

**MINUTES OF THE MEETING OF THE JOINT REVIEW BOARD  
MENTAL HEALTH CENTER  
TAX INCREMENT FINANCING DISTRICT  
JUNE 16, 2022  
Scheduled Start: 12:45 P.M.**

The Meeting of the Joint Review Board (JRB) was called to order by Hannah Lipman, Village's Designated Authorized Representative, at 12:55 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  
Will County  
Bremen Township  
Frankfort Township  
Orland Township  
Moraine Valley Community College District 524  
Joliet Junior Community College District 525  
South Suburban Community College District 510  
Consolidated High School District 230  
Lincoln-Way High School District 210  
Bremen Community High School District 228  
Community Consolidated School District 146  
Kirby School District 140  
Summit Hill Elementary School District 161  
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 Mental Health Center TIF District from the fiscal year 2020, held on June 8, 2021. Vote by voice call. Chairperson Lipman declared the motion carried.

Brad Bettenhausen, Financial and Administrative Consultant, presented an overview of the 2021 Fiscal Year Activities relative to the Mental Health Center TIF District as follows:

The Mental Health TIF District was established on July 21, 2015. That would be for the tax year 2014, with a frozen base of just over \$13,800,000. The first TIF tax year was 2016 with the expected last tax year being 2038 with the taxes being paid in 2039. The current Equalized Assessed Value (EAV) is 1.4 times base.

Potential redevelopment areas include

- Former State Campus - Approximately 280 acres
- Sites along the east side of Harlem Ave
- Sites along the north side of 179<sup>th</sup> St
- Sites along Sayre Ave
- Site on the west side of Oak Park Ave
- Sites on Duvan Dr

TIF Related Development:

- Porter Place – Anthem Memory Care 17833 Harlem Avenue
- 66 suites
- Designed for future expansion to 82 suites
- Opened in August 2016

The Tinley Park Mental Health Center was initiated by General Assembly in 1947. The site plan and architectural designs were by Skidmore, Owens & Merrill. The Spruce Hall building was built in 1965 with Maple Hall following in 1967. The Howe facility closed in 2010 while the Mental Health Center closed in 2012 and has been vacant since.

The Mental Health Center site is currently approximately 280 acres. Site originally encompassed approximately 400 acres. Roughly 110 acres at the west end of the site have been previously deeded to the Village and others. The Village remains interested in the site for redevelopment, municipal, and public uses.

The proportional change from the EAV from 2014 through 2020, for the Bremen portion, grew from 5% to 19%, with the Orland portion decreasing from 95% to 81%. Currently, the increment is 28% of the tax base.

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 Mental Health Center TIF Joint Review Board. Vote by voice call. Chairperson Lipman declared the motion carried and adjourned the meeting at 1:00 p.m.