

June 6, 2014

**VIA USPS First Class Mail**

Ms. Misty Haji-Sheikh  
529 Park Avenue  
DeKalb, Illinois 60115

RE: FOIA 14-085 requesting all signed document pertaining to College Town Partners LLC, all contracts pertaining to College Town Partners LLC, all records pertaining to money spent or allocated to College Town Partners LLC or any similar entity that has ties to the Ellwood Historic Neighborhood Area.

FOIA 14-086 requesting any survey or engineering study that has been conducted on the NIU lagoon area next to the Kishwaukee River.

Dear Ms. Haji-Sheikh:

In regard to your FOIA requests both dated May 22, 2014, all records the City of DeKalb has on file for the above-referenced items are attached.

The City has not included documents which are not eligible for release pursuant to 5 ILCS 140/7(f) which are preliminary drafts, notes, memoranda and other records in which opinions are expressed or policies or actions are formulated.

Should you wish to have your request reviewed by the Public Access Counselor (PAC) at the Office of the Illinois Attorney General 5 ILCS 140/9.5(a), you can file your Request for Review with the PAC by writing to:

Public Access Counselor  
Office of the Attorney General  
500 South 2<sup>nd</sup> Street  
Springfield, Illinois 62706  
Fax: 217-782-1396  
E-mail: [publicaccess@atg.state.il.us](mailto:publicaccess@atg.state.il.us)

You also have the right to seek judicial review by filing a lawsuit in the State circuit court. 5 ILCS 140/11. If you choose to file a Request for Review with the PAC, you must do so within sixty (60) calendar days of the date of this letter. 5 ILCS 140/9.5(a). Please note that you must include a copy of your original FOIA request and this letter when filing a Request for Review with the PAC.

Sincerely,

Ruth A. Scott (tmh)  
Administrative Associate/Deputy City Clerk

FOIA 14-085

Requesting all signed document pertaining to College Town Partners LLC, all contracts pertaining to College Town Partners LLC, all records pertaining to money spent or allocated to College Town Partners LLC or any similar entity that has ties to the Ellwood Historic Neighborhood Area.



① A division of First National Bank of Omaha

www.castlebank.com  
800.990.5713

January 3, 2014

Dr. Douglas D. Baker  
President  
Northern Illinois University  
Altgeld Hall 300  
DeKalb, IL 60115

RE: College Town Partners, NFP

Dear Doug,

Thank you for your letter of commitment to the College Town project.

We are currently working through the process of establishing a Not-For-Profit-Corporation which has some unique challenges but expect we will get through them. I have also talked with Mayor Rey to be sure our efforts continue to be aligned with the broader initiatives of the City of DeKalb. Hopefully we can have capital in place by the end of January and start purchasing some property.

The flood mitigation work on the Kishwaukee River is vital to the success of the plan. This initiative will take time and money and will require the leadership of Northern Illinois University.

I remain bullish on what the revitalization of this neighborhood and an eastward movement by NIU can do for the marketability of the University and success of the greater community. I will continue to work closely with Bill Nicklas and Ron Walters as the project progresses. Thank you for your vision and confidence!

Sincerely,

Timothy A. Struthers  
President

Copy: Bill Nicklas, Ron Walters, John Rey



Rey, John

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**From:** Espiritu, Rudy  
**Sent:** Thursday, September 26, 2013 10:04 AM  
**To:** Struthers, Tim  
**Cc:** Rey, John  
**Subject:** RE: John / College Expenses

Tim,

Thanks for the report. I will get this invoice processed under the City Manager's spending authority. Thanks.

Rudy

**From:** Struthers, Tim [<mailto:tstruthers@castlebank.com>]  
**Sent:** Wednesday, September 25, 2013 9:58 PM  
**To:** Espiritu, Rudy  
**Cc:** Rey, John  
**Subject:** John / College Expenses

Hello Rudy,

A little business and money issues regarding the College / John project.

With respect to current engineering and legal expenses I am seeking a total of \$30,000 between NIU, City of DeKalb, Steve Irving, and Renew DeKalb. I am assuming, based on general conversation, that the City of DeKalb would participate in some form (10% to 20%) in the exploratory expenses associated with the project. Expenses paid to date, bills in hand, and work in process total \$52,900. The bank covered the first \$25,000. My request of the City at this time is \$10,000 and I have attached an invoice for that amount. Supporting documentation for the current engineering & legal plus a current balance sheet and income statement for the organization is attached. Further costs will not be incurred until the concept planning is complete and approved by the group. Please let me know if you have any issues or concerns with the invoice to NIU.

Separately, we are actively raising capital targeted at \$2 million from eight shareholders (+/-) to begin acquiring property. I would expect to have a good understanding of where we stand on the capital raise within the next three weeks and will provide a report to you.

Thank you Rudy for your interest and involvement in this very important initiative.

Tim

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DeKalb 2020, LLC  
C/O Steve Irving, Manager  
4 Arrowhead Lane  
DeKalb, IL 60115

September 26, 2013

To:  
City of DeKalb  
C/O Mr. Rudy Espiritu  
City Hall  
DeKalb, IL 60115

Please remit \$10,000.00 to DeKalb 2020, LLC for a portion of costs associated with concept plans, flood mitigation study, and legal services associated with the potential redevelopment of the John / College neighborhood.

Supporting documentation of current bills totaling \$27,641.50 is attached.

Excluding the current bills referenced above \$25,250 of costs have been incurred and paid for by other parties. A summary current balance sheet and income statement is attached.

Please remit payment by October 25, 2013. Thank You.

ATTORNEYS AT LAW

Red 9/23/13  
email to Sue Saffer  
on Castle Rock

September 18, 2013

Invoice No. 47324

--- All Major Credit Cards Accepted --- Please visit [www.fosterbuick.com](http://www.fosterbuick.com) ---

*In Reference To:* DeKalb 2020, LLC/John Street Project

## Professional Services Rendered

Date	Staff	Description	Hours	Rate	Charges
9/11/2013	JMT	Interoffice meeting regarding Operating Agreement and Community Reinvestment Act details.	0.20	\$200.00	\$40.00
9/11/2013	KEB	Attend meeting at Castle Bank Boardroom involving major participants; internal office review; e-mail correspondence with Tim	1.50	\$225.00	\$337.50
9/17/2013	KLF	Teleconference with Tim; Inner-office conference; revision of memorandum including disclaimer	2.20	\$235.00	\$517.00

*Total Professional Services Rendered*

\$894.50

Previous Balance

\$2,547.00

Balance Due

\$3,441.50

### Aged Balances

Current	30 Days	60 Days	90 Days	120 and Over	--	Total
\$3,441.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,441.50

DeKalb 2020 LLC  
September 25, 2013

Balance Sheet

Cash	\$0.00	Accounts Payable	\$3,441.50
		Engineering in Process	\$24,200.00
		Total Liabilities	\$27,641.50
		Equity	-\$27,641.50
Total Assets	\$0.00	Total Liabilities & Equity	\$0.00

Income Statement - 2013

Contributions Received	\$25,250.00
Expenses	
Corporate & Legal	\$3,691.50
Engineering & Planning	\$49,200.00
Total Expenses	\$52,891.50
Net Income	-\$27,641.50