

**MINUTES OF THE MEETING OF THE JOINT REVIEW BOARD
MENTAL HEALTH CENTER
TAX INCREMENT FINANCING DISTRICT
OCTOBER 28, 2020
Scheduled Start: 1:15 P.M.**

The Meeting of the Joint Review Board was called to order by Mayor Jacob Vandenberg, Village's Designated Authorized Representative, at 1:48 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
Frankfort Township
Orland Township
Cook County
Will County
Kirby School District 140
Summit Hill Elementary School District 161
Lincoln-Way High School District 210
Bremen Community High School District 228
Consolidated High School District 230
South Suburban Community College District 510
Moraine Valley Community College District 524
Joliet Junior Community College District 525
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 he appreciates all the members of the public that came to experience, hear, and learn about the Mental Health Center TIF District performance in fiscal year 2019.

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 Mental Health Center 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; Will County; Tinley Park-Park District; Bremen Township; Frankfort Township; Orland Township; Community Consolidated School District 146; Kirby School District 140; Summit Hill Elementary School District 161; Lincoln-Way High School District 210; Bremen Community High School District 228; Consolidated High School District 230; South Suburban College 510; Moraine Valley Community College District 524; Joliet Junior Community College District 525; 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 Mental Health Center 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 Mental Health Center 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 Mental Health Center TIF District as follows:

The Mental Health TIF District was established in July 21, 2015. That would be for tax year 2014, with a frozen base of just over \$13,800,000.

Potential redevelopment areas include

- Former State Campus - Approximately 280 acres
- Sites along east side of Harlem Ave
- Sites along north side of 179th St
- Sites along Sayre Ave
- Site on 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 main attraction of the TIF district is the Mental Health Center.

- 1947 - Initiated by General Assembly
- 1958 - Dedication of MHC
- 1959 - Official opening of MHC
- 1967 - Property annexed to Tinley Park
- 1972 - WA Howe Development Center dedicated
- 1973 - Howe facility opens
- 2010 - Howe facility closed
- 2012 - MHC facility closed

It is the last of 13 State hospital facilities built. The site plan and architectural designs were done by Skidmore, Owens & Merrill. The site is currently about 280 acres and originally encompassed approximately 400 acres. Roughly 110 acres at west end of site have been previously deeded to the Village of Tinley Park and others.

The Village continues to have interest in the site. The site has become a politically charged issue. Concerns about current conditions and environmental issues have been amplified, awaiting State of Illinois decision on what they intend do with the property.

Gross expected incremental tax revenue is declining, with the majority of this district being dedicated to the Mental Health Facility. Until we get something going there, that's when we will see incremental tax revenue growth come from.

Brad Bettenhausen, Village Treasurer, added that the bulk of the increment was derived from the Porter Place Development, and obviously it went on the tax rolls for a higher value, which they appealed and got reduced, which id driving that decline. We have seen some growth in the last couple of tax years in the Orland Township side, basically along Duvan Dr., but not a lot of activity yet.

Andrew Brown continued with the presentation as follows:

The next chart shows the proportional change from the EAV from 2014 through 2018, showing the Bremen portion growing from 5% to 11%, with the Orland portion decreasing from 95% to 89%.

The change in EAV as a whole is about 8% of incremental growth over its base at this time.

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

Chairperson Jacob Vandenberg thanked Andrew Brown. He added a thank you for spot lighting the politically charged element of the presentation. He highlighted that that is 100% in the lap of the State of Illinois, the Governor's Office specifically.

Chairperson Jacob Vandenberg asked the Treasurer's Office, how far along we would need to go in this TIF before we consider cancelling a TIF because of lack of movement from the State. Brad Bettenhausen answered and stated that it's kind of some of the same considerations we look at with the Expanded Main Street South TIF where when we finally had interest for redevelopment there were only eight years left in the TIF. That was not enough time to generate the kinds of increment that were necessary to support other aspects of the redevelopment plan or the projects that were being proposed for development. The other component was that we could terminate the Expanded Main Street South TIF without losing a lot of ground because it did not have a lot of development. We were able to close the TIF and not lose a lot of ground with opening a new TIF covering roughly the same area. With the Mental Health Center, we are only five or six years into this TIF. We have to get beyond the halfway point before we really want to pull the plug.

Chairperson Vandenberg then asked whether there was an annual cost to the Village of Tinley Park to manage a TIF such as this. Brad Bettenhausen answered and stated that there is time that staff has put into the process that arguably is related to the TIF, but there is no direct cost of the TIF from an operational perspective.

Chairperson Vandenberg asked whether it incurred additional cost during the Village's annual audit. Brad Bettenhausen answered and stated that under the proposal received for audit services a couple of years ago, there was an extra charge for the TIF reports, but it was a lump sum for all of the TIFs. So the fact that we have actually added TIFs, the cost per TIF has actually gone down. So there is a modest cost there, but relatively small.

Chairperson Vandenberg then asked whether this TIF district does extend east to connect to the South district. Brad Bettenhausen answered and stated that it had connections to the Oak Park Avenue TIF and the Expanded Main Street South TIF. It now has connections to the New Bremen TIF, and it connects to that TIF in more than one place.

Chairperson Vandenberg then asked whether there was a possibility of adding on to this existing TIF. Brad Bettenhausen answered and stated that there is an ability to add parcels to the TIF. That's what happened to the Main Street South TIF.

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 Mental Health Center TIF Joint Review Board. Vote by voice call. Chairperson Vandenberg declared motion carried and adjourned the meeting at 2:04 p.m.