

NOTICE OF MEETING

TINLEY PARK EXPANDED MAIN STREET SOUTH 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 Main Street South Tax Increment Financing District will be held on June 16, 2022, at 12:35 p.m. in Council Chambers at the Village 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 EXPANDED MAIN STREET SOUTH TAX INCREMENT FINANCING (TIF) DISTRICT Thursday, June 16, 2022 12:35 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. South Suburban Community College District No. 510	_____
5. High School District No. 228	_____
6. Elementary School District No. 146	_____
7. Tinley Park Park District	_____
8. Public Member	_____

- III. Approval of Minutes of June 8, 2021. of the FY 19 Joint Review Board Meeting.

- IV. Overview of the 2020 Fiscal Year Activities within the TIF District, and an overview of the anticipated current and future activities with the TIF District by Village Staff.

- V. Joint Review Board Question and Answer Period.

- VI. Public Comments.

- VII. Adjournment

**MINUTES OF THE MEETING OF THE JOINT REVIEW BOARD
EXPANDED MAIN STREET SOUTH
TAX INCREMENT FINANCING DISTRICT
JUNE 8, 2021
Scheduled Start: 1:10 P.M.**

The Meeting of the Joint Review Board (JRB) was called to order by Hannah Lipman, Village's Designated Authorized Representative, at 1:27 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
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
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, 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 Tax Increment Finance (TIF) District. The funds that are currently held on behalf of the closed district are to satisfy potential property tax clawbacks.

Mr. Brown 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 Expanded Main Street South 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 Public Library; Tinley Park-Park District; Bremen Township; Community Consolidated School District 146; Bremen Community High School District 228; 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 Expanded Main Street South TIF District from fiscal year 2019. Vote by voice call. Chairperson Lipman declared the motion carried.

A presentation was made by Mr. Brown, showing an overview of the 2020 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 the life of TIF include:

- Bettenhausen Motor Sales expansion (improvements hit tax rolls after the creation of TIF) (17514 Oak Park Ave)

- Lakeview Townhomes (White Egret Ct at 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)

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)

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 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. At the end of FY 2021, a payment related to a clawback was made to Cook County for \$3,248.84.

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.

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

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

Motion was made by Tom Leeson, 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 Lipman declared the motion carried and adjourned the meeting at 1:33 p.m.