

**MINUTES OF THE MEETING OF THE JOINT REVIEW BOARD  
LEGACY**

**TAX INCREMENT FINANCING DISTRICT**

**JUNE 16, 2022**

**Scheduled Start: 12:50 P.M.**

The Meeting of the Joint Review Board was called to order by Hannah Lipman, Village's Designated Authorized Representative, at 1:00 p.m. in the Council Chambers at the Village Hall of Tinley Park.

Introduction of Joint Review Board Members and responding to Roll Call:

Hannah Lipman, Chairperson, Village of Tinley Park  
Shawn Robey, Executive Director, Tinley Park Park District

Joint Review Board Members Absent:

Cook County  
Bremen Township  
South Suburban Community College District 510  
Bremen Community High School District 228  
Community Consolidated School District 146  
Public Member

Others Present:

Zach Musil, Director, Tinley Park Public Library  
Sarah Schroeder, Assistant Director, Tinley Park Public Library  
Brad Bettenhausen, Financial and Administrative Consultant  
David Adamski, Assistant Village Finance Director  
Kimberly Clarke, Community Development Director  
Laura Godette, Deputy Village Clerk  
Carolyn Mitera, Business Retention & Marketing Specialist  
Jarell Blakey, Management Analyst  
Diane Melone, Administrative Assistant

Motion was made by Shawn Robey, seconded by Zach Musil to approve the minutes of the JRB meeting for the Legacy TIF District from the fiscal year 2020, held on June 8, 2022. Vote by voice call. Chairperson Lipman declared the motion carried.

A presentation was made by Brad Bettenhausen, Financial and Administrative Consultant, showing an overview of the 2021 Fiscal Year. The Legacy TIF District was created in August of 2016. It encompasses approximately 217 acres and 430 tax parcels. The current Equalized Assessed Value (EAV) is 1.5 times the frozen base.

The Panduit Corporation staff internally had long referred to their former headquarters and manufacturing facilities on Ridgeland Avenue as their "Legacy" site. As the largest single parcel and redevelopment site within this TIF, this term was also chosen to name this TIF.

One of the projects is Freedom Pond which was constructed at the northeast corner of 175<sup>th</sup> Street and Ridgeland Avenue.

- Approximately 8.3-acre site
- Panduit Corporation donated land

- Designed to provide detention needs for Panduit site and sites in “downtown” Tinley Park
- At high water level the pond will cover approximately 6.7 acres and provide 40 acre-feet of storage
- Naturalized basin
- Only a small area is expected to be always wet and marsh-like
- A walking path and landscaping surround the pond including a pond overlook platform

#### Activities within TIF

- Jack E. Caveney Innovation Center - Research and development facility on 175<sup>th</sup> Street
- Former Panduit Corporation headquarters and manufacturing facilities demolished in 2018
- Panduit Corporation is working on site remediation
- Panduit “Legacy” site has been sold to DR Horton and the planned redevelopment will include 81 single-family homes and 162 townhomes and a 3-acre park
- Construction of Freedom Pond and related infrastructure addresses stormwater storage requirements for these sites under new MWRD WMO requirements.
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- The Village undertook lining and maintenance of a trunk sewer running from Willow Lane to 175<sup>th</sup> Street along Ridgeland Avenue
- MWRD repaired its interceptor sewer at 175<sup>th</sup> Street and Ridgeland Avenue

The change in the Equalized Assessed Value (EAV) generated is about a 33% increment, with a frozen base representing 67% of the EAV in the Legacy TIF district.

Chairperson Lipman asked if there were any questions or comments from the members of the JRB. No one came forward.

Chairperson Lipman asked if there were any comments from the public. No one came forward.

Motion was made by Shawn Robey, seconded by Zach Musil to adjourn the meeting of the Village of Tinley Park Legacy TIF Joint Review Board. Vote by voice call. Chairperson Lipman declared the motion carried and adjourned the meeting at 1:06 p.m.

dm