MINUTES OF THE MEETING OF THE JOINT REVIEW BOARD
159TH & HARLEM
TAX INCREMENT FINANCING DISTRICT
JULY 31, 2025
Scheduled Start: 1:12 P.M.

The Meeting of the Joint Review Board (JRB) was called to order by Hannah Lipman, Village's Designated Authorized Representative, at 1:30 p.m. in the Council Chambers at the Village Hall of Tinley Park.

Introduction of Joint Review Board Members and Responding to Roll Call:
Hannah Lipman, Chairperson, Village of Tinley Park
Dr. David Dammon, Moraine Valley Community College District 524
Jeff Eagen, Consolidated High School District 230
Jeff Charleston, Community Consolidated School District 146
Laura Godette, Public Member

Joint Review Board Members Absent:
Cook County
Bremen Township
Orland Township
South Suburban Community College District 510
Bremen Community High School District 228
Tinley Park Park District

Others Present:
Laura Godette, Deputy Village Clerk, Village of Tinley Park
Zack Musil, Director, Tinley Park Public Libriary
Sarah Schroeder, Assistant Director, Tinley Park Public Library

Motion was made by Jeff Eagon, seconded by David Dammon, to approve the minutes of the JRB meeting for the 159th & Harlem Tax Increment Financing (TIF) District from the Fiscal Year (FY) 2023, held on July 11, 2024. Vote by voice call. Chairperson Lipman declared the motion carried.

The frozen base was established in the 2019 tax year. The change in the Equalized Assessed Value (EAV) generated is about 1.2 times the frozen base.

Hannah Lipman presented an overview of the FY2023 activities relative to the 159th & Harlem TIF District as follows:

Activities within TIF:

- Pete's Fresh Market Warehouse, Grocery Store, and Out lots - 16300 Harlem Avenue
- Brixmor Property Group
- ASCEND Dispensary - 16200 Harlem Avenue
- Smoothie King – 6805 159th Street
- Floor and Décor – 7061 159th Street
- Delta Sonic reconstruction - 6800 159th Street

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

Motion was made by David Dammon, seconded by Jeff Eagon to adjourn the meeting of the Village of Tinley Park 159th & Harlem TIF Joint Review Board. Vote by voice call. Chairperson Lipman declared the motion carried and adjourned the meeting at 1:30 p.m.

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