

## **NOTICE OF MEETING**

### **TINLEY PARK NEW BREMEN 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 New Bremen Tax Increment Financing District will be held on June 16, 2022, at 12:55 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 NEW BREMEN TAX INCREMENT FINANCING (TIF) DISTRICT Thursday, June 16, 2022 12:55 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 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  
NEW BREMEN  
TAX INCREMENT FINANCING DISTRICT  
June 8, 2021  
Scheduled Start: 1:25 P.M.**

The Meeting of the Joint Review Board was called to order by Hannah Lipman, Village's Designated Authorized Representative, at 1:52 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 New Bremen 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 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 the Village Hall.

At this time Tom Leeson, Tinley 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 District, seconded by Jeff Charleston, Community Consolidated School District 146, to approve the minutes from the JRB meeting for the New Bremen TIF District from fiscal year 2019. Chairperson Lipman declared the 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 New Bremen TIF District as follows:

The New Bremen TIF District ended the 2020 Fiscal Year with a fund balance of approximately \$4 million. Expenditures totaled just under \$1.8 million which included North Street and Boulevard at South Street improvements as well as other redevelopment and grants.

The New Bremen TIF District was established in May 2018 to replace the Expanded Main Street South TIF. It has similar boundaries and continues the objectives of the Main Street South TIF District. Its base tax year was 2016 with an EAV of just about \$16.5 million. Its first incremental tax year was 2018.

Approximate Boundaries:

- North – 172nd Street
- South – 179th Street
- East – 67th Avenue and 66th Court
- West – 69th Avenue

The origins of present-day Tinley Park began with approximately a 60 acre “Village of Bremen” subdivision which was platted on the path of the Chicago Rock Island and Pacific Rail Road in 1853. It had been named after the Township in which it was located. The Post Office that served the area, including this new community, was also named in reference to the Township in which it was located, and was known as the New Bremen (originally Coopers Grove) Post Office. The blossoming agricultural community quickly became more commonly known as “New Bremen.” The New Bremen TIF encompasses a large portion of this historic core of the community, and the name was selected in recognition of this heritage.

The New Bremen TIF resets the clock and provides a new 23-year term toward accomplishing desired redevelopment objectives from the prior TIF district. It also provides additional time and opportunity to potentially generate incremental revenues sufficient to support the Redevelopment Plan. Because of the multi-year decline in EAV within the Expanded Main Street South TIF, establishing a new baseline with the New Bremen TIF did not change significantly from the prior TIF. The Expanded Main Street South base was \$13.1 million. The New Bremen TIF base is \$16.4 million.

The economic climate has improved after the Recession and financing has again become available for larger scale construction projects such as had previously been proposed for downtown Tinley Park.

The Metropolitan Water Reclamation District of Greater Chicago (MWRD) imposed new more stringent requirements for on-site stormwater retention with all new development under its Watershed Management Ordinance (WMO). These requirements have a significant impact on any redevelopment plan. The WMO would require dedication of approximately 1/3 of each primary redevelopment site in downtown Tinley Park for the on-site retention of stormwater; significantly reducing the buildable area. The reduction in buildable area negatively impacts the economics for redevelopment.

The construction of Freedom Pond, at the Northeast corner of Ridgeland Avenue and 175<sup>th</sup> Street, addresses the WMO requirements for “downtown” Tinley sites via this regional off-site stormwater detention facility as a “grandfathered” detention project under development prior to adoption of the WMO.

The redevelopments include:

- Sip Wine Bar (17424 Oak Park Ave)
- Cuzin’s Tavern & Pizza expansion (17704 Oak Park Ave)
- Banging Gavel Brewery (6811 Hickory St)
- Veterinary Clinic of Tinley Park expansion (17745 Oak Park Ave)
- The Boulevard at Central Station – South Street (under construction)
- North Street – Harmony Square Public Entertainment Plaza
- Renovation of 17326 Oak Park Avenue - Former hair salon “What’s The Scoop” Ice cream parlor
- Renovation of 17302 Oak Park Avenue - Future “Avocado Theory” restaurant (under construction)

Infrastructure improvements in FY 2020 include:

- North Street reconstruction and improvement; Total contract value \$1.18 million
- The Boulevard at Central Station; Total contract value \$2.32 million
- Utility improvements and engineering supporting development and redevelopment projects \$0.19 million

The 2019 New Bremen TIF District EAV has fallen below the base so increment is anticipated.

Mr. Brown asked if there were any questions regarding the New Bremen TIF District. No one came forward.

At this time Mr. Brown gave a brief presentation on the new 159<sup>th</sup> & Harlem TIF.

Approximate Boundaries:

- North – 159<sup>th</sup> Street (except for a few parcels west of Oak Park Avenue that are north of 159<sup>th</sup> Street.
- South - the northern boundary of Siemsen Meadows (165<sup>th</sup> Street, extended)
- East - Oak Park Avenue
- West – Olcott Avenue

There are 52 parcels over 252 acres.

Commercial, residential, government/institutional, park/open space, religious, vacant land, and open water detention area land uses.

Progress on the Tinley Park Plaza, aerial views, and site plans were provided. It was noted that agreements with Pete's Fresh Market are being finalized.

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

A citizen asked if the fund balance of approximately \$4 million was generated due to increment. Mr. Brown replied it is compiled from various sources which are detailed in the Annual TIF Report, in Section 3.1 which is available on the Village website.

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 New Bremen TIF Joint Review Board. Vote by voice call. Chairperson Lipman declared the motion carried and adjourned the meeting at 2:09 p.m.

dm