

**MINUTES OF THE MEETING OF THE JOINT REVIEW BOARD
LEGACY
TAX INCREMENT FINANCING DISTRICT
OCTOBER 28, 2020
Scheduled Start: 1:20 P.M.**

The Meeting of the Joint Review Board was called to order by Mayor Jacob Vandenberg, Village's Designated Authorized Representative, at 2:05 p.m. in the Council Chambers at the Village Hall of Tinley Park.

At this time, Mayor Vandenberg stated this meeting is being conducted pursuant to Governor Pritzker's disaster proclamation and Public Act 101-0640, which amends requirements of the Open Meetings Act due to the COVID-19 pandemic. Pursuant to the same, the Joint Review Board finds that it may be impractical to conduct an in-person meeting with all members present.

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

Jacob C. Vandenberg, Chairperson, Village of Tinley Park (Participated electronically)
Shawn Roby, Executive Director, Tinley Park Park District
Jeff Charleston, Business Director, Community Consolidated School District 146

Joint Review Board Members Absent:

Bremen Township
Cook County
Bremen Community High School District 228
Consolidated High School District 230
South Suburban Community College District 510
Public Member

Others Present:

Brad Bettenhausen, Village Treasurer
Andrew Brown, Assistant Village Treasurer
David Niemeyer, Village Manager
Priscilla Cordero, Business Development Manager
Laura Godette, Deputy Village Clerk
Terica Ketchum, FOIA & Compliance Coordinator
Hannah Lipman, Management Analyst
Amy Lutchen, Accountant
Chris Frankenfield, Staff Accountant
Eileen Scholz, Senior Accountant
Leasha Cooper, Accountant II

Mayor Vandenberg stated that the first order of business is to select a chairperson for this Joint Review Board.

At this time Shawn Roby, Tinley Park Park District, nominated Jacob Vandenberg as chairperson of this JRB, seconded by Jeff Charleston, Community Consolidated School District 146.

Mayor Vandenberg asked if there were any other nominations. No one came forward. Vote by voice call. Motion was carried. Jacob Vandenberg was selected as the chairperson and will serve as chairperson for the remainder of this meeting.

Chairman Vandenberg presented an overview of the JRB Statutory duties including:

The TIF Act requires this JRB to convene 180 days after the close of the municipal fiscal year or as soon as the redevelopment project audit for that fiscal year becomes available to review the effectiveness and status of the redevelopment project area up to that date.

Chairman Vandenberg asked if the members of the Joint Review Board had any questions about the assigned task. No one came forward.

Chairman Vandenberg asked for a motion for approval of the minutes from the JRB meeting for the Legacy TIF District from fiscal year 2018.

Motion was made by Shawn Roby, Tinley Park Park District, seconded by Chairman Jacob Vandenberg, to approve the minutes from the JRB meeting for the Legacy TIF District from fiscal year 2018. Vote by voice call. Chairperson Vandenberg declared motion carried.

A presentation was made by Andrew Brown, Assistant Village Treasurer, showing an overview of the 2019 Fiscal Year Activities relative to the Legacy TIF District as follows:

The Legacy TIF District was approved in August of 2016. It encompasses approximately 217 acres and 430 tax parcels. The frozen base, which is tax year 2015, is just over \$19.1 million.

The Panduit Corporation staff 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 used for naming the TIF.

One of the projects is Freedom Pond.

- Approximately 8.3acre site
- Land was donated by Panduit Corporation
- Provides detention needs for Panduit site, “downtown” Tinley Park, and residential areas west of Panduit
- At high water level the pond will be approximately 6.7 acres and provide a 40acre feet of storage
- Naturalized basin
- Only a small area expected to be wet marsh-like at all times
- A walking path and landscaping will surround the pond including an area for overlooking the pond
- Informational/historical signage planned
- Construction costs \$5.1 million

Activities within TIF

- Former Panduit Corporation headquarters and manufacturing facilities demolished during 2018
- Jack E. Caveney Innovation Center - 18,000 sf research and development facility retained 6200 175th St
- Panduit Corporation is working on site remediation
- Panduit Legacy site is available for sale and being marketed; Expected to be rezoned for residential redevelopment
- 17201 Ridgeland under contract negotiations to sell - Elfi Wall Systems of IBD Corp (Former ABC Roofing site)
- Construction of Freedom Pond and related infrastructure addresses storm water storage requirements for these sites under new MWRD WMO requirements.
- The Village undertook lining and maintenance of a trunk sewer running from Willow Lane to 175th Street
- MWRD repaired its interceptor sewer at 175th St and Ridgeland Ave.
- Due to the sewer projects listed above, final landscaping and installation of other elements planned for the walking path around Freedom Pond continue to be deferred.

The change in the EAV is generated about 15% increment, with a frozen base representing 85% of the EAV in the Legacy TIF district.

After the presentation, Andrew Brown then asked if there were any questions about the Legacy TIF District.

Chairperson Jacob Vandenberg thanked Andrew Brown.

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

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

Being no further questions or comments, Chairperson Vandenberg called for a motion to adjourn.

Motion was made by Shawn Roby, Tinley Park Park District, seconded by Chairperson Vandenberg, to adjourn the Meeting of the Village of Tinley Park Legacy TIF Joint Review Board. Vote by voice call. Chairperson Vandenberg declared motion carried and adjourned the meeting at 2:11 p.m.