

**MINUTES OF THE MEETING OF THE JOINT REVIEW BOARD  
OAK PARK AVENUE  
TAX INCREMENT FINANCING DISTRICT  
JUNE 16, 2022  
Scheduled Start: 12:30 P.M.**

The Meeting of the Joint Review Board (JRB) was called to order by Hannah Lipman, Village's Designated Authorized Representative, at 12:36 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  
Sheryl Coleman, Assistant Director of Finance, Community Consolidated School District 159  
Shawn Robey, Executive Director, Tinley Park Park District

Joint Review Board Members Absent:

Cook County  
Bremen Township  
Rich Township  
South Suburban Community College District 510  
Prairie State Community College District 515  
Bremen Community High School District 227  
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 Oak Park Avenue TIF District from fiscal year 2020, held on June 8, 2021. Vote by voice call. Chairperson Lipman declared the motion carried.

Brad Bettenhausen, Financial and Administrative Consultant, stated that the Oak Park Avenue Tax Increment Finance (TIF) District is closed having reached its 23-year maximum in Tax Year 2017. The district's final year of operation was fiscal year 2018. The Village has convened the Joint Review Board as funds were retained and reserved for anticipated "claw-backs" from Cook County for property tax appeals still outstanding related to years in which the TIF was active.

Mr. Bettenhausen presented an overview of Tax Increment Financing Districts.

Mr. Bettenhausen, presented an overview of the 2021 Fiscal Year Activities relative to the Oak Park Avenue TIF District as follows:

Some of the primary (taxable) developments over the life of the TIF include:

- Convention Center Hotel (18501 Convention Center Dr)
- Cornerstone Center (NE corner 183rd & Harlem)
- “Always Open” shopping center (NW corner 183rd & OPA)
- Tinley Pointe mixed-use development (Hansen Development; 7014-7086183rd St)
- Park Ave Townhomes (179th St, W of OPA)

Non-taxable developments:

- Convention Center (18451 Convention Center Dr)
- Central Middle School (partial in-TIF) (18146 Oak Park Ave)

Redevelopment sites/opportunities that remained at end of TIF include:

- 183rd Street & Convention Center Drive
- 183rd Street & Oak Park Avenue

The Union Square Townhomes are in the final stages of development.

The base vs. the increment growth over the time of the TIF’s existence was presented, with the final increment as 17.9 times the 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 Oak Park Avenue TIF Joint Review Board. Vote by voice call. Chairperson Lipman declared motion carried and adjourned the meeting at 12:44 p.m.