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
Tinley Park Mental Health Center

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
Tinley Park Mental Health Center

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
Tinley Park Mental Health Center

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
Tinley Park Mental Health Center

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
Tinley Park Mental Health Center

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
Tinley Park Mental Health Center

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
Tinley Park Mental Health Center

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
Tinley Park Mental Health Center

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
Tinley Park Mental Health Center

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