

**MINUTES**  
**TAX INCREMENT FINANCING JOINT REVIEW BOARD (“JRB”)**  
**VILLAGE OF DIAMOND**  
**DIAMOND I-55 CORRIDOR TIF DISTRICT (“TIF”)**  
**ANNUAL MEETING-2021**  
**DIAMOND VILLAGE HALL BOARD ROOM**  
**Face masks and Social Distancing Required**  
**September 22, 2021**

**I. CALL TO ORDER**

Mayor Kernc called to order a meeting of the TIF Joint Review Board at 9:00 a.m. on Wednesday September 22, 2021, in the Diamond Village Hall Board Room, 1750 E. Division Street Diamond, IL 60416.

**II. ROLL CALL**

Present: Teresa Kernc-Mayor of the Village of Diamond  
Sherrill Knorr-Reed Township Supervisor  
Charles Boyd-Braidwood Fire Protection  
Larry Grachan-Public Member  
Bill Weidling-Wilmington Township Road District  
Kevin Feeney- Assistant Superintendent, Wilmington School District

Also, Present: Lori Holmes-Village Clerk, Village of Diamond  
Diamond Village Attorney John Gallo; Tracy, Johnson & Wilson  
Wendy Herbert-Treasurer/Accountant, Village of Diamond

**III. PURPOSE OF JOINT REVIEW BOARD MEETING**

Mayor Kernc explained the meeting is informational pursuant to the requirements for the TIF Act. She stated this is a yearly meeting of the TIF Review Board.

**IV. ELECTION OF PUBLIC MEMBER**

**MOTION** was made by Bill Weidling, **SECOND** by Sherrill Knorr to elect Larry Grachan as the Public Member. **All Ayes: Motion Carried.**

**V. ELECTION OF CHAIRPERSON**

**MOTION** was made by Sherrill Knorr, **SECOND** by Bill Weidling to re-elect Mayor Teresa Kernc as Chairperson. **All Ayes: Motion Carried.**

**VI. APPROVAL OF MINUTES**

Mayor Kernc presented the 2020 minutes from the October 28, 2020, Diamond I-55 Corridor TIF District meeting. **MOTION** was made by Charles Boyd, **SECOND** by Kevin Feeney to approve the minutes from the October 28, 2020, meeting. **All Ayes: Motion Carried.**

**VII. REVIEW OF 2021 ANNUAL REPORT**

Attorney John Gallo reviewed the information in the TIF Annual Report, which was prepared by Wendy Herbert, Village Treasurer for the Village of Diamond. Gallo explained no new development has been added. The only business currently in the TIF District is the KFC/Taco Bell. Gallo reviewed the report stating the fund balance at the end of the reporting period is \$71,375.00.

### **VIII. DISCUSSION**

Bill Weilding asked what the length of the term and the year the TIF began. John Gallo stated it was started in 2012 and the term is 23 years which can be extended. Kevin Feeney inquired if there are any interested parties in the properties located in the district. Mayor Kernc responded there have been some inquiries. Kernc stated she had a 4-hour meeting with the Jewel-Osco executives in the past several months. She is still working with them regarding the only vacant property they own in Illinois which is in Diamond. Bill Weilding asked if there were any modifications of the TIF District and Village Attorney John Gallo stated no map modifications have been made.

### **IX. ADJOURNMENT**

**MOTION** was made Sherrill Knorr, **SECOND** by Kevin Feeney to adjourn the meeting at 9: 16 a.m. **All Ayes: Motion Carried.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Teresa Kernc', written over a horizontal line.

Teresa Kernc, Recording Secretary