

## **NOTICE OF MEETING**

### **TINLEY PARK MAIN STREET NORTH 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 North Tax Increment Financing District will be held on June 16, 2022, at 12:40 p.m. in Council Chambers 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 MAIN STREET NORTH TAX INCREMENT FINANCING (TIF) DISTRICT Thursday, June 16, 2022 12:40 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 Joint Review Board Meeting.
- IV. 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.
- V. Joint Review Board Question and Answer Period.
- VI. Public Comments
- VII. Adjournment

**MINUTES OF THE MEETING OF THE JOINT REVIEW BOARD  
MAIN STREET NORTH  
TAX INCREMENT FINANCING DISTRICT  
June 8, 2021  
Scheduled Start: 1:05 P.M.**

The Meeting of the Joint Review Board (JRB) was called to order by Hannah Lipman, Village's Designated Authorized Representative, at 1:18 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, 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 Main Street North Tax Increment Finance (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; 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 Zach Musial, Interim Director, Tinley Park Public Library.

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 Main Street North 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. The balance of the fund is \$3.31 million. A significant expenditure was a sanitary sewer improvement totaling approximately \$200,000. Activities relative to the Main Street North TIF District as follows:

The final tax year for the Main Street North TIF District is anticipated to be 2024, those taxes will be received in fiscal year 2025. The current tax base is 1.75 times bigger than the frozen base.

Primary (taxable) developments include:

- Amazing Smiles dental office & apartment (former Schwinn bicycle store) (16906 Oak Park Ave)
- Liberty Supply & apartment (former Tinley Glass) (16910 Oak Park Ave)
- Wheatfield/Egg Headz Cafe restaurant (former Walgreen's/hobby store site) (16952 Oak Park Ave)
- More Liquor Retail Store (former Jewel/Video store) (16948 Oak Park Ave)
- "Old Tinley Park Arms Condominiums" mixed-use development (P.A.S.S.) (17208-17216 Oak Park Ave)
- Springfort Hall mixed-use development (17200 Oak Park Ave)
- "Fulton House" enhancement (16800 Oak Park Ave)
- Hope Montessori School (expansion/remodel) (17007 Oak Park Ave)
- "Elmore Plaza"/Tinley Square rear parking lot (17038-17042 Oak Park Ave)

Non-taxable developments:

- Improvement/reconstruction of 171st Street and Oak Park Avenue intersection

- Construction of new Bertrand H. Fulton elementary school
- Midlothian Creek Pedestrian Bridge
- Sewer lining project along Ridgeland Ave.

Another project was the Forest Glen subdivision (former Lions Pool site)

- 8 residential lots
- Village constructed new Midlothian Creek bridge (cost \$546,000 – no TIF funds used)
- \$11,250 impact fee on each lot for bridge
- Started 2005, one home built
- New property owners after bankruptcy and foreclosures
- 2016-18, three new homes constructed

The change in the EAV from the base in 2001 to the incremental growth in 2019 is showing that right now it is made up of 57% of the base with 43% growth in its increment.

Chairperson Lipman asked if there were any other 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 Main Street North TIF Joint Review Board. Vote by voice call. Chairperson Lipman declared the motion carried and adjourned the meeting at 1:26 p.m.

dm