

**MINUTES OF THE MEETING OF THE JOINT REVIEW BOARD  
MAIN STREET NORTH  
TAX INCREMENT FINANCING DISTRICT  
June 16, 2022  
Scheduled Start: 12:40 P.M.**

The Meeting of the Joint Review Board (JRB) was called to order by Hannah Lipman, Village's Designated Authorized Representative, at 12:50 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 Main Street North TIF District from fiscal year 2020, held on June 8, 2021. 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 frozen base was established in the 2001 tax year. The final tax year will be 2024 with the taxes paid in 2025. The 2020 tax base is 1.7 times the frozen base.

Primary (taxable) developments include:

- Amazing Smiles dental office & apartment (former Schwinn bicycle store) (16906 Oak Park Ave)
- Liberty Supply & apartment (former Tinley Glass) (16910 Oak Park Ave)
- Wheatfield/Egg Headz Cafe restaurant (former Walgreen's/hobby store site) (16952 Oak Park Ave)

- More Liquor Retail Store (former Jewel/Video store) (16948 Oak Park Ave)
- “Old Tinley Park Arms Condominiums” mixed-use development (P.A.S.S.) (17208-17216 Oak Park Ave)
- Springfort Hall mixed-use development (17200 Oak Park Ave)
- “Fulton House” enhancement (16800 Oak Park Ave)
- Hope Montessori School (expansion/remodel) (17007 Oak Park Ave)
- “Elmore Plaza”/Tinley Square rear parking lot (17038-17042 Oak Park Ave)

Non-taxable developments:

- Improvement/reconstruction of 171st Street and Oak Park Avenue intersection
- Construction of new Bertrand H. Fulton elementary school
- Midlothian Creek Pedestrian Bridge
- Sewer lining project along Ridgeland Ave.

Another project was the Forest Glen subdivision (former Lions Pool site)

- 8 residential lots
- Village constructed new Midlothian Creek bridge (cost \$546,000 – no TIF funds used)
- \$11,250 impact fee on each lot for bridge
- Started 2005, one home built
- New property owners after bankruptcy and foreclosures
- 2016-18, three new homes constructed

The change in the Equalized Assessed Value (EAV) from the base in 2001 to the incremental growth in 2020 is showing that right now it is made up of 59% of the base with 41% growth in its increment.

Chairperson Lipman asked if there were any other 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 Main Street North TIF Joint Review Board. Vote by voice call. Chairperson Lipman declared the motion carried and adjourned the meeting at 12:55 p.m.

dm