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**MINUTES OF THE MEETING OF THE JOINT REVIEW BOARD
NEW BREMEN
TAX INCREMENT FINANCING DISTRICT
OCTOBER 28, 2020
Scheduled Start: 1:25 P.M.**

The Meeting of the Joint Review Board was called to order by Mayor Jacob Vandenberg, Village's Designated Authorized Representative, at 2:12 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 New Bremen TIF District from fiscal year 2018.

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

The New Bremen TIF District was established in May 2018 to replace the Expanded Main Street South TIF. It has similar boundaries and continues the objectives of the Main Street South TIF District. Its base tax year was 2016 with an EAV of just about \$16.5 million. Its first incremental tax year would be 2018.

Approximate Boundaries:

- North – 172nd Street
- South – 179th Street
- East – 67th Avenue and 66th Court
- West – 69th Avenue

It contains 89 acres, with 273 parcels of Commercial, residential, government/institutional, mixed-use, railroad, and rights-of-way land uses.

The origins of present-day Tinley Park began with approximately a 60 acre “Village of Bremen” subdivision which was platted on the path of the Chicago Rock Island and Pacific Rail Road in 1853. It had been named after the Township in which it was located. The Post Office that served the area, including this new community, was also named in reference to the Township in which it was located, and was known as the New Bremen (originally Coopers Grove) Post Office. The blossoming agricultural community quickly became more commonly known as “New Bremen.” The New Bremen TIF encompasses a large portion of this historic core of the community, and the name was selected in recognition of this heritage.

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The New Bremen TIF resets the clock and provides a new 23 year term toward accomplishing desired redevelopment objectives from the prior TIF district. It also provides additional time and opportunity to potentially generate incremental revenues sufficient to support the Redevelopment Plan. Because of the multi-year decline in EAV within the Expanded Main Street South TIF, establishing a new baseline with the New Bremen TIF did not change significantly from the prior TIF. The Expanded Main Street South base was \$13.1 million. The New Bremen TIF base is \$16.4 million.

The economic climate has improved after the Recession and financing has again become available for larger scale construction projects such as had previously been proposed for downtown Tinley Park. Developer interest toward transit oriented, mixed use, developments in downtown Tinley Park has also increased. The Residential Market for such projects has shifted from condominium to higher end residential rental units as well. Significant expenditures are required in infrastructure improvements to support these redevelopment projects. Developers continue to seek additional assistance via TIF to complete their proposed projects.

The Metropolitan Water Reclamation District of Greater Chicago (MWRD) imposed new more stringent requirements for on-site storm water retention with all new development under its Watershed Management Ordinance (WMO). These requirements have a significant impact on any redevelopment plan. The WMO would require dedication of approximately 1/3 of each primary redevelopment site in downtown Tinley Park for the on-site retention of storm water; significantly reducing the buildable area. The reduction in buildable area negatively impacts the economics for redevelopment.

The construction of Freedom Pond, at the Northeast corner of Ridgeland Avenue and 175th Street addresses the WMO requirements for “downtown” Tinley sites via this regional off-site stormwater detention facility as a “grandfathered” detention project under development prior to adoption of the WMO.

The redevelopments include:

- South Street – currently under construction, which will be The Boulevard at Central Station
- North Street – Harmony Square Public Entertainment Plaza
- Construction of Freedom Pond and related infrastructure

Some of the proposed redevelopments also include parcels along Oak Park Avenue:

- Banging Gavel Brewery (6811 Hickory St)
- Sip Wine Bar (17424 Oak Park Ave)
- Cuzin’s Tavern & Pizza expansion (17704 Oak Park Ave)
- Veterinary Clinic of Tinley Park expansion (17745 Oak Park Ave)
- Renovation of 17326 Oak Park Avenue - Former hair salon “What’s The Scoop” Ice cream parlor coming soon
- Renovation of 17302 Oak Park Avenue - Future “Avocado Theory” restaurant (under construction)

The New Bremen TIF District has picked up on a high note in comparison to the TIF district it replaced. Currently the base represents 94% of the EAV, leaving the additional 6% to be the increment growth.

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

Chairperson Jacob Vandenberg thanked Andrew Brown.

Chairperson Vandenberg asked if there were any 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 Jeff Charleston, Community Consolidated School District 146, seconded by Shawn Roby, Tinley Park Park District, to adjourn the Meeting of the Village of Tinley Park New Bremen TIF Joint Review Board. Vote by voice call. Chairperson Vandenberg declared motion carried and adjourned the meeting at 2:22 p.m.