

**Minutes of the Annual Joint Review Board Meeting of the Braidwood City Council Tuesday, May 26, 2026.**

**Braidwood City Hall 141 W. Main St., Braidwood, IL 60408**

**I. Call to Order**

The Joint Review Board (JRB) meeting for Fiscal Year 2024 was called to order at 5:33 p.m. by City Management Consultant Steve Gulden.

Motion to Open the Meeting

Motion: Braidwood Park District  
Second: City of Braidwood

Voice Vote: All in favor – Aye  
Motion carried.

**II. Roll Call**

Representatives from the following taxing bodies were present:

- City of Braidwood, Mayor Todd Lyons and Finance Commissioner Liz Dixon
- Braidwood Park District, Secretary Josh Bolatto
- Braidwood Fire Protection District, Fire Chief Chris Jude and President Charlie Boyd

Also present:

- Iryna Dziuk, TIF Consultant, Ryan Companies
- City Staff, City Clerk Sarah Weaver
- Members of the public, Sunny "Nate" Hasssett

**III. Selection of Public Member**

The public member for the FY2024 JRB was identified as Nate Hasssett, resident of 841 Blackhawk Drive, Braidwood.

Motion to appoint: City of Braidwood  
Second: Braidwood Park District

Voice Vote: All in favor – Aye  
Motion carried.

**IV. Selection of Chairperson**

Per statute, the JRB must appoint a chairperson.

Nomination:  
City Management Consultant Steve Gulden was nominated to serve as Chairperson for this meeting.

A question was raised regarding whether other nominees could be considered. After discussion, the nomination proceeded.

Motion: City of Braidwood  
Second: Braidwood Park District

Vote: 2-1 in favor  
Motion carried with a 2-1 vote as the Fire District disapproves but are not a voting body.

**V. Purpose of Annual Joint Review Board Meeting**

Iryna, TIF consultant from Ryan Companies, provided a detailed explanation:

- She prepares all TIF reports and attends all JRB meetings.
- The agenda template is provided by the Illinois Comptroller and cannot be altered.
- All FY2024 TIF reports were filed and accepted by the State Comptroller.
- Required certifications included:
  - TIF Administrator Certification
  - Mayor’s Certification (Attachment B)
  - Attorney Certification (Attachment C)
  - Audit (Attachment K)
  
- Invitations to taxing bodies were sent approximately two weeks prior; one email bounced and was corrected.

No objections were raised regarding the statutory format.

**VI. Review Annual TIF Reports**

Iryna presented the FY2024 financials:

**TIF III – FY2024 Financial Summary**

- Beginning Balance: \$1,122,369
- Property Tax Increment: \$306,160
- Interest Earnings: \$24,273
- Total Revenues: \$330,433
- Expenditures: \$255,826
- Ending Balance: \$1,196,976

**Planned Projects (from original 2011 Redevelopment Plan)**

As required by statute, the report includes the original plan’s project categories:

- Public projects
- Private projects
- Capital projects
- Administrative costs

Total planned project value listed: \$77,015,305

A question was raised regarding the origin of these project categories.

Response: They originate from the 2011 TIF Redevelopment Plan and must remain in the report even if not executed.

No further questions were raised on the report.

**A. FY2024 Annual Tax Increment Finance Report**

Iryna presented the FY2024 financials:

**TIF III – FY2024 Financial Summary**

- Beginning Balance: \$1,122,369

- Property Tax Increment: \$306,160
- Interest Earnings: \$24,273
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**VII. Questions/Comments from JRB Members**

asking why are is the fire department is not a voting body can it be voted by all other taxing bodies

discussing new or expanding TIF asking

Charlie: impact fees for new businesses, for fire packet needs a map of the TIF III area

Josh: enterprise zone and not TIF-Steve-sales tax because Diamond has both

**Discussion of Current and Future TIF Activities**

**A. Development Interest**

- Two large developers previously explored property south of Reed Road/Kennedy (including a data center).
- Projects fell through; potential TIF expansion discussions paused.

**B. Pending TIF Reimbursement**

- A local auto dealership is upgrading its parking lot and lighting.
- TIF reimbursement is anticipated, pending verification of TIF-eligible costs by the consultant.
- Dollar amount not yet finalized.

**C. Roadway Improvements**

- Engineer reviewing deteriorated streets within the TIF district for possible resurfacing.
- No decisions made; dependent on Council approval.

#### D. Wastewater Treatment Plant Improvements

- Planned upgrades include:
  - UV disinfection improvements
  - Correction of a bottleneck in effluent flow
- Possible re-roofing of well houses if located within the TIF boundary.

#### E. Audit Status

- FY2025 audit is still in progress.
- The City is being fined for audit delays.
- A FY2025 JRB meeting will be scheduled once the audit is complete.

#### **Questions from JRB Members**

##### A. Use of TIF Funds for Business Recruitment

A question was raised about using TIF funds to attract businesses.

Response:

Marketing for the entire city is not TIF-eligible.

Marketing within the TIF district may be eligible depending on the redevelopment plan.

##### B. Voting Rights of Fire Protection District

The Fire District questioned why it is not a voting member, despite being heavily impacted.

Discussion included:

- Statute historically based on large municipalities with municipal fire departments.
- Fire districts were not included in original statutory language.
- Chair and consultant agreed the issue warrants legal review.

Action:

- Fire District will consult its attorney.
- City will consult Attorney Brian Roman.
- Fire District requested email follow-up and statutory clarification.

##### C. Impact Fees

Discussion included:

- Many municipalities impose impact fees for schools, parks, fire, police, and utilities.
- Smaller towns may waive fees to remain competitive with neighboring communities.
- Impact fees are not part of TIF, but part of development negotiations.

##### D. Request for Updated TIF Map

Fire District requested a current TIF boundary map.

Response:

- Map is available on the City website.

- City will also email the map to all taxing bodies.

**VIII. Public Comment**

All questions were addressed during discussion.

**IX. Adjournment**

Motion: Braidwood Park District

Second: City of Braidwood

Voice Vote: All in favor – Aye

Meeting adjourned.

Adjournment time: 5:54 p.m.