

NOTICE OF MEETING

TINLEY PARK MENTAL HEALTH CENTER 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 Mental Health Center Tax Increment Financing District will be held on June 16, 2022, at 12:45 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 MENTAL HEALTH CENTER
TAX INCREMENT FINANCING (TIF) DISTRICT
Thursday, June 16, 2022
12:45 PM

- 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. County of Will | _____ |
| 4. Bremen Township | _____ |
| 5. Frankfort Township | _____ |
| 6. Orland Township | _____ |
| 7. Moraine Valley Community College District No. 524 | _____ |
| 8. Joliet Junior Community College College District No. 525 | _____ |
| 9. South Suburban Community College District No. 510 | _____ |
| 10. Consolidated High School District No. 230 | _____ |
| 11. Lincoln-Way High School District No. 210 | _____ |
| 12. Bremen High School District No. 228 | _____ |
| 13. Elementary School District No. 146 | _____ |
| 14. Kirby Elementary School District 140 | _____ |
| 14. Summit Hill Elementary School District 161 | _____ |
| 15. Tinley Park Park District | _____ |
| 16. Public Member | _____ |

- III. Approval of Minutes of June 8, 2021, FY 19 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
MENTAL HEALTH CENTER
TAX INCREMENT FINANCING DISTRICT
JUNE 8, 2021
Scheduled Start: 1:15 P.M.**

The Meeting of the Joint Review Board (JRB) was called to order by Hannah Lipman, Village's Designated Authorized Representative, at 1:34 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
Patrick Connelly, Finance Director, Orland Township
Mike Anderson, Kirby School District 140

Joint Review Board Members Absent:

Bremen Township
Frankfort Township
Cook County
Will County
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
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 Mental Health Center TIF District's Redevelopment Plan. He noted that the date of this meeting was published on May 28, 2021. 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; Tinley Park Public Library; 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 May 28, 2021, at various locations throughout the Village Hall.

Tom Leeson, Tinley Park Park District, nominated Hannan Lipman as chairperson of this JRB, seconded by Zach Musial, Tinley Park Public Library.

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

Ms. 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 Jeff Charleston, Community Consolidated School District 146, to approve the minutes from the JRB meeting for the Mental Health Center TIF District from fiscal year 2019. Vote by voice call. Chairperson Lipman declared the motion carried.

Mr. Brown presented an overview of the 2020 Fiscal Year Activities relative to the Mental Health Center TIF District as follows:

The Mental Health TIF District was established on July 21, 2015. That would be for tax year 2014, with a frozen base of just over \$13,800,000. FY 2020 ended with a fund balance of \$262, 000; paid \$315,000 in legal fees and \$123,000 in clawbacks.

Potential redevelopment areas include

- Former State Campus - Approximately 280 acres
- Sites along the east side of Harlem Ave
- Sites along the north side of 179th St
- Sites along Sayre Ave
- Site on the 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 Village continues to have interest in the 280-acre site. The site has become a politically charged issue. Concerns about the current condition and environmental issues have been amplified, awaiting the States decision on what they intend to do with the property.

The proportional change from the EAV from 2014 through 2018, for the Bremen portion, grew from 5% to 11%, with the Orland portion decreasing from 95% to 88%.

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

Chairperson Lipman asked if there were any comments from 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 Mental Health Center TIF Joint Review Board. Vote by voice call. Chairperson Lipman declared the motion carried and adjourned the meeting at 1:42 p.m.

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