

**MINUTES OF THE MEETING OF THE JOINT REVIEW BOARD
EXPANDED MAIN STREET SOUTH
TAX INCREMENT FINANCING DISTRICT
OCTOBER 28, 2020
Scheduled Start: 1:10 P.M.**

The Meeting of the Joint Review Board was called to order by Mayor Jacob Vandenberg, Village's Designated Authorized Representative, at 1:37 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
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

Village of Tinley Park Mayor Jacob Vandenberg thanked everyone for attending the Joint Review Board meeting. He stated that the district's final year of operation was fiscal year 2018. The Village has convened the Joint Review Board because there are still funds held from the Expanded Main Street South TIF District. The funds that are currently held on behalf of the closed district are to satisfy potential property tax claw backs.

Mayor Vandenberg introduced himself and explained that until the election of a chairperson, he would moderate the Joint Review Board Meeting. He then explained that this meeting is to review

the fiscal year 2019 activities of the Expanded Main Street South TIF District's Redevelopment Plan. He noted that the date of this meeting was published on October 23, 2020. Notice of this JRB meeting was also provided by priority mail to each taxing district represented on the Board, which included Cook County; Tinley Park-Park District; Bremen Township; Community Consolidated School District 146; Bremen Community High School District 227; Bremen Community High School District 228; South Suburban College 510; and the Village of Tinley Park. Public notice was also posted as of October 23, 2020 at various locations throughout the Village Hall.

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.

Andrew Brown asked for a motion for approval of the minutes from the JRB meeting for the Expanded Main Street South TIF District from fiscal year 2018.

Motion was made by Shawn Roby, Tinley Park Park District, seconded by Jeff Charleston, Community Consolidated School District 146, to approve the minutes from the JRB meeting for the Expanded Main Street South 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 Expanded Main Street South TIF District as follows:

The Expanded Main Street South TIF District was slated to have its final tax year in 2025. However, this TIF district was terminated early in fiscal year 2018. Its final EAV in 2017 was 0.1 greater than its frozen base when the district was created. In 2015 the EAV dropped below the frozen base. Prior to its closure, only eight incremental tax years remained. It was projected that the TIF could not generate sufficient incremental taxes during this remaining period to effectively support the Redevelopment Plan, infrastructure improvements, or to assist redevelopment projects. This TIF district has since been replaced by the New Bremen TIF District.

Primary (taxable) developments during life of TIF include:

- Bettenhausen Motor Sales expansion (improvements hit tax rolls after creation of TIF) (17514 Oak Park Ave)
- Lakeview Townhomes (White Egret Ct @ 17800 Oak Park Ave; part in OPA TIF and MSS TIF)
- Citibank facade and landscape improvements (17401 Oak Park Ave)
- Oak Park Center redevelopment/improvement (former P&R Auto Parts) (17605 Oak Park Ave)
- Bailey's Restaurant & Bar improvement/redevelopment (former Jim's Inn) (17731 Oak Park Ave) (below)

Non-taxable developments:

- Oak Park Avenue Train Station (6700 South St)
- Zabrocki Plaza (North St & Oak Park Ave)
- Carl Vogt Building Plaza (Hickory St & Oak Park Ave)

In 2015, the EAV fell below its frozen base.

Moving into the gross expected incremental tax revenue, you can see where the incremental taxes are sliding at a declining basis from 2008 through 2015, when it was determined that there would not be sufficient increment to carry out the redevelopment plan as assessed.

The frozen base is about 92% of the EAV for the area, while only 8% of incremental growth was achieved.

The Expanded Main Street South TIF has been included in the FY 2019 JRB due to the funds that are currently held that are associated with anticipated "claw-backs" from the county for property tax appeals and other adjustments anticipated to be processed over the next few tax years related to years in which the TIF was active.

The final EAV for the Expanded Main Street South TIF is \$14,330,263, with the expanded base EAV at \$13,171,542, and a final incremental EAV of \$1,158,721.

After the presentation, Andrew Brown then asked if there were any questions about the Expanded Main Street South 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 Jeff Charleston, Community Consolidated School District 146, to adjourn the Meeting of the Village of Tinley Park Expanded Main Street South TIF Joint Review Board. Vote by voice call. Chairperson Vandenberg declared motion carried and adjourned the meeting at 1:47 p.m.