

NOTICE OF MEETING
TINLEY PARK OAK PARK AVENUE
TAX INCREMENT FINANCING (TIF) DISTRICT
JOINT REVIEW BOARD

Notice is hereby given to all interested parties that pursuant to the requirements of 65 ILCS 5/11-74.4-1 *et seq.*, a meeting of the Joint Review Board for the Tinley Park Oak Park Avenue Tax Increment Financing District will be held on June 16, 2022, at 12:30 p.m. in Council Chamber at the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, Illinois. Said meeting will be open to the public. A copy of the Agenda for said meeting is attached.

VILLAGE OF TINLEY PARK

By: Nancy M. O'Connor
Village Clerk

AGENDA
JOINT REVIEW BOARD MEETING
TINLEY PARK OAK PARK AVENUE
TAX INCREMENT FINANCING (TIF) DISTRICT
Thursday, June 16, 2022
12:30 P.M.

- I. Call meeting to order
- II. Roll Call of Joint Review Board Members

<u>Member</u>	<u>Representative</u>
1. Village of Tinley Park	_____
2. County of Cook	_____
3. Bremen Township	_____
4. Rich Township	_____
5. South Suburban Community College District No. 510	_____
6. Prairie State Community College District No. 515	_____
7. High School District No. 227	_____
8. High School District No. 228	_____
9. Elementary School District No. 146	_____
10. Elementary School District No. 159	_____
11. Tinley Park Park District	_____
12. Public Member	_____

- III. Approval of Minutes of June 8, 2021, Joint Review Board Meeting (FY 2020).
- VI. Overview of the 2021 Fiscal Year Activities within the TIF District, and an overview of the anticipated current and future activities with the TIF District by Village Staff.
- VI. Joint Review Board Question and Answer Period.
- VII. Public Comments.
- VIII. Adjournment

**MINUTES OF THE MEETING OF THE JOINT REVIEW BOARD
OAK PARK AVENUE
TAX INCREMENT FINANCING DISTRICT
JUNE 8, 2021
Scheduled Start: 1:00 P.M.**

The Meeting of the Joint Review Board (JRB) was called to order by Hannah Lipman, Village's Designated Authorized Representative, at 1:01 p.m. in the Council Chambers at the Village Hall of Tinley Park.

At this time, Ms. Lipman 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:

Hannah Lipman, Chairperson, Village of Tinley Park
Tom Leeson, Business Manager, Tinley Park Park District
Jeff Charleston, Business Manager, Community Consolidated School District 146
Zach Musial, Interim Director, Tinley Park Public Library

Joint Review Board Members Absent:

Bremen Township
Rich Township
Cook County
Bremen Community HSD 227
Prairie State Community College District 515
Community Consolidated School District 159
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
Pat Carr, Assistant Village Manager
Priscilla Cordero, Business Development Manager
Laura Godette, Deputy Village Clerk
Amy Lutchen, Accountant
Eileen Scholz, Senior Accountant
Leasha Cooper, Accountant II
Diane Melone, Administrative Assistant
Patrick Connelly, Village Attorney

Andrew Brown, Assistant Village Treasurer stated that the Oak Park Avenue Tax Increment Finance (TIF) District is closed, and 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 Oak Park Avenue

TIF District. The funds that are currently held on behalf of the closed district are to satisfy potential property tax clawbacks.

Andrew Brown, Assistant Village Treasurer, 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 2020 activities of the Oak Park Avenue TIF District's Redevelopment Plan. He noted that the date of this meeting was published on May 28, 2021. Notice of this Joint Review Board Meeting was also provided by priority mail to the Public Member and each taxing district represented on the Board, which included Cook County; Tinley Park-Park District; Tinley Park Public Library; Bremen Township; Rich Township; Community Consolidated School District 146; Community Consolidated School District 159; Bremen Community High School District 227; Bremen Community High School District 228; Prairie State Community College District 515; South Suburban College 510; and the Village of Tinley Park. Public notice was also posted as of May 28, 2021, at various locations throughout Village Hall.

Tom Leeson, Tinley Park Park District, nominated Hannah Lipman as chairperson of this JRB, seconded by Jeff Charleston, Community Consolidated School District 146.

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

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

Motion was made by Tom Leeson, Tinley Park Park District, seconded by Jeff Charleston, Community Consolidated School District 146, to approve the minutes from the JRB meeting for the Oak Park Avenue TIF District from fiscal year 2019. Vote by voice call. Chairperson Lipman declared the motion carried.

Mr. Brown presented an overview of tax increment financing as follows:

TIF is a tool to help local governments restore run-down areas or jumpstart economically sluggish parts of town. It also helps local governments attract private development and new businesses. TIFs help local governments make the improvements that are needed, such as new roads, sewers, and water mains. It also allows redevelopment costs to be comparable to green grass development costs, therefore "incenting" redevelopment.

TIF is not a tax increase. It is the difference between the amount of property tax revenue generated before a TIF district is established and the amount of property tax revenue generated before a TIF district has been developed. TIF does not reduce property tax revenues available to other taxing bodies. Only property taxes generated by the incremental increase are available for use by the TIF and within the TIF.

Mr. Brown, presented an overview of the 2020 Fiscal Year Activities relative to the Oak Park Avenue TIF District as follows:

The final incremental tax year was 2017, which the Village received those funds in 2018. The final tax base was nearly 18 times the frozen base. 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)
- Millennium Lakes Townhomes (generally SW corner of 183rd & OPA)
- Lakeview Townhomes (White Egret Ct @ 178th & OPA; part in OPA TIF and MSS TIF)
- LA Fitness (18400 Convention Center Dr)
- Garofalo shopping center (partial in-TIF) (7101 183rd St)
- Union Square Townhomes (in development – 179th & OPA) (Seen Below)

Non-taxable developments:

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

Tinley Park Convention Center - Original 2000 structure was 64,000sf, with a 2011 addition of 60,000sf, for a total of 124,000sf. It can accommodate 77% of all conventions, trade shows, and conferences held in the United States.

Largely due to the existence of the Convention Center, Tinley Park now has 10 hotels providing nearly 1,100 rooms.

He pointed out redevelopment sites/opportunities that remained at end of TIF.

He also discussed Union Square Townhomes. It is a total of 17 units and 4 structures. It was approved by the Plan Commission in Fall 2015 and is currently under construction.

The Village undertook several projects as the TIF ended, primarily in the vicinity of the Tinley Park Convention Center.

- Resurfacing 183rd Street roadway
- Convention Center parking lot resurfacing
- Construction of sidewalks, walking paths, and crosswalks to improve access to the Convention Center and Hollywood Casino Amphitheatre facilities
- Land acquisition
- Replacement of parking lot lighting with LED fixtures.

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.

The Oak Park Avenue TIF has been included in the FY 2020 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. Clawbacks totaled as of April 30, 2021, were \$28,788.29 and have been paid to Cook County.

The total 2017 final EAV was \$32,582,000, with its base in 1994 at \$1,820,721, and an incremental EAV growth of over \$30,000,000 over this time period.

This has been said to be one of the most successful TIFs in Cook County and the State of Illinois.

Jeff Charleston, Community Consolidated School District 146, asked how much is being held back and for how long. Mr. Brown stated that approximately \$320,000 will be held until the Village is confident there are no additional potential clawbacks. Brad Bettenhausen, Village Treasurer, added the adjustments are from tax appeals that have been filed by various property owners. This process can take several years.

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

A citizen asked when funds that are being held will be distributed back. Mr. Brown reiterated this would not happen until the Village is confident there are no additional potential clawbacks or tax appeals. At that time the Village would assess the options available for the remaining funds.

Motion was made by Jeff Charleston, Community Consolidated School District 146, seconded by Tom Leeson, Tinley Park Park District, 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 1:17 p.m.

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