

NOTICE OF MEETING

TINLEY PARK LEGACY 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 Legacy Tax Increment Financing District will be held on June 16, 2022, at 12:50 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 LEGACY
TAX INCREMENT FINANCING (TIF) DISTRICT
Thursday, June 16, 2022
12:50 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, FY 21 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. Public Comments.

- VI. Joint Review Board Question and Answer Period.

- VII. Adjournment

**MINUTES OF THE MEETING OF THE JOINT REVIEW BOARD
LEGACY
TAX INCREMENT FINANCING DISTRICT
JUNE 8, 2021
Scheduled Start: 1:20 P.M.**

The Meeting of the Joint Review Board was called to order by Hannah Lipman, Village's Designated Authorized Representative, at 1:42 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
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
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 Legacy 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; Tinley Park-Park District; Tinley Park Public Library; Bremen Township; Community; 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 the Village Hall.

At this time 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.

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 Legacy TIF District from fiscal year 2019. Vote by voice call. Chairperson Lipman declared motion carried.

Chairperson 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.

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

A presentation was made by Andrew Brown, Assistant Village Treasurer, showing an overview of the 2020 Fiscal Year Activities relative to the Legacy TIF District as follows:

The Legacy TIF District ended the 2020 Fiscal Year with a deficit fund balance of \$22,000. There was a major expenditure of \$585,000 for sanitary and storm sewer improvements.

The Legacy TIF District was approved in August of 2016. It encompasses approximately 217 acres and 430 tax parcels. The frozen base, which is tax year 2015, is just over \$19.1 million.

The Panduit Corporation staff had long referred to their former headquarters and manufacturing facilities on Ridgeland Avenue as their “Legacy” site. As the largest single parcel and redevelopment site within this TIF, this term was also used for naming the TIF.

One of the projects is Freedom Pond.

- Approximately 8.3-acre site
- Land was donated by Panduit Corporation
- Provides detention needs for Panduit site, “downtown” Tinley Park, and residential areas west of Panduit
- At high water level the pond will be approximately 6.7 acres and provide 40-acre feet of storage
- Naturalized basin
- Only a small area expected to be wet marsh-like at all times
- A walking path and landscaping will surround the pond including an area for overlooking the pond
- Informational/historical signage planned

- Construction costs \$5.1 million

Activities within TIF

- Former Panduit Corporation headquarters and manufacturing facilities demolished in 2018
- Jack E. Caveney Innovation Center - 18,000 square foot research and development facility retained 6200 175th Street
- Panduit Corporation is working on-site remediation
- Panduit Legacy site is available for sale and being marketed; Expected to be rezoned for residential redevelopment
- Construction of Freedom Pond and related infrastructure addresses stormwater storage requirements for these sites under new MWRD WMO requirements.
- The Village undertook lining and maintenance of a trunk sewer running from Willow Lane to 175th Street
- MWRD repaired its interceptor sewer at 175th Street and Ridgeland Avenue.
- Final landscaping and installation of other elements planned for the walking path around Freedom Pond are underway.

The change in the EAV is generated about 24% increment, with a frozen base representing 76% of the EAV in the Legacy TIF district.

Brad Bettenhausen, Village Treasurer, explained the gross expected incremental tax revenue has fluctuated over the life of the TIF as the Assessor's office has not correctly assessed the site as vacant.

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 Legacy TIF Joint Review Board. Vote by voice call. Chairperson Lipman declared the motion carried and adjourned the meeting at 1:52 p.m.