project 14**:
- Private Investment Undertaken (See Instructions)
- Public Investment Undertaken
- Ratio of Private/Public Investment: 0

**Project 15**:
- Private Investment Undertaken (See Instructions)
- Public Investment Undertaken
- Ratio of Private/Public Investment: 0
<table>
<thead>
<tr>
<th>Project</th>
<th>Private Investment Undertaken</th>
<th>Public Investment Undertaken</th>
<th>Ratio of Private/Public Investment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project 16*</td>
<td>(See Instructions)</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Project 17*</td>
<td>(See Instructions)</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Project 18*</td>
<td>(See Instructions)</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Project 19*</td>
<td>(See Instructions)</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Project 20*</td>
<td>(See Instructions)</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Project 21*</td>
<td>(See Instructions)</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Project 22*</td>
<td>(See Instructions)</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Project 23*</td>
<td>(See Instructions)</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Project 24*</td>
<td>(See Instructions)</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Project 25*</td>
<td>(See Instructions)</td>
<td></td>
<td>0</td>
</tr>
</tbody>
</table>
Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. *even though optional MUST be included as part of the complete TIF report*

SECTION 6
FY 2018

TIF NAME: TIF #2

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

<table>
<thead>
<tr>
<th>Year redevelopment project area was designated</th>
<th>Reporting Fiscal Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>1995</td>
<td>Base EAV</td>
</tr>
<tr>
<td></td>
<td>$ 23,204,107</td>
</tr>
<tr>
<td></td>
<td>EAV</td>
</tr>
<tr>
<td></td>
<td>$ 35,100,818</td>
</tr>
</tbody>
</table>

List all overlapping tax districts in the redevelopment project area. If overlapping taxing district received a surplus, list the surplus.

Check if the overlapping taxing districts did not receive a surplus.

### Overlapping Taxing District

<table>
<thead>
<tr>
<th>Overlapping Taxing District</th>
<th>Surplus Distributed from redevelopment project area to overlapping districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>DeKalb County</td>
<td>$ 508,862</td>
</tr>
<tr>
<td>DeKalb Forest Preserve</td>
<td>$ 35,575</td>
</tr>
<tr>
<td>DeKalb Township</td>
<td>$ 77,624</td>
</tr>
<tr>
<td>DeKalb Road and Bridge</td>
<td>$ 91,148</td>
</tr>
<tr>
<td>City of DeKalb</td>
<td>$ 557,329</td>
</tr>
<tr>
<td>DeKalb Public Library</td>
<td>$ 175,899</td>
</tr>
<tr>
<td>School District #428</td>
<td>$ 3,507,482</td>
</tr>
<tr>
<td>Kishwaukee Community College</td>
<td>$ 302,962</td>
</tr>
<tr>
<td>DeKalb Park District</td>
<td>$ 338,460</td>
</tr>
<tr>
<td>Kishwaukee Water Reclamation District</td>
<td>$ 62,956</td>
</tr>
<tr>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td>$</td>
</tr>
<tr>
<td></td>
<td>$</td>
</tr>
</tbody>
</table>

SECTION 7

Provide information about job creation and retention:

<table>
<thead>
<tr>
<th>Number of Jobs Retained</th>
<th>Number of Jobs Created</th>
<th>Description and Type (Temporary or Permanent) of Jobs</th>
<th>Total Salaries Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>$ -</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>$ -</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>$ -</td>
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<td>$ -</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>$ -</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>$ -</td>
</tr>
</tbody>
</table>

SECTION 8

Provide a general description of the redevelopment project area using only major boundaries:

Optional Documents

<table>
<thead>
<tr>
<th>Enclosed</th>
</tr>
</thead>
</table>

Legal description of redevelopment project area

Map of District
STATE OF ILLINOIS  
COUNTY OF DEKALB  
CITY OF DEKALB  

CERTIFICATE

I, LYNN A. FAZEKAS, do hereby certify that I am the duly appointed City Clerk of the City of DeKalb, DeKalb County, Illinois, and as such officer, do hereby certify that the foregoing is a true and correct copy of:

ORDINANCE 2018-074

ADOPTING AN AMENDMENT TO THE CITY OF DEKALB TAX INCREMENT FINANCING DISTRICT NO. 2.

ADOPTED BY THE MAYOR AND CITY COUNCIL of the City of DeKalb on the 11th day of February 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of DeKalb this 13th day of February 2019.

LYNN A. FAZEKAS, City Clerk

Prepared by and Return to:
City of DeKalb
City Clerk's Office
200 S. Fourth Street
DeKalb, Illinois 60115

Filed with the
DeKalb County
Clerk on 2/19/19
ORDINANCE 2018-074  
ADOPTING AN AMENDMENT TO THE CITY OF DEKALB TAX INCREMENT FINANCING DISTRICT NO. 2.

WHEREAS, the City of DeKalb is a home-rule Illinois municipality with the power and authority conferred thereupon by virtue of the Illinois Constitution, the Illinois Municipal Code and the City Code of the City of DeKalb; and

WHEREAS, the City has previously adopted tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, et seq. (the "TIF Act") for an area commonly referred to as the Tax Increment Financing District Number 2 or TIF 2 ("TIF 2"); and

WHEREAS, pursuant to the TIF Act, the Mayor and City Council of the City (collectively, the "Corporate Authorities") seek to adopt an amendment to TIF 2 which does not add additional parcels to the redevelopment project area, does not substantially affect the general land uses proposed in the redevelopment plan, does not substantially change the nature of the redevelopment project, does not increase the redevelopment project costs, does not add additional redevelopment project costs, does not result in the displacement of any inhabited residential units, and which results in a reduction in the total number of parcels contained within the boundaries of TIF 2, which amendment may be authorized without requirement of a public hearing or Joint Review Board meeting pursuant to the TIF Act; and

WHEREAS, the City Council of the City of DeKalb has voted to create the Central Business District Tax Increment Financing District ("TIF 3"), the boundaries of which are inconsistent with the boundaries of TIF 2; and

WHEREAS, the proposed amendment and reduction in land area within TIF 2 is generally consistent with the TIF 2 redevelopment plan and approved list of TIF 2 projects;

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of DeKalb, DeKalb County, Illinois, as follows:

SECTION 1. TIF 2 AMENDMENT ADOPTED. The recitals set forth in the preamble to this Ordinance are adopted as if fully set forth herein. The area contained within TIF 2 shall be amended so that the properties identified on the attached Exhibit A, "TIF 2 Amendment Map" as being removed from TIF 2 and included within TIF 3 shall be removed from TIF 2. The legal description for TIF 2 shall be amended to reflect that the properties or portions thereof legally described on the attached Exhibit B, "Legal Description of Removed Properties" shall be excluded from TIF 2, such that the legal description shall be composed of the current legal description for TIF 2 (after any previous amendments), excluding those properties described in Exhibit B. A list of the parcels to be removed from TIF 2 and include in TIF 3 and are identified by their Property Index Number (PIN) are included as Exhibit C. In the event that there is conflict between these
Ordinance 2018-074

exhibits, Exhibit B, "Legal Description of Removed Properties" shall take priority, followed by Exhibit A, "TIF 2 Amendment Map", and then Exhibit C, "TIF 2 - Parcels to be Removed". The City Council directs that notice be given by publication, and by mailing to the Joint Review Board, interested parties registry and affected taxing districts within ten (10) days of the date of adoption of this Ordinance.

SECTION 2. INVALIDITY OF ANY SECTION. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 3. SUPERSEDER AND EFFECTIVE DATE. All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.


ATTEST:

LYNN A. FAZEKAS, City Clerk

STATE OF ILLINOIS

SMITH, Mayor
Exhibit B: Legal Description of Removed Properties

LEGAL DESCRIPTION (Exception to TIF2):

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED AREA:

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23 IN TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DEKALB COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 4TH STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GROVE STREET;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GROVE STREET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 5TH STREET;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF 5TH STREET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 4TH STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF 4TH STREET TO THE POINT OF BEGINNING.
<table>
<thead>
<tr>
<th>TIF 2 - Parcels to be Removed</th>
</tr>
</thead>
<tbody>
<tr>
<td>823305013</td>
</tr>
</tbody>
</table>
ORDINANCE 2018-074
ADOPTING AN AMENDMENT TO THE CITY OF DEKALB TAX INCREMENT FINANCING DISTRICT NO. 2.

WHEREAS, the City of DeKalb is a home-rule municipality with the power and authority conferred upon it by the Illinois Constitution, the Illinois Municipal Code and the City Code of the City of DeKalb; and

WHEREAS, the City has previously adopted tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 55 ILCS 5/110-4.4-1, et seq. (the "TIF Act") for an area commonly referred to as the Tax Increment Financing District Number 2 or TIF 2 ("TIF 2") and

WHEREAS, pursuant to the TIF Act, the Mayor and City Council of the City (collectively, the "Corporate Authorities") seek to adopt an amendment to TIF 2 which does not add additional parcels to the redevelopment project area, does not substantially affect the general land uses proposed in the redevelopment plan, does not substantially change the nature of the redevelopment project, does not increase the redevelopment project costs, does not add additional redevelopment project costs, does not result in the displacement of any inhabited residential units, and which results in a reduction in the total number of parcels contained within the boundaries of TIF 2, which amendment may be authorized without requirement of a public hearing or Joint Review Board meeting pursuant to the TIF Act; and

WHEREAS, the City Council of the City of DeKalb has voted to create the Central Business District Tax Increment Financing District ("TIF 3"), the boundaries of which are inconsistent with the boundaries of TIF 2; and

WHEREAS, the proposed amendment and reduction in land area within TIF 2 is generally consistent with the TIF 2 redevelopment plan and approved list of TIF 2 projects;

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SECTION 2. INVALIDITY OF ANY SECTION. If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

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ATTEST:
LYNN A. FAZEKAS, City Clerk

LEGAL DESCRIPTION (Exception to TIF 2):
EXCEPTING THEREFROM THE FOLLOWING DECRIBED AREA:
THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23 IN TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DEKALB COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:
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THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GROVE STREET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 5TH STREET;
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THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF 4TH STREET TO THE POINT OF BEGINNING.
TIF 2 - Parcels to be Removed
823305013

NEED HOME REPAIR?
Consult our At Your Service directory to find what you’re looking for!

To Place Your Ad, Call 815-548-7624
February 13, 2019

Mr. Doug Johnson
DeKalb County Clerk & Recorder
Administration Building, 2nd Floor
110 E. Sycamore Street
Sycamore, Illinois 60178

Re: City of DeKalb Central Business District Tax Increment Financing Allocation District.

Mr. Johnson:

As you may know, the City of DeKalb recently passed ordinances establishing the Central Business District Tax Increment Financing Allocation District. Under 65 ILCS 5/11-74.4-4, the City is required to transmit a certified copy of the ordinances to your office, along with a legal description of the redevelopment project area, a map of the redevelopment project area, identification of the year that the County Clerk shall use for determining the total initial equalized assessed value of the redevelopment project area consistent with subsection (a) of Section 11-74.4-9, and a list of the parcel or tax identification number of each parcel of property included in the redevelopment project area. Please find the same enclosed. Please note that the ordinance refers to 2017 as the year to be utilized by the County Clerk shall use for determining the total initial equalized assessed valuation. This refers to the assessments utilized for taxes levied in 2017 and collected in 2018, as referenced in the eligibility study. The City has confirmed, today, that the 2018 valuations have not yet been certified.

Thank you for your assistance with this matter.

Sincerely,

Jerry Smith
Mayor
February 15, 2019

Mr. Bill Nicklas, City Manager
City of DeKalb
200 S. Fourth Street
DeKalb, Illinois 60115

Mr. Nicklas,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

- Ordinance 2018-073 Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

- Ordinance 2018-074 Adopting an Amendment to the City of DeKalb Tax Increment Financing District No. 2.

The City is required to provide copies of each ordinance to the Joint Review Board, each taxing district, and anyone listed on the interested parties registry, no later than 10 days after the date of adoption. Therefore, enclosed please find a copy of each of the above ordinances in their entirety.

Please don't hesitate to contact me by phone at (815) 748-2090 or via email at ruth.scott@cityofdekalb.com if I can be of further assistance.

Respectfully,

Ruth A. Scott
Executive Assistant

2/15/19
February 15, 2019

Ms. Emily Faulkner, Director
DeKalb Public Library
309 Oak Street
DeKalb, Illinois 60115

Ms. Faulkner,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

- Ordinance 2018-073 Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

- Ordinance 2018-074 Adopting an Amendment to the City of DeKalb Tax increment Financing District No. 2.

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Please don’t hesitate to contact me by phone at (815) 748-2090 or via email at ruth.scott@cityofdekalb.com if I can be of further assistance.

Respectfully,

[Signature]

Ruth A. Scott
Executive Assistant
Ms. Emily Faulkner
DeKalb Public Library
309 Oak St.
DeKalb, IL 60115

9590 9402 4247 8121 1402 66

2. Article Number (transfer from service label)
7016 1370 0001 8111 8693

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee

Extra Service & Fees (check box, add fee as appropriate)
☐ Return Receipt (tangible) $2
☐ Return Receipt (electronic) $2
☐ Certified Mail Restricted Delivery $6
☐ Adult Signature Required $5
☐ Adult Signature Restricted Delivery $8

Postage

Total Postage and Fees $3

Sent To

Street and Apt. No., or P.O. Box No.

City, State, Zip Code

mailed 2/15/19

Lib.W Faulkner

PS Form 3300, April 2013 PSN 7390-080-000-9087 See Reverse for Instructions.
February 15, 2019

Mrs. Jennifer Jeep Johnson, Supervisor
DeKalb Township
2323 S. Fourth Street
DeKalb, Illinois 60115

Mrs. Jeep Johnson,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

- Ordinance 2018-073 Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

- Ordinance 2018-074 Adopting an Amendment to the City of DeKalb Tax Increment Financing District No. 2.

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Respectfully,

Ruth A. Scott
Executive Assistant
Mrs. Jennifer Jeep Johnson
DeKalb Township
2323 S. Fourth St.
DeKalb, IL 60115

3. Service Type
- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Mail Restricted Delivery

B. Received by (Printed Name)
K. Johnson

D. Is delivery address different from item 1? □ Yes □ No
If YES, enter delivery address below:

9590 9402 4247 8121 1403 72

7016 1370 0001 8111 9666

PS Form 3811, July 2015 PSN 7530-02-000-9053
Domestic Return Receipt

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (paper copy)
- Return Receipt (electronic)
- Certified Mail Restricted Delivery
- Adult Signature Required
- Adult Signature Restricted Delivery

Total Postage and Fees

Sent To
Street and Apt. No., or P.O. Box No.
City, State, Zip

3/8/15

mailed 3/15/19
Township
JJJ

PS Form 3811, April 2015 PSN 7530-02-000-9053 See Reverse for Instructions
February 15, 2019

Mr. Craig Smith, Highway Commissioner
DeKalb Township Road & Bridge District
2323 S. Fourth Street
DeKalb, Illinois 60115

Mr. Smith,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

- **Ordinance 2018-073** Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

- **Ordinance 2018-074** Adopting an Amendment to the City of DeKalb Tax Increment Financing District No. 2.

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Please don’t hesitate to contact me by phone at (815) 748-2090 or via email at ruth.scott@cityofdekalb.com if I can be of further assistance.

Respectfully,

Ruth A. Scott
Executive Assistant
February 15, 2019

Mr. Terry Hannan, Superintendent
DeKalb County Forest Preserve
200 N. Main Street
Sycamore, Illinois 60178

Mr. Hannan,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

- **Ordinance 2018-073** Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

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Respectfully,

Ruth A. Scott
Executive Assistant
Mrs. Terry Hannon
DeKalb County Forest Preserve
200 N. Main St.
Sycamore, IL 60178

9590 9402 4247 8121 1403 41

2015 1520 0005 5947 305

PS Form 3811, July 2015 PSN 7530-02-000-0050

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

OFFICIAL USE

DeKalb County Forest Preserve

Certified Mail Fee $  
Return Receipt (if requested) $  
Certified Mail (if requested) $  
Postage $  
Total Postage and Fees $  

Sent To
Street and Apt. No.: c/o PO Box No.
City, State, Zip Code:

PS Form 3811, April 2015-Sept 2017 Red Reserve for Instructions
February 15, 2019

Mr. Hays, Owner
Barb City Bagels
118 E. Lincoln Highway
DeKalb, Illinois 60115

Mr. Hays,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

- **Ordinance 2018-073** Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

- **Ordinance 2018-074** Adopting an Amendment to the City of DeKalb Tax Increment Financing District No. 2.

The City is required to provide copies of each ordinance to the Joint Review Board, each taxing district, and anyone listed on the interested parties registry, no later than 10 days after the date of adoption. Therefore, enclosed please find a copy of each of the above ordinances in their entirety.

Please don't hesitate to contact me by phone at (815) 748-2090 or via email at ruth.scott@cityofdekalb.com if I can be of further assistance.

Respectfully,

Ruth A. Scott
Executive Assistant
Mr. Tim Hays
Barb City Bagels
118 E. Lincoln Hwy.
DeKalb, IL 60115

9590 9402 4247 8121 1402 97

PS Form 3811, July 2015 P#N 7550-02-000-9053

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com.

Certified Mail Fee

$4.55

Extra Services & Fees (please box, and fee is appropriate)

Return Receipt (hardcopy) $  
Return Receipt (electronic) 
Certified Mail Restricted Delivery 
Adult Signature Required 
Adult Signature Restricted Delivery $  
Postage 

Total Postage and Fees

$4.55

Send To:

Hays
Barb City Bagel

2/15/19

PS Form 3811, April 2, 2015 P#N 7550-02-000-9053 See Reverse for Instructions
February 15, 2019

Mr. Thomas J. Overton
450 W. Lincoln Highway
DeKalb, Illinois 60115

Mr. Overton,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

• Ordinance 2018-073 Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

• Ordinance 2018-074 Adopting an Amendment to the City of DeKalb Tax Increment Financing District No. 2.

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Respectfully,

Ruth A. Scott
Executive Assistant
Mr. Thomas J. Overton
450 W. Lincoln Hwy.
DeKalb, IL 60115

2. Article Number (Transfer from service label)
7016 1370 0001 8111 9945

3. Service Type
- Certified Mail®
- Certified Mail®
- Collect on Delivery
- Restricted Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below:

Payment Information:

Certified Mail Fee $2.55

Postal Address:

Street and Apt. No., or P.O. Box 762

City, State, Zip: Dekalb, IL 60115

Postmark: 2/15/19

Overton

PS Form 3850, April 2015 (rev. 7/2012) See Reverse for Instructions
February 15, 2019

Mr. Gary Hanson, Administrator
DeKalb County
200 N. Main Street
Sycamore, Illinois 60178

Mr. Hanson,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

- **Ordinance 2018-073** Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

- **Ordinance 2018-074** Adopting an Amendment to the City of DeKalb Tax Increment Financing District No. 2.

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Respectfully,

Ruth A. Scott
Executive Assistant
Mr. Gary Hanson  
DeKalb County  
200 N. Main St.  
Sycamore, IL 60178

9590 9402 4247 8121 1403 34

PS Form 3811, July 2015 FSN 7830-02-000-9058

U.S. Postal Service™  
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OFFICIAL USE

Certified Mail Fee  
$4.70

Endorsements & Fees (check box, add fee as appropriate)  
Return Receipt (hardcopy)  
Return Receipt (electronic)  
Certified Mail Restricted Delivery  
Adult Signature Required  
Adult Signature Restricted Delivery  
Postage  
$4.70

TotalFootage and Fees  
$9.40

Send To  
Mr. Gary Hanson  
DeKalb County  
200 N. Main St.  
Sycamore, IL 60178

Mail Date 3/15/19

PS Form 3811J, April 2013 FSN 7830-02-000-9047 • See Reverse for Instructions
February 15, 2019

Mr. Robert Johnson, Chairman of the Board
Kishwaukee College
21193 Malta Road
Malta, Illinois 60150

Mr. Johnson,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

- **Ordinance 2018-073** Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

- **Ordinance 2018-074** Adopting an Amendment to the City of DeKalb Tax Increment Financing District No. 2.

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Please don't hesitate to contact me by phone at (815) 748-2090 or via email at ruth.scott@cityofdekalb.com if I can be of further assistance.

Respectfully,

Ruth A. Scott
Executive Assistant
**Sender: Complete This Section**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

   Mr. Robert Johnson  
   Kishwaukee College  
   21193 Malta Rd.  
   Malta, IL 60150

2. Article Number [Refer to service label]

   7016 1370 0001 8111 9976

**Complete This Section on Delivery**

<table>
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<th>A. Signature</th>
</tr>
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<tr>
<td><strong>X</strong> Shelly Levine</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>B. Received by (Printed Name)</th>
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</thead>
<tbody>
<tr>
<td>Shelly Levine</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C. Date of Delivery</th>
</tr>
</thead>
<tbody>
<tr>
<td>02/01/2019</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>D. Is delivery address different from Item 1?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
</tr>
</tbody>
</table>

**Service Type**

- [ ] Adult Signature
- [ ] Adult Signature Restricted Delivery
- [ ] Certified Mail®
- [ ] Certified Mail Restricted Delivery
- [ ] Collect on Delivery
- [ ] Collect on Delivery Restricted Delivery
- [ ] Domestic Return Receipt
- [ ] Return Receipt for Merchandise
- [ ] Signature Confirmation

**Postage**

<table>
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<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Certified Mail Fee</td>
<td>$</td>
</tr>
<tr>
<td>Total Postage and Fees</td>
<td>$</td>
</tr>
</tbody>
</table>

**For delivery information, visit our website at www.usps.com**

**Official Use**

- Certified Mail Fee: $ [Signature: Shelly Levine]
- Total Postage and Fees: $ [Signature: Shelly Levine]

**Sent To**

- Street and Apt No.: [Signature: Shelly Levine]
- City, State: [Signature: Shelly Levine]

**PS Form 3811, April 2015 (PS 7530-02-000-9955) See reverse for instructions**
February 15, 2019

Mr. John Laskowski  
1540 Farmstead Lane  
DeKalb, Illinois 60115

Mr. Laskowski,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

- Ordinance 2018-073 Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

- Ordinance 2018-074 Adopting an Amendment to the City of DeKalb Tax Increment Financing District No. 2.

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Please don’t hesitate to contact me by phone at (815) 748-2090 or via email at ruth.scott@cityofdekalb.com if I can be of further assistance.

Respectfully,

Ruth A. Scott  
Executive Assistant
Mr. John Laskowski
1540 Farmstead Ln.
DeKalb, IL 60115

9590 9402 4247 8121 1402 80

7016 1370 0001 8111 9952

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☑ Return Receipt (handcopy)
☑ Return Receipt (electronic)
☑ Certified Mail Restricted Delivery
☑ Adult Signature Required
☑ Certified Mail Restricted Delivery

Postage

Total Postage and Fees

Send To

Street and Apt. No., or P.O. Box No.

City, State, Zip Code

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

[Signature]

Date: 3/15/19

Postmark Here

Handwritten

PS Form 3810, April 2015 PSN 7530-02-000-1377
See Reverse for Instructions.
February 15, 2019

Mr. Jamie Craven, Superintendent
DeKalb Community Unit School District No. 428
901 S. Fourth Street
DeKalb, Illinois 60115

Mr. Craven,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

• **Ordinance 2018-073** Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

• **Ordinance 2018-074** Adopting an Amendment to the City of DeKalb Tax Increment Financing District No. 2.

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Please don't hesitate to contact me by phone at (815) 748-2090 or via email at ruth.scott@cityofdekalb.com if I can be of further assistance.

Respectfully,

Ruth A. Scott
Executive Assistant
Mr. Jamie Craven  
DeKalb School District 428  
901 S. Fourth St.  
DeKalb, IL 60115
February 15, 2019

Ms. Amy Doll, Executive Director  
DeKalb Park District  
1403 Sycamore Road  
DeKalb, Illinois 60115

Ms. Doll,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

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Respectfully,

Ruth A. Scott  
Executive Assistant
U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee $  
[Boxes for various services and fees, with handwritten entries]

Postage $  

Total Postage and Fees  

Sent To

Street and Apt. No., or PO Box No.  

City, State, ZIP  

mailed 2/15/19
Tracking Number: 70161370000181119990

Your item was delivered to an individual at the address at 3:05 pm on February 19, 2019 in DEKALB, IL 60115.

☑ Delivered

February 19, 2019 at 3:05 pm
Delivered, Left with Individual
DEKALB, IL 60115

Can’t find what you’re looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs (https://www.usps.com/faqs/uspstracking-faqs.htm)
February 15, 2019

Mr. Mark Eddington, District Manager
Kishwaukee Water Reclamation District
303 Hollister Avenue
DeKalb, Illinois 60115

Mr. Eddington,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

- Ordinance 2018-073 Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

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Respectfully,

Ruth A. Scott
Executive Assistant
<table>
<thead>
<tr>
<th>Postmark</th>
<th>Eddington</th>
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</thead>
<tbody>
<tr>
<td>2/15/19</td>
<td></td>
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</tbody>
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Track Another Package

Tracking Number: 70161370000181119983

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

In-Transit
February 22, 2019
In Transit to Next Facility

Text & Email Updates

Select what types of updates you’d like to receive and how. Send me a notification for:

- All Below Updates
- Expected Delivery Updates
- Day of Delivery Updates
- Package Delivered
- Available for Pickup
- Delivery Exception Updates
- Package In-Transit Updates

Tracking History
https://tools.usps.com/go/TrackConfirmAction?tRef=fullpage&tLC=2&text28777=&tLabels=70161370000181119983%2C
July 8, 2019

Office of the Comptroller Local Government Division
100 West Randolph
Suite 15-500
Chicago, Illinois 60601

Dear Local Government Division:

The City of DeKalb was in compliance with the Tax Increment Allocation Redevelopment Act for its Tax Increment Financing District #2 for Fiscal Year 2018.

Sincerely,

Jerry Smith
Mayor
July 9, 2019

Attachment C

Illinois Comptroller- Local Government Division
James R. Thompson Center
100 W. Randolph Street, Suite 15-1500
Chicago, Il. 60601-3252

Re: City of DeKalb
TIF 2 Tax Increment Financing District

Dear Comptroller:

Please be advised that this office has served as the Corporate Attorney for the City of DeKalb since June 1, 2019. I have reviewed the annual tax increment finance report for the fiscal year ending December 31, 2018 for the City of DeKalb’s TIF 2 Tax Increment Financing District. Although I have not conducted an audit of the contents of the report, I believe that the report is in compliance with the reporting requirements of the Tax Increment Allocation Redevelopment Act.

Very truly yours,

[Signature]

John F. Donahue
FY2018 TIF 2 Activities Statement

Reporting Period: January 1, 2018 – December 31, 2018

Project Summaries

**Barb City Manor** – Barb City Manor is an assisted living facility for income-qualifying seniors in DeKalb County. The building located at 680 Haish Boulevard is owned by the City and has a long-term lease agreement with Barb City Manor. The City has historically supported Barb City Manor with TIF funding for capital improvements to the building. For the reporting period, the improvements made to the property included a new exterior fire escape system. A significant portion of the work was done in 2018; however, the project won’t be fully completed until 2019 and payment of TIF funds in the amount of $147,910 has been deferred to 2019.

**City Hall Renovation** – The DeKalb Municipal Center was built in 1967. It served as a dual-purpose building that housed both the Police Department and City Hall. In 2013, the Police Department relocated to a facility, leaving the Municipal Center occupied by more traditional City Hall operations, such as finance, human resources, community development, information technology and the City Manager’s office. The City has utilized TIF funds to upgrade various parts of the facility in order to increase efficiency and productivity. In 2018, a minor renovation of the Finance Department, costing $27,400 was funded by TIF.

**Acquisition/Demolition of 822 E. Lincoln Highway** – The City acquired a single-family residential structure located at 822 E. Lincoln Highway through a court proceeding related to property maintenance violations. The unsafe structure was ultimately awarded to the City through a court judgment at a cost of $5,142.22 to the City for taxes owed. Due to the dilapidated condition of the structure, the City demolished it utilizing TIF funds at a cost of $26,389.00.
ORDINANCE 2018-013        PASSED: MARCH 26, 2018

AUTHORIZING AN FY2018 TAX INCREMENT FINANCING AGREEMENT WITH BARB CITY MANOR, INC. AND AMENDING THE CITY OF DEKALB, ILLINOIS FY2018 BUDGET.

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 an FY2017 TIF Funding Agreement with Barb City Manor, Inc. in an amount of $100,000 and only $52,090 was expended; and,

WHEREAS, Barb City Manor, Inc. has requested that the remaining $47,910 be rolled over into the agreement for FY2018; and,

WHEREAS, the City of DeKalb FY2018 Budget included $100,000 in TIF #2 for facility improvements at 680 Haish Boulevard and requires a budget amendment to adequately fund a TIF agreement for $147,910; now,

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

Section One. That the Mayor of the City of DeKalb, Illinois, is authorized and directed to execute an agreement with Barb City Manor, Inc. for facility improvements from March 26, 2018, through December 31, 2018, a copy of which is attached hereto and made a part thereof as Exhibit “A,” subject to such changes as shall be acceptable to him.

Section Two. 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 FY2018 Budget, as shown below:

<table>
<thead>
<tr>
<th>TIF #2</th>
<th>Account Number</th>
<th>Increase/ (Decrease)</th>
<th>Revised Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priv Prop Rehab / Redevelop</td>
<td>14-00-00-300-8624</td>
<td>$47,910</td>
<td>$222,910</td>
</tr>
</tbody>
</table>

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting held on the 26th day of March, 2018 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Jacobson, Finucane, Marquardt, Fagan, Noreiko, Verbic, Faivre, Smith. Nay: None. Second Reading waived by an 8-0 roll call vote. Aye: Jacobson, Finucane, Marquardt, Fagan, Noreiko, Verbic, Faivre, Smith. Nay: None.

ATTEST:

SUSANNA HERRMANN, City Clerk

JERRY SMITH, Mayor
EXHIBIT A

BARB CITY MANOR
FY2018 TIF FUNDING AGREEMENT

AGREEMENT made this 24th day of March, 2018, by and between the City of DeKalb, Illinois, an Illinois Municipal Corporation, (hereinafter referred to as "City") and the Barb City Manor, Inc., and Illinois not-for-profit Corporation (hereinafter referred to as "BCM").

RECITALS

WHEREAS, the City has determined that there is an on-going need to provide services to encourage, promote, and engage in the development and operation of low and moderated income housing for senior citizens; and,

WHEREAS, the City desires that BCM provide such services to the citizens of the City of DeKalb; and,

WHEREAS, BCM is capable of and desires to provide such services; and,

WHEREAS, the City is implementing a Tax Increment Redevelopment Plan (hereinafter referred to as the "Plan") pursuant to the Illinois Tax Increment Allocation Redevelopment Act (hereinafter referred to as the "Act"); and,

WHEREAS, the City wishes to assist other agencies with projects that will enhance the overall redevelopment of the project area and the community; and,

WHEREAS, BCM is a local not for profit agency and needs assistance with improvements at Barb City Manor (hereinafter referred to as "Premises"), 680 Haish Blvd., which is located within the Redevelopment Project Area covered by the Plan; and,

WHEREAS, said building improvements are eligible redevelopment project costs under the Act; and,

WHEREAS, to assist BCM with these redevelopment projects thereby promoting the goals and objectives of the tax increment finance program of the City, the City desires to grant to the BCM funding in the amount of One Hundred Thousand and No/100 Dollars ($100,000) for Fiscal Year 2018 to pay for projects as they are identified herein.

NOW THEREFORE, the parties agree as follows:

1. FUNDING: For Fiscal Year 2018, the City shall grant to BCM an amount not to exceed One Hundred Forty Seven Thousand Nine Hundred Ten and No/100 Dollars ($147,910).

BCM hereby certifies that no portion of the monies to be received from the City through this Agreement shall be used for payment of any debt owed by the BCM at the time of execution of this document nor for any other purpose other than the purposes which are specifically provided for payment by the City as identified within this agreement.
2. ELIGIBLE USE OF FUNDS: All FY2018 monies allocated by the City to BCM through its Tax Increment Finance program shall be used solely and exclusively for projects that are approved by the City of DeKalb. For purposes of this section, BCM shall seek approval of a project before incurring project expenses, by submitting a description of the proposed project and anticipated cost to the City Manager (or their designee), providing such information as they shall deem necessary. The City Manager or designee is and shall be authorized to approve of any proposed expenditure within budgeted amounts. Notwithstanding any contrary provision of this Agreement, the potential liability of the City under the terms of this agreement shall not exceed the lesser of: 1) the $147,910 allocated herein; 2) the amount of revenue available from City of DeKalb TIF 2 which has not been pledged for any other purpose; or, 3) the maximum amount of a proposed project that is eligible for expenditure from the Tax Increment Finance District funding.

BCM hereby certifies it shall comply with all provisions for the public bidding of projects whose cost shall exceed Ten Thousand Dollars ($10,000) and shall obtain a minimum of three (3) cost quotes for all projects under that amount, unless specifically permitted otherwise by the City of DeKalb. BCM certifies that all contractors employed to complete the improvements described herein shall pay their employees the appropriate prevailing wage rate then in effect, and shall otherwise comply with City of DeKalb purchasing and bidding policies and requirements. Further, BCM agrees and acknowledges that: 1) it shall have all contractors and bidders complete and comply with a set of Certifications in the form attached hereto as Exhibit “B”; and, 2) it shall comply with any other requirements imposed by the City Manager or designee, including but not limited to requirements relating to insurance or indemnification.

BCM agrees that it will not allow any mechanics liens, or public fund/bond claims or liens to be recorded against Premises. If, because of any act or omission of BCM, any mechanic’s lien or other lien or order for payment of money shall be filed against the Premises, or other improvements there or against City, BCM at BCM’s sole expense, shall cause the same to be cancelled and discharged or bonded (to the City’s satisfaction) within (60) days after the date of filing thereof. BCM shall indemnify and save harmless City against all costs, expenses, claims, losses, or damages resulting there from.

For any project that is approved by the City Manager or designee, BCM shall thereafter incur the eligible expenses, and shall process all invoices and documentation relating to the expenses. Such documentation shall be submitted to the City along with a payment request. Once the payment request and documentation is in a form acceptable to the City Manager or designee, the City shall directly pay the expenditure(s) in question.

3. SCOPE OF SERVICE: BCM shall provide for the development and operation of housing for low and moderate income senior citizens as set forth in Exhibit “C” attached hereto and made part of hereof by reference.

A. LOCATION: BCM shall operate said housing and perform the services provided for in Section 3 at property located at 680 Haish Boulevard, DeKalb, Illinois, unless otherwise agreed by the parties hereto. The City shall retain title and ownership of Premises and BCM shall have no ownership or other interest in said Premises beyond
the scope of the terms set forth herein.

B. TENANT RATIO: BCM in providing housing for low and moderate income senior citizens, shall maintain a tenant ratio of at least 51% DeKalb Residents and not more than 49% non-DeKalb residents. For purposes of this provision, "DeKalb residents" shall mean tenants who were residents within the City of DeKalb immediately prior to becoming tenants of Premises and tenants who have an immediate family member who is a resident of DeKalb. "Non-DeKalb residents" shall mean tenants who were not living within the City of DeKalb immediately prior to becoming tenants of Premises and who did not have an immediate family member who is a resident of DeKalb. If a waiting list is established, BCM shall give priority to "DeKalb residents" in filling any vacancies.

C. INSURANCE: City shall acquire and maintain in full force and effect during the term of this Agreement, policies of insurance through private companies or under its self-insurance program covering the structures on the Premises against property damage and fire.

BCM shall acquire and maintain in full force and effect during the term of this Agreement, policies of insurance in connection with providing retirement housing services at Premises including, but not limited to public liability insurance, personal injury insurance, theft, building contents, and worker’s compensation insurance. BCM will provide the City of DeKalb with Certificates of Insurance on each such policy and shall be additional insured under each such policy. Each policy much contain the provision that City shall receive written notice (30) days in advance of any action by the insurance company to non-renew or cancel such policy.

4. PAYMENT: Approved project costs shall be paid by the City on a reimbursable basis back to BCM for costs incurred. All costs incurred during the term of this contract shall be paid by BCM directly to the vendor. BCM shall then submit all required documentation related to the project to the Economic Development Planner for the City of DeKalb, who shall be responsible for the timely review and approval of all requests for reimbursement, and shall be charged with the oversight provisions contained within this agreement.

5. SUBMISSION OF REQUIRED DOCUMENTATION: BCM shall submit Copies of any board meeting minutes of any meeting where the receipt or use of City funding is discussed or acted upon within thirty (30) days of the approval of such documents. Further, BCM shall submit the following list of information no later than December 31, 2018:

   A. A copy of BCM’s approved annual budget
   B. A copy of BCM’s Auditor’s Report
   C. Certificates of Insurance on all insurance policies.

In addition, BCM acknowledges that it shall obtain all licenses, inspections and permits necessary to conduct its operations, including but not limited to licensure as a boarding house within the City of DeKalb, and licensure for food service within the County of DeKalb. The City shall have the right to inspect any and all portions of the BCM premises at 680 Haish at any time, with or without notice.
6. STATUS REPORT. BCM shall make an oral year end status report to the City Council no later than the last City Council meeting in December 2018, which shall summarize all activities and rehabilitation projects undertaken by the organization during the term of this Agreement. BCM shall also provide such other and additional documentation as may be required by the City from time to time, to evidence the status of its operations, the condition of the premises at 680 Haish, or BCM’s compliance with this agreement or any other agreement between BCM and the City.

7. FAILURE TO PERFORM. This Agreement may be declared null and void by either BCM or the City should either party fail to meet any of the terms and conditions noted herein, within thirty (30) days of written notification of same by the other party, and during which time the other party has not complied with this Agreement's provisions and conditions.

8. EQUAL OPPORTUNITY. BCM shall not discriminate in its employment, operations, or business practices on the basis of race, creed, color, sex, military service status, age, national origin, matriculation, sexual orientation or disability.

9. DRUG FREE WORKPLACE. BCM shall operate under the terms and conditions of the City's adopted Drug Free Workplace policy during the term of this Agreement.

10. TERM OF AGREEMENT. This Agreement shall be in effect from January 1, 2018 to December 31, 2018.

11. CONSTRUCTION WITH LEASE AGREEMENT. The Parties acknowledge that they are also parties to a separate lease/operation agreement dated July 1, 1993. To the extent of any conflict between this Agreement and the 1993 agreement, the Parties agree that the conflict shall be resolved by the City’s determination of which conflicting provision shall prevail, in the City’s sole discretion.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date so shown at the beginning.

CITY OF DEKALB

Jerry Smith
Mayor

Susanna Hermann
City Clerk

Barb City Manor, Inc.

Barbara Ford
President

Donna J. Hickey
Secretary
EXHIBIT B

Bidder Certifications

Sexual Harassment: The Bidder certifies that it is in compliance with the Illinois Human Rights Act 775 ILCS 5/1.101, et seq. including establishment and maintenance of sexual harassment policies and program.

Tax Delinquency: The Bidder certifies that it is not delinquent in payment of any taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1, and is not delinquent in the payment of any tax, charge or obligation to the City of DeKalb.

Employment Status: The Bidder certifies that if any of its personnel are an employee of the State of Illinois, they have permission from their employer to perform the service.

Anti-Bribery: The Bidder certifies it is not barred under 30 Illinois Compiled Statutes 500/50-5(a) - (d) from contracting as a result of a conviction for or admission of bribery or attempted bribery of an officer or employee of the State of Illinois or any other state.

Loan Default: If the Bidder is an individual, the Bidder certifies that he/she is not in default for a period of six months or more in an amount of $600 or more on the repayment of any educational loan guaranteed by the Illinois State Scholarship Commission made by an Illinois institution of higher education or any other loan made from public funds for the purpose of financing higher education (5 ILCS 385/3).

Felony Certification: The Bidder certifies that it is not barred pursuant to 30 Illinois Compiled Statutes 500/50-10 from conducting business with the State of Illinois or any agency as a result of being convicted of a felony.

Barred from Contracting: The Bidder certifies that it has not been barred from contracting as a result of a conviction for bid-rigging or bid rotating under 720 ILCS 5/33E-3 (Bid Rigging) or 720 ILCS 5/33-4 (Bid Rotating) or a similar law of another state or of the federal government.

Prevailing Wage: The Bidder certifies that it shall comply with all applicable provisions of the Prevailing Wage Act, and further certifies that it is not in violation of said Act and has not been barred from bidding on this proposal by virtue of a past violation of the Act. A copy of the most recent available list of prevailing wages is attached hereto or has been provided to the Bidder. The Bidder is responsible for regularly updating said list as new prevailing wage rates are made available by the City or by the Illinois Department of Labor. The Illinois Department of Labor posts regular updates to prevailing wage rates on its official website, which is currently www.illinois.gov/idol. This notice is given pursuant to 820 ILCS 130/4 and the balance of the Illinois Prevailing Wage Act, which is incorporated herein by reference as if fully restated.

Drug Free Workplace: The Bidder certifies that it is in compliance with the Drug Free Workplace Act (30 Illinois Compiled Statutes 580) as of the effective date of this contract. The Drug Free Workplace Act requires, in part, that Bidders, with 25 or more employees certify and agree to take steps to ensure a drug free workplace by informing employees of the dangers of drug abuse, of the availability of any treatment or assistance program, of prohibited activities and of sanctions that will be imposed for violations; and that individuals with contracts certify that they will not engage in the manufacture, distribution, dispensation, possession, or use of a controlled substance in the performance of the contract. The Bidder further certifies that it maintains a substance-abuse program and provide drug testing in accordance with 820 ILCS 130/11G, Public Act 095-0635

Responsible Bidder Requirements: The Bidder certifies that it complies with the Illinois Procurement Code and the provisions of Section 30-22 thereof relating to apprenticeship and
training, if applicable.

Non-Discrimination, Certification, and Equal Employment Opportunity: The Bidder agrees to comply with applicable provisions of the Illinois Human Rights Act (775 Illinois Compiled Statutes 5), the U.S. Civil Rights Act, the Americans with Disabilities Act, Section 504 of the U.S. Rehabilitation Act and the rules applicable to each. The equal opportunity clause of Section 750.10 of the Illinois Department of Human Rights Rules is specifically incorporated herein. The Bidder shall comply with Executive Order 11246, entitled Equal Employment Opportunity, as amended by Executive Order 11375, and as supplemented by U.S. Department of Labor regulations (41 C.F.R. Chapter 60). The Bidder agrees to incorporate this clause into all subcontracts under this Contract.

International Boycott: The Bidder certifies that neither it nor any substantially owned affiliated company is participating or shall participate in an international boycott in violation of the provisions of the U.S. Export Administration Act of 1979 or the regulations of the U.S. Department of Commerce promulgated under that Act (30 ILCS 582).

Record Retention and Audits: If 30 Illinois Compiled Statutes 500/20-65 requires the Bidder (and any subBidders) to maintain, for a period of 3 years after the later of the date of completion of this Contract or the date of final payment under the Contract, all books and records relating to the performance of the Contract and necessary to support amounts charged to the City under the Contract. The Contract and all books and records related to the Contract shall be available for review and audit by the City and the Illinois Auditor General. If this Contract is funded from contract/grant funds provided by the U.S. Government, the Contract, books, and records shall be available for review and audit by the Comptroller General of the U.S. and/or the Inspector General of the federal sponsoring agency. The Bidder agrees to cooperate fully with any audit and to provide full access to all relevant materials.

United States Resident Certification: (This certification must be included in all contracts involving personal services by non-resident aliens and foreign entities in accordance with requirements imposed by the Internal Revenue Services for withholding and reporting federal income taxes.) The Bidder certifies that he/she/it is a: ___ United States Citizen or Corporation ___ Resident Alien ___ Non-Resident Alien The Internal Revenue Service requires that taxes be withheld on payments made to non-resident aliens for the performance of personal services at the rate of 30%.

Tax Payer Certification: Under penalties of perjury, the Bidder certifies that its Federal Tax Payer Identification Number or Social Security Number is 36-3602051 and is doing business as a (check one): ___ Individual ___ Real Estate Agent ___ Sole Proprietorship ___ Government Entity ___ Partnership ___ Tax Exempt Organization (IRC 501(a) only) ___ Corporation ___ Not for Profit Corporation ___ Trust or Estate ___ Medical and Health Care Services Provider Corp.

Authorized in Illinois: The Bidder that it is authorized to lawfully transact business in the State of Illinois, under all applicable Illinois laws and regulations. The Bidder certifies that it shall comply with the Corporate Accountability for Tax Administration Act, 20 ILCS 715/1, et. seq. Where applicable, the Bidder certifies that it is not barred from bidding by virtue of having been adjudicated to have committed a willing or knowing violation of Section 42 of the Environmental Protection Act within the five years preceding this bid, pursuant to 415 ILCS 5/1, et. seq. The Bidder further certifies that it is in compliance with all applicable requirements of the Business Enterprise for Minorities, Females and Persons with Disabilities Act, 30 ILCS 575/1, et. seq.

Export Administration, Supplies, Labor: The Bidder certifies that neither it nor any
substantially owned affiliate is participating, nor shall participate, in an international boycott which is in violation of the provisions of the US Export Administration Act of 1979 or the regulations of the US Department of Commerce promulgated under the Act, including but not limited to the requirements of 30 ILCS 582/5. The Bidder further certifies that no foreign made equipment, materials or supplies furnished under the proposal or agreement have been or will be produced in whole or in part by forced labor, convict labor, or indentured labor, nor made in whole or in part by the labor of any child under the age of 12, under penal sanction pursuant to 30 ILCS 583/1 and 30 ILCS 584/1. The Bidder certifies that steel products used or supplied in the performance of a contract for public works shall be manufactured or produced in the United States, unless the City Manager grants an exception to said requirement, pursuant to 30 ILCS 565/1, et. seq.

General Compliance and Certification: The Bidder certifies that it has and will comply with all other applicable laws, regulations, ordinances or restrictions applicable to any component of the bidding process, agreement, or any services or materials provided in connection therewith. The Bidder acknowledges that it is responsible for identifying and complying with all applicable laws, ordinances, rules and regulations, and that it shall indemnify and hold harmless the City of DeKalb from any claim, liability or damages arising out of the failure to identify or comply with any such applicable legal restriction.
EXHIBIT C

Provisions of Services at Premises:

The needs and interests of all of the citizens of the DeKalb area will be served by the creation of a living environments primarily for Senior Citizens who are able to provide in part for themselves, but are not able to provide total care for themselves, and to that end Barb City Manor, Inc., shall establish an environment for the benefit of said people in the Premises a safe, clean, decent and sanitary dwelling unit without overcrowding. The Premises will also provide the necessary social environment as well as a balanced nutritional diet each day. This service shall be licensed as a boarding house by the City of DeKalb, but will allow assistance through the social and health care services available in the community.
RESOLUTION 2018-163  
PASSED: DECEMBER 18, 2018

AUTHORIZING AN AMENDMENT TO THE BARB CITY MANOR FY2018 TAX INCREMENT FINANCING (TIF) FUNDING AGREEMENT.

WHEREAS, the City of DeKalb (hereinafter referred to as “the City”), and Barb City Manor, Inc. (“BCM”), have previously entered into an agreement dated March 26, 2018 (Original Agreement); and

WHEREAS, after entering into the Original Agreement, BCM was unable to execute the required improvements within a 12-month period; and

WHEREAS, BCM has requested an amendment to the Original Agreement that would extend the deadline for required improvements; and

WHEREAS, the City desires to support BCM in continuing to move forward with the improvements that will allow them to maintain the property located at 680 Haish Boulevard; and

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

SECTION ONE. That the Mayor of the City of DeKalb, Illinois, is authorized and directed to execute an amended agreement with Barb City Manor, Inc. for facility improvements to the property located at 680 Haish Boulevard, a copy of which is attached hereto and made a part thereof as Exhibit A, subject to such changes as shall be acceptable to him.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, at a Special meeting thereof held on the 18th day of December 2018 and approved by me as Mayor on the same day. Passed under the Consent agenda by an omnibus 7-0 roll call vote. Aye: Jacobson, Finucane, Fagan, Noreiko, Verbic, Faivre, Smith. Nay: None.

ATTEST:

LYNN A. FAZEKAS, City Clerk

JERRY SMITH, Mayor
EXHIBIT A

AMENDMENT TO THE BARB CITY MANOR FY2018 TAX INCREMENT FINANCING (TIF) FUNDING AGREEMENT

THIS AGREEMENT entered this 11th day of December 2018 between the City of DeKalb, Illinois, a home rule municipality, (hereinafter referred to as "the City"), and Barb City Manor, Inc., ("BCM"), TO WIT:

Address of Property to be improved: 680 Haish Boulevard, DeKalb ("Subject Property")

WITNESSETH:

WHEREAS, the City and BCM entered into an agreement on March 26, 2018 ("Original Agreement"), which identified certain improvements at the Subject Property for which the City would reimburse BCM and the conditions for such reimbursement; and

WHEREAS, on March 26, 2018, the City Council approved Ordinance 2018-013, authorizing a Tax Increment Financing (TIF) agreement with BCM; and

WHEREAS, BCM is requesting to amend the terms of the Original Agreement due to challenges preventing the execution of required improvements within the required deadline; and

WHEREAS, the City acknowledges the challenges preventing the timely execution of required improvements within the deadline; and

WHEREAS, the City and BCM now desire to amend the Original Agreement;

NOW THEREFORE, in consideration of the mutual covenants and agreement obtained herein, the City and BCM do hereby agree as follows:

1. Section 10 – Term of Agreement is amended to the following:

   This agreement shall be in effect from January 1, 2018 to December 31, 2018. As such, BCM shall have the entire period of the City’s FY2019 fiscal period to complete the projects contemplated herein.

IN WITNESS WHEREOF, the parties hereto have executed this amendment to the Original Agreement on the date first appearing above.

CITY OF DEKALB, ILLINOIS
A Municipal Corporation

Jerry Smith, Mayor

ATTEST:
Lydia A. Fazekas, City Clerk

BARB CITY MANOR, INC.

[Signature]
President (Signature)

[Print Name]
President (Print Name)
**CERTIFICATE OF LIABILITY INSURANCE**

**PRODUCER**
Partridge insurance, Inc.
2800 DeKalb Ave
Sycamore, IL 60178
Cartis Partridge

**INSURED**
Barb City Manor, Inc.
680 Halish Blvd
DeKalb, IL 60115

**CONTACT**
Partridge Insurance
815-758-4447
Fax
815-758-3111

**INSURER(S) AFFORDING COVERAGE**
BerkleyNet

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<tr>
<th>INSURER A</th>
<th>B</th>
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**COVERAGE**

**CERTIFICATE NUMBER:**

**REVISION NUMBER:**

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**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

**CERTIFICATE HOLDER**

City of DeKalb
200 S. 4th St
DeKalb, IL 60115

**CANCELLATION**

City of DeKalb should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions.

Authorized Representative

Carter Partridge

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ORDINANCE 2018-013       PASSED: MARCH 26, 2018

AUTHORIZING AN FY2018 TAX INCREMENT FINANCING AGREEMENT WITH BARB CITY MANOR, INC. AND AMENDING THE CITY OF DEKALB, ILLINOIS FY2018 BUDGET.

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 an FY2017 TIF Funding Agreement with Barb City Manor, Inc. in an amount of $100,000 and only $52,090 was expended; and,

WHEREAS, Barb City Manor, Inc. has requested that the remaining $47,910 be rolled over into the agreement for FY2018; and,

WHEREAS, the City of DeKalb FY2018 Budget included $100,000 in TIF #2 for facility improvements at 680 Haish Boulevard and requires a budget amendment to adequately fund a TIF agreement for $147,910; now,

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

Section One. That the Mayor of the City of DeKalb, Illinois, is authorized and directed to execute an agreement with Barb City Manor, Inc. for facility improvements from March 28, 2018, through December 31, 2018, a copy of which is attached hereto and made a part thereof as Exhibit "A," subject to such changes as shall be acceptable to him.

Section Two. 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 FY2018 Budget, as shown below

<table>
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PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting held on the 26th day of March, 2018 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Jacobson, Finucane, Marquardt, Fagan, Noreiko, Verbic, Faivre, Smith. Nay: None. Second Reading waived by an 8-0 roll call vote. Aye: Jacobson, Finucane, Marquardt, Fagan, Noreiko, Verbic, Faivre, Smith. Nay: None.

ATTEST:

SUSANNA HERRMANN, City Clerk

JERRY SMITH, Mayor
EXHIBIT A

BARB CITY MANOR
FY2018 TIF FUNDING AGREEMENT

AGREEMENT made this 26th day of March, 2018, by and between the City of DeKalb, Illinois, an Illinois Municipal Corporation, (hereinafter referred to as "City") and the Barb City Manor, Inc., and Illinois not-for-profit Corporation (hereinafter referred to as "BCM").

RECITALS

WHEREAS, the City has determined that there is an on-going need to provide services to encourage, promote, and engage in the development and operation of low and moderated income housing for senior citizens; and,

WHEREAS, the City desires that BCM provide such services to the citizens of the City of DeKalb; and,

WHEREAS, BCM is capable of and desires to provide such services; and,

WHEREAS, the City is implementing a Tax Increment Redevelopment Plan (hereinafter referred to as the "Plan") pursuant to the Illinois Tax Increment Allocation Redevelopment Act (hereinafter referred to as the "Act"); and,

WHEREAS, the City wishes to assist other agencies with projects that will enhance the overall redevelopment of the project area and the community; and,

WHEREAS, BCM is a local not for profit agency and needs assistance with Improvements at Barb City Manor (hereinafter referred to as "Premises"), 680 Haish Blvd., which is located within the Redevelopment Project Area covered by the Plan; and,

WHEREAS, said building improvements are eligible redevelopment project costs under the Act; and,

WHEREAS, to assist BCM with these redevelopment projects thereby promoting the goals and objectives of the tax increment finance program of the City, the City desires to grant to the BCM funding in the amount of One Hundred Thousand and No/100 Dollars ($100,000) for Fiscal Year 2018 to pay for projects as they are identified herein.

NOW THEREFORE, the parties agree as follows:

1. FUNDING: For Fiscal Year 2018, the City shall grant to BCM an amount not to exceed One Hundred Forty Seven Thousand Nine Hundred Ten and No/100 Dollars ($147,910).

BCM hereby certifies that no portion of the monies to be received from the City through this Agreement shall be used for payment of any debt owed by the BCM at the time of execution of this document nor for any other purpose other than the purposes which are specifically provided for payment by the City as identified within this agreement.
2. ELIGIBLE USE OF FUNDS: All FY2018 monies allocated by the City to BCM through its Tax Increment Finance program shall be used solely and exclusively for projects that are approved by the City of DeKalb. For purposes of this section, BCM shall seek approval of a project before incurring project expenses, by submitting a description of the proposed project and anticipated cost to the City Manager (or their designee), providing such information as they shall deem necessary. The City Manager or designee is and shall be authorized to approve of any proposed expenditure within budgeted amounts. Notwithstanding any contrary provision of this Agreement, the potential liability of the City under the terms of this agreement shall not exceed the lesser of: 1) the $147,910 allocated herein; 2) the amount of revenue available from City of DeKalb TIF 2 which has not been pledged for any other purpose; or, 3) the maximum amount of a proposed project that is eligible for expenditure from the Tax Increment Finance District funding.

BCM hereby certifies it shall comply with all provisions for the public bidding of projects whose cost shall exceed Ten Thousand Dollars ($10,000) and shall obtain a minimum of three (3) cost quotes for all projects under that amount, unless specifically permitted otherwise by the City of DeKalb. BCM certifies that all contractors employed to complete the improvements described herein shall pay their employees the appropriate prevailing wage rate then in effect, and shall otherwise comply with City of DeKalb purchasing and bidding policies and requirements. Further, BCM agrees and acknowledges that: 1) it shall have all contractors and bidders complete and comply with a set of Certifications in the form attached hereto as Exhibit "B"; and, 2) it shall comply with any other requirements imposed by the City Manager or designee, including but not limited to requirements relating to insurance or indemnification.

BCM agrees that it will not allow any mechanics liens, or public fund/bond claims or liens to be recorded against Premises. If, because of any act or omission ofBCM, any mechanic’s lien or other lien or order for payment of money shall be filed against the Premises, or any improvements there or against City, BCM at BCM’s sole expense, shall cause the same to be cancelled and discharged or bonded (to the City’s satisfaction) within (60) days after the date of filing thereof. BCM shall indemnify and save harmless City against all costs, expenses, claims, losses, or damages resulting there from.

For any project that is approved by the City Manager or designee, BCM shall thereafter incur the eligible expenses, and shall process all invoices and documentation relating to the expenses. Such documentation shall be submitted to the City along with a payment request. Once the payment request and documentation is in a form acceptable to the City Manager or designee, the City shall directly pay the expenditure(s) in question.

3. SCOPE OF SERVICE: BCM shall provide for the development and operation of housing for low and moderate income senior citizens as set forth in Exhibit "C" attached hereto and made part of hereof by reference.

A. LOCATION: BCM shall operate said housing and perform the services provided for in Section 3 at property located at 630 Haish Boulevard, DeKalb, Illinois, unless otherwise agreed by the parties hereto. The City shall retain title and ownership of Premises and BCM shall have no ownership or other interest in said Premises beyond
the scope of the terms set forth herein.

B. TENANT RATIO: BCM in providing housing for low and moderate income senior citizens, shall maintain a tenant ratio of at least 51% DeKalb Residents and not more than 49% non-DeKalb residents. For purposes of this provision, "DeKalb residents" shall mean tenants who were residents within the City of DeKalb immediately prior to becoming tenants of Premises and tenants who have an immediate family member who is a resident of DeKalb. "Non-DeKalb residents" shall mean tenants who were not living within the City of DeKalb immediately prior to becoming tenants of Premises and who did not have an immediate family member who is a resident of DeKalb. If a waiting list is established, BCM shall give priority to "DeKalb residents" in filling any vacancies.

C. INSURANCE: City shall acquire and maintain in full force and effect during the term of this Agreement, policies of insurance through private companies or under its self-insurance program covering the structures on the Premises against property damage and fire.

BCM shall acquire and maintain in full force and effect during the term of this Agreement, policies of insurance in connection with providing retirement housing services at Premises including, but not limited to public liability insurance, personal injury insurance, theft, building contents, and worker's compensation insurance. BCM will provide the City of DeKalb with Certificates of Insurance on each such policy and shall be additional insured under each such policy. Each policy must contain the provision that City shall receive written notice (30) days in advance of any action by the insurance company to non-renew or cancel such policy.

4. PAYMENT: Approved project costs shall be paid by the City on a reimbursable basis back to BCM for costs incurred. All costs incurred during the term of this contract shall be paid by BCM directly to the vendor. BCM shall then submit all required documentation related to the project to the Economic Development Planner for the City of DeKalb, who shall be responsible for the timely review and approval of all requests for reimbursement, and shall be charged with the oversight provisions contained within this agreement.

5. SUBMISSION OF REQUIRED DOCUMENTATION: BCM shall submit Copies of any board meeting minutes of any meeting where the receipt or use of City funding is discussed or acted upon within thirty (30) days of the approval of such documents. Further, BCM shall submit the following list of information no later than December 31, 2018:

A. A copy of BCM's approved annual budget
B. A copy of BCM's Auditor's Report
C. Certificates of Insurance on all insurance policies.

In addition, BCM acknowledges that it shall obtain all licenses, inspections and permits necessary to conduct its operations, including but not limited to licensure as a boarding house within the City of DeKalb, and licensure for food service within the County of DeKalb. The City shall have the right to inspect any and all portions of the BCM premises at 680 Haish at any time, with or without notice.
6. STATUS REPORT. BCM shall make an oral year end status report to the City Council no later than the last City Council meeting in December 2018, which shall summarize all activities and rehabilitation projects undertaken by the organization during the term of this Agreement. BCM shall also provide such other and additional documentation as may be required by the City from time to time, to evidence the status of its operations, the condition of the premises at 680 Haish, or BCM’s compliance with this agreement or any other agreement between BCM and the City.

7. FAILURE TO PERFORM. This Agreement may be declared null and void by either BCM or the City should either party fail to meet any of the terms and conditions noted herein, within thirty (30) days of written notification of same by the other party, and during which time the other party has not complied with this Agreement’s provisions and conditions.

8. EQUAL OPPORTUNITY. BCM shall not discriminate in its employment, operations, or business practices on the basis of race, creed, color, sex, military service status, age, national origin, matriculation, sexual orientation or disability.

9. DRUG FREE WORKPLACE. BCM shall operate under the terms and conditions of the City’s adopted Drug Free Workplace policy during the term of this Agreement.

10. TERM OF AGREEMENT. This Agreement shall be in effect from January 1, 2018 to December 31, 2018.

11. CONSTRUCTION WITH LEASE AGREEMENT. The Parties acknowledge that they are also parties to a separate lease/operation agreement dated July 1, 1993. To the extent of any conflict between this Agreement and the 1993 agreement, the Parties agree that the conflict shall be resolved by the City’s determination of which conflicting provision shall prevail, in the City’s sole discretion.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date so shown at the beginning.

CITY OF DEKALB

Barb City Manor, Inc.

Jerry Smith  
President

[Signature]

[Signature]

Susanna Herrmann  
Secretary

Donna J. Hickey
EXHIBIT B

Bidder Certifications

Sexual Harassment: The Bidder certifies that it is in compliance with the Illinois Human Rights Act 775 ILCS 5/1.101, et seq. including establishment and maintenance of sexual harassment policies and program.

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Prevailing Wage: The Bidder certifies that it shall comply with all applicable provisions of the Prevailing Wage Act, and further certifies that it is not in violation of said Act and has not been barred from bidding on this proposal by virtue of a past violation of the Act. A copy of the most recent available list of prevailing wages is attached hereto or has been provided to the Bidder. The Bidder is responsible for regularly updating said list as new prevailing wage rates are made available by the City or by the Illinois Department of Labor. The Illinois Department of Labor posts regular updates to prevailing wage rates on its official website, which is currently [www.illinois.gov/idol](http://www.illinois.gov/idol). This notice is given pursuant to 820 ILCS 130/4 and the balance of the Illinois Prevailing Wage Act, which is incorporated herein by reference as if fully restated.

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Provisions of Services at Premises:

The needs and interests of all of the citizens of the DeKalb area will be served by the creation of a living environments primarily for Senior Citizens who are able to provide in part for themselves, but are not able to provide total care for themselves, and to that end Barb City Manor, Inc., shall establish an environment for the benefit of said people in the Premises a safe, clean, decent and sanitary dwelling unit without overcrowding. The Premises will also provide the necessary social environment as well as a balanced nutritional diet each day. This service shall be licensed as a boarding house by the City of DeKalb, but will allow assistance through the social and health care services available in the community.
ORDINANCE 2018-013  

PASSED: MARCH 26, 2018

AUTHORIZING AN FY2018 TAX INCENTIVE FINANCING AGREEMENT WITH BARB CITY MANOR, INC. AND AMENDING THE CITY OF DEKALB, ILLINOIS FY2018 BUDGET.

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 an FY2017 TIF Funding Agreement with Barb City Manor, Inc. in an amount of $100,000 and only $52,090 was expended; and,

WHEREAS, Barb City Manor, Inc. has requested that the remaining $47,910 be rolled over into the agreement for FY2018; and,

WHEREAS, the City of DeKalb FY2018 Budget included $100,000 in TIF #2 for facility improvements at 680 Haish Boulevard and requires a budget amendment to adequately fund a TIF agreement for $147,910; now,

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

Section One. That the Mayor of the City of DeKalb, Illinois, is authorized and directed to execute an agreement with Barb City Manor, Inc. for facility improvements from March 26, 2018, through December 31, 2018, a copy of which is attached hereto and made a part thereof as Exhibit "A," subject to such changes as shall be acceptable to him.

Section Two. 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 FY2018 Budget, as shown below:

<table>
<thead>
<tr>
<th>TIF #2</th>
<th>Account Number</th>
<th>Increase/ (Decrease)</th>
<th>Revised Budget</th>
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<td>Priv Prop Rehab / Redev</td>
<td>14-00-00-300-8624</td>
<td>$47,910</td>
<td>$222,910</td>
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</table>

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting held on the 26th day of March, 2018 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Jacobson, Finucane, Marquardt, Fagan, Noreiko, Verbic, Faivre, Smith. Nay: None. Second Reading waived by an 8-0 roll call vote. Aye: Jacobson, Finucane, Marquardt, Fagan, Noreiko, Verbic, Faivre, Smith. Nay: None.

ATTEST:

[Signatures]

SUSANNA HERRMANN, City Clerk

JERRY SMITH, Mayor
EXHIBIT A

BARB CITY MANOR
FY2018 TIF FUNDING AGREEMENT

AGREEMENT made this 24th day of March, 2018, by and between the City of DeKalb, Illinois, an Illinois Municipal Corporation, (hereinafter referred to as "City") and the Barb City Manor, Inc., and Illinois not-for-profit Corporation (hereinafter referred to as "BCM").

RECITALS

WHEREAS, the City has determined that there is an on-going need to provide services to encourage, promote, and engage in the development and operation of low and moderated income housing for senior citizens; and,

WHEREAS, the City desires that BCM provide such services to the citizens of the City of DeKalb; and,

WHEREAS, BCM is capable of and desires to provide such services; and,

WHEREAS, the City is implementing a Tax Increment Redevelopment Plan (hereinafter referred to as the "Plan") pursuant to the Illinois Tax Increment Allocation Redevelopment Act (hereinafter referred to as the "Act"); and,

WHEREAS, the City wishes to assist other agencies with projects that will enhance the overall redevelopment of the project area and the community; and,

WHEREAS, BCM is a local not for profit agency and needs assistance with improvements at Barb City Manor (hereinafter referred to as "Premises"), 680 Haish Blvd., which is located within the Redevelopment Project Area covered by the Plan; and,

WHEREAS, said building improvements are eligible redevelopment project costs under the Act; and,

WHEREAS, to assist BCM with these redevelopment projects thereby promoting the goals and objectives of the tax increment finance program of the City, the City desires to grant to the BCM funding in the amount of One Hundred Thousand and No/100 Dollars ($100,000) for Fiscal Year 2018 to pay for projects as they are identified herein.

NOW THEREFORE, the parties agree as follows:

1. FUNDING: For Fiscal Year 2018, the City shall grant to BCM an amount not to exceed One Hundred Forty Seven Thousand Nine Hundred Ten and No/100 Dollars ($147,910).

BCM hereby certifies that no portion of the monies to be received from the City through this Agreement shall be used for payment of any debt owed by the BCM at the time of execution of this document nor for any other purpose other than the purposes which are specifically provided for payment by the City as identified within this agreement.
2. ELIGIBLE USE OF FUNDS: All FY2018 monies allocated by the City to BCM through its Tax Increment Finance program shall be used solely and exclusively for projects that are approved by the City of DeKalb. For purposes of this section, BCM shall seek approval of a project before incurring project expenses, by submitting a description of the proposed project and anticipated cost to the City Manager (or their designee), providing such information as they shall deem necessary. The City Manager or designee is and shall be authorized to approve of any proposed expenditure within budgeted amounts. Notwithstanding any contrary provision of this Agreement, the potential liability of the City under the terms of this agreement shall not exceed the lesser of: 1) the $147,910 allocated herein; 2) the amount of revenue available from City of DeKalb TIF 2 which has not been pledged for any other purpose; or, 3) the maximum amount of a proposed project that is eligible for expenditure from the Tax Increment Finance District funding.

BCM hereby certifies it shall comply with all provisions for the public bidding of projects whose cost shall exceed Ten Thousand Dollars ($10,000) and shall obtain a minimum of three (3) cost quotes for all projects under that amount, unless specifically permitted otherwise by the City of DeKalb. BCM certifies that all contractors employed to complete the improvements described herein shall pay their employees the appropriate prevailing wage rate then in effect, and shall otherwise comply with City of DeKalb purchasing and bidding policies and requirements. Further, BCM agrees and acknowledges that: 1) it shall have all contractors and bidders complete and comply with a set of Certifications in the form attached hereto as Exhibit "B"; and, 2) it shall comply with any other requirements imposed by the City Manager or designee, including but not limited to requirements relating to insurance or indemnification.

BCM agrees that it will not allow any mechanics liens, or public fund/bond claims or liens to be recorded against Premises. If, because of any act or omission of BCM, any mechanic’s lien or other lien or order for payment of money shall be filed against the Premises, or other improvements there or against City, BCM at BCM’s sole expense, shall cause the same to be cancelled and discharged or bonded (to the City’s satisfaction) within (60) days after the date of filing thereof. BCM shall indemnify and save harmless City against all costs, expenses, claims, losses, or damages resulting there from.

For any project that is approved by the City Manager or designee, BCM shall thereafter incur the eligible expenses, and shall process all invoices and documentation relating to the expenses. Such documentation shall be submitted to the City along with a payment request. Once the payment request and documentation is in a form acceptable to the City Manager or designee, the City shall directly pay the expenditure(s) in question.

3. SCOPE OF SERVICE: BCM shall provide for the development and operation of housing for low and moderate income senior citizens as set forth in Exhibit "C" attached hereto and made part of hereof by reference.

A. LOCATION: BCM shall operate said housing and perform the services provided for in Section 3 at property located at 680 Haish Boulevard, DeKalb, Illinois, unless otherwise agreed by the parties hereto. The City shall retain title and ownership of Premises and BCM shall have no ownership or other interest in said Premises beyond
the scope of the terms set forth herein.

B. TENANT RATIO: BCM in providing housing for low and moderate income senior citizens, shall maintain a tenant ratio of at least 51% DeKalb Residents and not more than 49% non-DeKalb residents. For purposes of this provision, “DeKalb residents” shall mean tenants who were residents within the City of DeKalb immediately prior to becoming tenants of Premises and tenants who have an immediate family member who is a resident of DeKalb. “Non-DeKalb residents” shall mean tenants who were not living within the City of DeKalb immediately prior to becoming tenants of Premises and who did not have an immediate family member who is a resident of DeKalb. If a waiting list is established, BCM shall give priority to “DeKalb residents” in filling any vacancies.

C. INSURANCE: City shall acquire and maintain in full force and effect during the term of this Agreement, policies of insurance through private companies or under its self-insurance program covering the structures on the Premises against property damage and fire.

BCM shall acquire and maintain in full force and effect during the term of this Agreement, policies of insurance in connection with providing retirement housing services at Premises including, but not limited to public liability insurance, personal injury insurance, theft, building contents, and worker’s compensation insurance. BCM will provide the City of DeKalb with Certificates of Insurance on each such policy and shall be additional insured under each such policy. Each policy much contain the provision that City shall receive written notice (30) days in advance of any action by the insurance company to non-renew or cancel such policy.

4. PAYMENT: Approved project costs shall be paid by the City on a reimbursable basis back to BCM for costs incurred. All costs incurred during the term of this contract shall be paid by BCM directly to the vendor. BCM shall then submit all required documentation related to the project to the Economic Development Planner for the City of DeKalb, who shall be responsible for the timely review and approval of all requests for reimbursement, and shall be charged with the oversight provisions contained within this agreement.

5. SUBMISSION OF REQUIRED DOCUMENTATION: BCM shall submit Copies of any board meeting minutes of any meeting where the receipt or use of City funding is discussed or acted upon within thirty (30) days of the approval of such documents. Further, BCM shall submit the following list of information no later than December 31, 2018:

A. A copy of BCM’s approved annual budget
B. A copy of BCM’s Auditor’s Report
C. Certificates of Insurance on all insurance policies.

In addition, BCM acknowledges that it shall obtain all licenses, inspections and permits necessary to conduct its operations, including but not limited to licensure as a boarding house within the City of DeKalb, and licensure for food service within the County of DeKalb. The City shall have the right to inspect any and all portions of the BCM premises at 680 Haish at any time, with or without notice.
6. STATUS REPORT. BCM shall make an oral year end status report to the City Council no later than the last City Council meeting in December 2018, which shall summarize all activities and rehabilitation projects undertaken by the organization during the term of this Agreement. BCM shall also provide such other and additional documentation as may be required by the City from time to time, to evidence the status of its operations, the condition of the premises at 680 Haish, or BCM's compliance with this agreement or any other agreement between BCM and the City.

7. FAILURE TO PERFORM. This Agreement may be declared null and void by either BCM or the City should either party fail to meet any of the terms and conditions noted herein, within thirty (30) days of written notification of same by the other party, and during which time the other party has not complied with this Agreement's provisions and conditions.

8. EQUAL OPPORTUNITY. BCM shall not discriminate in its employment, operations, or business practices on the basis of race, creed, color, sex, military service status, age, national origin, matriculation, sexual orientation or disability.

9. DRUG FREE WORKPLACE. BCM shall operate under the terms and conditions of the City's adopted Drug Free Workplace policy during the term of this Agreement.

10. TERM OF AGREEMENT. This Agreement shall be in effect from January 1, 2018 to December 31, 2018.

11. CONSTRUCTION WITH LEASE AGREEMENT. The Parties acknowledge that they are also parties to a separate lease/operation agreement dated July 1, 1993. To the extent of any conflict between this Agreement and the 1993 agreement, the Parties agree that the conflict shall be resolved by the City's determination of which conflicting provision shall prevail, in the City's sole discretion.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date so shown at the beginning.

CITY OF DEKALB

[Signature]
Jerry Smith
Mayor

Barb City Manor, Inc.

[Signature]
Sunny Stadler
President

[Signature]
Donna J. Hickey
Secretary

Susanna Hermann
City Clerk
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CITY OF DEKalb, ILLINOIS

REPORT ON COMPLIANCE
WITH PUBLIC ACT 85-1142

For the Year Ended December 31, 2018
# CITY OF DEKALB, ILLINOIS

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INDEPENDENT AUDITOR’S REPORT

The Honorable Mayor
Members of the City Council
City of DeKalb, Illinois

We have examined management’s assertion, included in its representation letter dated June 25, 2019 that the City of DeKalb, Illinois (the City) complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2018. Management is responsible for the City’s assertion and for compliance with those requirements. Our responsibility is to express an opinion on management’s assertion about the City compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the City’s compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the City’s compliance with statutory requirements.

In our opinion, management’s assertion that the City of DeKalb complied with the aforementioned requirements for the year ended December 31, 2018 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Mayor, the Members of the City Council, management of the City, Illinois State Comptroller’s Office and the joint review boards and is not intended to be and should not be used by anyone other than these specified parties.

Sikich LLP
Naperville, Illinois
June 25, 2019
INDEPENDENT AUDITOR’S REPORT
ON SUPPLEMENTARY INFORMATION

The Honorable Mayor
Members of the City Council
City of DeKalb, Illinois

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of DeKalb, Illinois (the City) as of and for the year ended December 31, 2018, which collectively comprise the basic financial statements of the City and have issued our report thereon dated June 25, 2019, which expressed an unmodified opinion on those statements.

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The supplementary information (schedule of revenues, expenditures, and changes in fund balances and schedules of fund balance by source for the Tax Increment Financing #1 Fund, Tax Increment Financing #2 Fund and Tax Increment Financing Debt Service Fund) are presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Sikich LLP
Naperville, Illinois
June 25, 2019
SUPPLEMENTARY INFORMATION
### Debt Service Fund

<table>
<thead>
<tr>
<th>Item</th>
<th>Special Revenue Funds</th>
<th>Debt Service Fund</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Tax Increment Financing #1</strong></td>
<td>7,085,132</td>
<td>-</td>
</tr>
<tr>
<td><strong>Tax Increment Financing #2</strong></td>
<td>1,476,057</td>
<td>-</td>
</tr>
<tr>
<td><strong>TIF Service</strong></td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total (Memorandum Only)</strong></td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

#### REVENUES

<table>
<thead>
<tr>
<th>Item</th>
<th>Special Revenue Funds</th>
<th>Debt Service Fund</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Taxes</strong></td>
<td>7,085,132</td>
<td>-</td>
</tr>
<tr>
<td>Investment Income</td>
<td>258,751</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total Revenues</strong></td>
<td>7,346,242</td>
<td>1,478,100</td>
</tr>
</tbody>
</table>

#### EXPENDITURES

<table>
<thead>
<tr>
<th>Item</th>
<th>Special Revenue Funds</th>
<th>Debt Service Fund</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Community Development</strong></td>
<td>208,465</td>
<td>5,718,971</td>
</tr>
<tr>
<td><strong>Capital Outlay</strong></td>
<td>5,827,156</td>
<td>312,571</td>
</tr>
<tr>
<td><strong>Debt Service</strong></td>
<td>-</td>
<td>1,020,000</td>
</tr>
<tr>
<td>Principal Retirement</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Interest and Fiscal Charges</td>
<td>-</td>
<td>173,200</td>
</tr>
<tr>
<td><strong>Total Expenditures</strong></td>
<td>6,035,621</td>
<td>6,031,542</td>
</tr>
</tbody>
</table>

#### EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES

<table>
<thead>
<tr>
<th>Item</th>
<th>Special Revenue Funds</th>
<th>Debt Service Fund</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Excess</strong></td>
<td>1,310,621</td>
<td>(4,553,442)</td>
</tr>
<tr>
<td><strong>Total Excess</strong></td>
<td>(1,193,200)</td>
<td>1,193,200</td>
</tr>
</tbody>
</table>

#### OTHER FINANCING SOURCES (USES)

<table>
<thead>
<tr>
<th>Item</th>
<th>Special Revenue Funds</th>
<th>Debt Service Fund</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Transfers In</strong></td>
<td>3,392,076</td>
<td>-</td>
</tr>
<tr>
<td><strong>Transfers (Out)</strong></td>
<td>(1,193,200)</td>
<td>(3,392,076)</td>
</tr>
<tr>
<td><strong>Total Other Financing Sources (Uses)</strong></td>
<td>2,198,876</td>
<td>(3,392,076)</td>
</tr>
<tr>
<td><strong>NET CHANGE IN FUND BALANCES</strong></td>
<td>3,509,497</td>
<td>(7,945,518)</td>
</tr>
</tbody>
</table>

#### FUND BALANCES, JANUARY 1

<table>
<thead>
<tr>
<th>Item</th>
<th>Special Revenue Funds</th>
<th>Debt Service Fund</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FUND BALANCES, JANUARY 1</strong></td>
<td>1,229,458</td>
<td>8,598,606</td>
</tr>
<tr>
<td><strong>Prior Period Adjustment</strong></td>
<td>(365,640)</td>
<td>-</td>
</tr>
<tr>
<td><strong>FUND BALANCES, JANUARY 1 (RESTATED)</strong></td>
<td>863,818</td>
<td>8,598,606</td>
</tr>
</tbody>
</table>

#### FUND BALANCES, DECEMBER 31

<table>
<thead>
<tr>
<th>Item</th>
<th>Special Revenue Funds</th>
<th>Debt Service Fund</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FUND BALANCES, DECEMBER 31</strong></td>
<td>4,373,315</td>
<td>653,088</td>
</tr>
</tbody>
</table>

(See independent auditor's report.)
## CITY OF DEKALB, ILLINOIS

SCHEDULE OF FUND BALANCE BY SOURCE
TAX INCREMENT FINANCING #1 FUND

For the Year Ended December 31, 2018

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BEGINNING BALANCE, JANUARY 1, 2018</strong></td>
<td>$1,229,458</td>
</tr>
<tr>
<td>Prior Period Adjustment</td>
<td>(365,640)</td>
</tr>
<tr>
<td><strong>BEGINNING BALANCE, JANUARY 1, 2018 (RESTATED)</strong></td>
<td>863,818</td>
</tr>
<tr>
<td><strong>DEPOSITS</strong></td>
<td></td>
</tr>
<tr>
<td>Property Taxes</td>
<td>7,085,132</td>
</tr>
<tr>
<td>Investment Income</td>
<td>258,751</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>2,359</td>
</tr>
<tr>
<td>Transfers In</td>
<td>3,392,076</td>
</tr>
<tr>
<td><strong>Total Deposits</strong></td>
<td>10,738,318</td>
</tr>
<tr>
<td>Balance Plus Deposits</td>
<td>11,602,136</td>
</tr>
<tr>
<td><strong>EXPENDITURES AND TRANSFERS</strong></td>
<td></td>
</tr>
<tr>
<td>Community Development</td>
<td>208,465</td>
</tr>
<tr>
<td>Capital Outlay</td>
<td>5,827,156</td>
</tr>
<tr>
<td>Transfers Out</td>
<td>1,193,200</td>
</tr>
<tr>
<td><strong>Total Expenditures and Transfers</strong></td>
<td>7,228,821</td>
</tr>
<tr>
<td><strong>ENDING BALANCE, DECEMBER 31, 2018</strong></td>
<td>$4,373,315</td>
</tr>
<tr>
<td><strong>ENDING BALANCE BY SOURCE</strong></td>
<td></td>
</tr>
<tr>
<td>Property Tax</td>
<td>$4,373,315</td>
</tr>
<tr>
<td>Subtotal</td>
<td>4,373,315</td>
</tr>
<tr>
<td>Less Surplus Funds</td>
<td>-</td>
</tr>
<tr>
<td><strong>ENDING BALANCE</strong></td>
<td>$4,373,315</td>
</tr>
</tbody>
</table>

(See independent auditor's report.)
### CITY OF DEKALB, ILLINOIS

**SCHEDULE OF FUND BALANCE BY SOURCE**

**TAX INCREMENT FINANCING #2 FUND**

For the Year Ended December 31, 2018

<table>
<thead>
<tr>
<th>BEGINNING BALANCE, JANUARY 1, 2018</th>
<th>$ 8,598,606</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>DEPOSITS</strong></td>
<td></td>
</tr>
<tr>
<td>Property Taxes</td>
<td>1,476,057</td>
</tr>
<tr>
<td>Investment Income</td>
<td>2,043</td>
</tr>
<tr>
<td><strong>Total Deposits</strong></td>
<td>1,478,100</td>
</tr>
<tr>
<td><strong>Balance Plus Deposits</strong></td>
<td>10,076,706</td>
</tr>
<tr>
<td><strong>EXPENDITURES</strong></td>
<td></td>
</tr>
<tr>
<td>Community Development</td>
<td>5,718,971</td>
</tr>
<tr>
<td>Capital Outlay</td>
<td>312,571</td>
</tr>
<tr>
<td>Transfers Out</td>
<td>3,392,076</td>
</tr>
<tr>
<td><strong>Total Expenditures</strong></td>
<td>9,423,618</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>ENDING BALANCE, DECEMBER 31, 2018</strong></th>
<th>$ 653,088</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ENDING BALANCE BY SOURCE</strong></td>
<td></td>
</tr>
<tr>
<td>Property Tax</td>
<td>$ 653,088</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>653,088</td>
</tr>
<tr>
<td>Less Surplus Funds</td>
<td>-</td>
</tr>
</tbody>
</table>

| **ENDING BALANCE**                   | $ 653,088|

(See independent auditor's report.)

- 5 -
CITY OF DEKALB, ILLINOIS

SCHEDULE OF FUND BALANCE BY SOURCE
TIF DEBT SERVICE FUND

For the Year Ended December 31, 2018

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>BEGINNING BALANCE, JANUARY 1, 2018</td>
<td>$ -</td>
</tr>
<tr>
<td>DEPOSITS</td>
<td></td>
</tr>
<tr>
<td>Transfers In</td>
<td>1,193,200</td>
</tr>
<tr>
<td>Total Deposits</td>
<td>1,193,200</td>
</tr>
<tr>
<td>Balance Plus Deposits</td>
<td>1,193,200</td>
</tr>
<tr>
<td>EXPENDITURES</td>
<td></td>
</tr>
<tr>
<td>Debt Service</td>
<td>1,193,200</td>
</tr>
<tr>
<td>Total Expenditures</td>
<td>1,193,200</td>
</tr>
<tr>
<td>ENDING BALANCE, DECEMBER 31, 2018</td>
<td>$ -</td>
</tr>
<tr>
<td>ENDING BALANCE BY SOURCE</td>
<td></td>
</tr>
<tr>
<td>None</td>
<td>$ -</td>
</tr>
<tr>
<td>Subtotal</td>
<td>-</td>
</tr>
<tr>
<td>Less Surplus Funds</td>
<td>-</td>
</tr>
<tr>
<td>ENDING BALANCE</td>
<td>$ -</td>
</tr>
</tbody>
</table>

(See independent auditor's report.)
INDEPENDENT AUDITOR’S REPORT

The Honorable Mayor
Members of the City Council
City of DeKalb, Illinois

We have examined management’s assertion, included in its representation letter dated June 25, 2019 that the City of DeKalb, Illinois (the City) complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2018. Management is responsible for the City’s assertion and for compliance with those requirements. Our responsibility is to express an opinion on management’s assertion about the City compliance based on our examination.

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Sikich LLP
Naperville, Illinois
June 25, 2019