

Tinley Park Mental Health Center

Property overview

- 183rd Street and Harlem Avenue
- 280 acres
- Geographic center of Tinley Park
- Biggest development opportunity in the Village
- Home to the former Tinley Park Mental Health Center, which opened in 1958 and closed in 2012
- Currently owned by the State of Illinois
- Located in Cook County, near Will County

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Property Timeline

- **2014/2015:** Village hires Farr and Associates to create “vision statement,” conduct land use and development analysis, draft master plan
- **October 2014:** Village begins negotiating purchase agreement with State; asking price \$4.165 million
- **Nov. 11, 2014:** Farr delivers results of phase one report to the Village Board
- **December 2014:** Village conducts a TPMHC TIF study and asks for feedback from the local taxing bodies
- **Spring 2015:** Village continues to discuss a purchase agreement with State, which wants to review all contracts and agreements; TP Trustees want more information on the project, including assurances of public input and possibility of reducing cost

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Property Timeline (continued)

- **July 21, 2015:** Board adopts 2015-O-028 creating TPMHC TIF
- **Nov. 2015:** Board approves moving forward w/Phase 2 of Farr study
- **Feb. to June, 2016:** Village and Farr host three open house events so the public can weigh in the master plan for the TPMHC property
- **June 2016:** Board postpones future public meetings while it evaluates the possibility of building sports complex on the site
- **June to Nov. 2016:** Village conducts feasibility study on the property to determine if a sports complex is financially reasonable; the Village determines that such a facility would not benefit the community
- **2017:** The Village focuses on finalizing a plan and having it completed by early summer
- **June 2017:** Mayor and Village officials meet with CMS director, who assures them that State appraisals are forthcoming





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Property Timeline (continued)

- **April 12, 2017:** Farr and Associates holds fourth open house at Prairie View Middle School
- **January 2018:** The Village issues an RFQ to the development community; results in five proposals
- **Feb. 8, 2018:** Village hosts an online developers webinar on the TPMHC property covering the project's goal, history, site details, ownership, incentives, schedule and a Q&A
- **March 2018:** Mayor Vandenberg meets with IEPA, discusses funding options for environmental cleanup on TPMHC site
- **April 2018:** Mayor Vandenberg travels to Springfield to meet with new CMS director, who finally commits to completing third of three appraisals on the TPMHC property
- **July 2018:** Village to issue an RFP to three firms

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Tinley Park Mental Health Center TIF

- TIFs help restore rundown areas or jumpstart economically sluggish parts of town, attract private development and new businesses
- TPMHC TIF created in 2015
- Expires in 2038 (23-year life cycle)
- Includes additional properties beyond the 280-acre MHC redevelopment site
- State statutes provides for formula computing a “Per Pupil” payment to reimburse a school district for new students produced within a development that received financial assistance through a TIF; this payment compensates the district for revenues they would have otherwise received, but for the TIF and the assisted project

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Request for Proposals

- Village issued RFQ in January 2018 to interested developers
- Advertised RFQ nationally on Urban Land Institute
- RFQ downloaded 73 times
- Village hosted virtual developers forum for 23 attendees
- Five developers sent the Village responses
- One didn't meet the qualifications, another withdrew
- Three remaining developers were interviewed:
 - Renaissance Downtowns Urban Holdings
 - Urban Street Group LLC
 - Melody Square
- All will be invited to submit (RFP) for developing the property
- All appreciate feasibility, artistry and economic/public research of Farr development study; will use it to guide their development



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Developer #1: Renaissance Downtowns Urban Holdings

- Development team formed of Chicago- and New York-area partners
- History of multiple cleanup projects in portfolio totaling more than \$1 billion in investment value
- Implements public-private partnership
- Connects with communities using Crowdsourced Placemaking
- Mission accomplished through land entitlements
- Currently has \$200 million of development in Chicago with another \$200 million in St Louis
- More than 100 years combined development experience in the Chicago market alone

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Developer #2: Urban Street Group LLC

- Chicago-based development team with 30 years of experience
- Full-service real estate company involved in real estate investment, development, property management and general contracting
- Expertise in the design and construction of multifamily residential communities, commercial and retail properties and land development
- Involved in projects in Chicago and its suburbs, as well as multiple projects in the Midwest; currently redeveloping 225 acres of the former Motorola campus in Schaumburg



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Developer #3: Melody Square

- Development team formed of Chicago area partners, including:
 - Rick Heidner of Heidner Property Management
 - David Dorgan, of Urban Innovations Solutions
 - Jerry Schain, a lawyer with Schain, Banks Kenny and Schwartz LTD
 - K. Hovnanian Homes
 - M/I Homes
 - West Point Builders
 - V3
 - Hitchcock Design Group

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Likely Next Steps

- State will finalize third of three appraisals on the property
- The Village is working with the State to broker a good-faith deal that will benefit Tinley Park residents
- Village's TPMHC Committee (comprised of Trustees Younker and Glotz, as well as Dave, Patrick, Paula and Kim) will review proposals submitted by developers who respond to the RFP