MINUTES
TAX INCREMENT FINANCING JOINT REVIEW BOARD ("JRB")
VILLAGE OF DIAMOND
DIAMOND I-55 CORRIDOR TIF DISTRICT ("TIF")
ANNUAL MEETING-2024
DIAMOND VILLAGE HALL BOARD ROOM
November 13, 2025

I. CALL TO ORDER

Mayor Kernc called to order a meeting of the TIF Joint Review Board at 9:04 a.m. on Thursday, November 13, 2025, 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
Larry Grachan-Public Member
Jason Smith-Chief School Business Official-Coal City School District #1
Kevin Feeney-Superintendent, Wilmington School District 209-U
Mark Mitchell-Superintendent, Reed Custer School District 255-U
Tim Zlomie-Wilmington Fire Protection District
Charles Boyd-Braidwood Fire Protection District
John Gallo-Village Attorney

Also, Present: Laura Warren-Village Clerk, Village of Diamond
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 Fire Chief Tim Zlomie, **SECOND** by Superintendent Kevin Feeney to elect Larry Grachan as the Public Member. **All Ayes: Motion Carried.**

V. ELECTION OF CHAIRPERSON

MOTION was made by Fire Chief Tim Zlomie, **SECOND** by Superintendent Mark Mitchell to re-elect Mayor Teresa Kernc as Chairperson. **All Ayes: Motion Carried.**

VI. APPROVAL OF MINUTES

Mayor Kernc presented the 2024 meeting minutes from November 13, 2024, Diamond I-55 Corridor TIF District meeting. **MOTION** was made by Charles Boyd of the Braidwood Fire Protection District, **SECOND** by Superintendent Kevin Feeny to approve the minutes from the November 13, 2024, meeting. **All Ayes: Motion Carried.**

VII. REVIEW OF 2025 ANNUAL REPORT

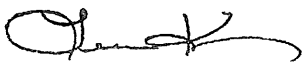
Village Attorney John Gallo discussed the annual report. He stated the fund did go over $100,000.00, so there was an audit performed, the audit and letter are attached stating we are complying. The financial statement reflects a beginning balance of $109,585.00. There was interest received, expenses were attorney fees and bank charges which ended the year

with a balance of $122,705.00. Gallo presented the information on the remaining report highlighting the Village of Diamond acquired a new property within the TIF District for the expansion of Will Road, funded by the Village of Diamond, not the TIF fund. We had reported it because it was the village acquiring property within the TIF District. As for activity, Gallo stated we now have three projects within the TIF District, the continuation of the Jewel-Osco development of the shopping center and inner roads, Culver's, and Heros West Diamond.

DISCUSSION
Mayor Kernc stated we have three projects in the Diamond Marketplace that are in the pipeline. Questions regarding mapping and zoning were discussed, also questioned was if the TIF will be extended and Kernc responded not at this present time.

ADJOURNMENT
MOTION was made by Chief School Business Official Jason Smith, **SECOND** by Superintendent Mark Mitchell to adjourn the meeting at 9:43 a.m. **All Ayes: Motion Carried.**

Respectfully submitted,



Teresa Kernc, Recording Secretary