

## **JOINT REVIEW BOARD STATUTORY DUTIES**

The statutory duties of the Joint Review Board are to review the public record, the planning documents, the proposed Ordinances approving the Expanded Redevelopment Project Area and the Amended Redevelopment Plan and Project, and, in particular, the Eligibility Study Amendment and the Amended Redevelopment Plan and Project that were mailed to each of the taxing districts. Copies of the Ordinances were provided to you with a copy of the agenda today, so you do have them for your review. Pursuant to State statute, you must submit a written report or recommendation to the Village in regard to the Eligibility Study Amendment, the proposed expansion of the Redevelopment Project Area for the Village's Main Street South TIF District, and the Amended Redevelopment Plan and Project in relation thereto. The report will need to be approved by a majority vote of those members of the Joint Review Board present and voting. That written report is due within thirty (30) days after the convening of your first meeting, which would be by February 28, 2007. Your report will either approve or reject the proposal and your decision should be based on whether or not the Eligibility Study Amendment, the proposed expansion of the Redevelopment Project Area for the Village's Main Street South TIF District and the Amended Redevelopment Plan and Project satisfy the plan requirements and the objectives of the TIF Act. A more detailed review of the Eligibility Study Amendment and the Amended Redevelopment Plan and Project will follow my remarks. If no report or recommendation is filed with the Tinley Park Village Board within the thirty (30) day period, the State statutes create a presumption

that the Joint Review Board has approved the Eligibility Study Amendment, the proposed expansion of the Redevelopment Project Area for the Village's Main Street South TIF District and the Amended Redevelopment Plan and Project in relation thereto. The decision of your Joint Review Board is, pursuant to State statute, a non-binding decision and is, therefore, only a recommendation to the Tinley Park Village Board. If the Joint Review Board recommends rejection of the matters before it, the Village will have thirty (30) days within which to address the reasons for said rejection and resubmit a revised Amended Redevelopment Plan and Project. During this period, Village representatives must meet and confer with the Joint Review Board and attempt to resolve those issues set forth in the Joint Review Board's written report that led to the rejection of the proposed expansion of the Redevelopment Project Area for the Village's Main Street South TIF District and the Amended Redevelopment Plan and Project in relation thereto. In the event that the Village and the Joint Review Board are unable to resolve these differences, or in the event that the resubmitted Amended Redevelopment Plan and Project is rejected by the Joint Review Board, the Village may proceed with the expansion of the Redevelopment Project Area for the Village's Main Street South TIF District and the Amended Redevelopment Plan and Project in relation thereto, but only upon a 3/5ths vote of the corporate authorities (5 of the 7 members). Finally, after your Joint Review Board is done with the matters currently before it, you will, as in the past, continue to meet on an annual basis during the life of the Village's Main Street South TIF District. Each time you meet, you will be reviewing the effectiveness and status of the

Expanded Redevelopment Project Area and the Village's annual report relative to the Village's Main Street South TIF District. If there are any questions, I would be happy to answer them, or we can hold them until the end. If there are none, I will turn it back to the Chair.

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