MINUTES OF THE MEETING OF THE JOINT REVIEW BOARD
MAIN STREET NORTH
TAX INCREMENT FINANCING DISTRICT
JULY 19, 2023
Scheduled Start: 1:04 P.M.

The Meeting of the Joint Review Board (JRB) was called to order by David Adamski, Village's Designated Authorized Representative, at 1:21 p.m. in the Council Chambers at the Village Hall of Tinley Park.

Introduction of Joint Review Board Members and Responding to Roll Call:
David Adamski, Chairperson, Village of Tinley Park
Patrick Rush, South Suburban Community College District 510
Brittney Morrison, Bremen Community High School District 228
Jeff Charleston, Community Consolidated School District 146
Joint Review Board Members Absent:
Cook County
Bremen Township
Tinley Park Park District
Public Member
Others Present:
Zach Musil, Director, Tinley Park Public Library
Nancy O'Connor, Village Clerk, Village of Tinley Park
Laura Godette, Deputy Village Clerk, Village of Tinley Park
Pat Carr, Village Manager, Village of Tinley Park
Hannah Lipman, Assistant Village Manager, Village of Tinley Park
Brad Bettenhausen, Consultant, Village of Tinley Park

Motion was made by Brittney Morrison, seconded by Jeff Charleston to approve the minutes of the JRB meeting for the Main Street North Tax Increment Financing District (TIF) District from Fiscal Year (FY) 2022, held on June 6, 2022. Vote by voice call. Chairperson Adamski declared the motion carried.

A presentation was made by David Adamski, showing an overview of FY2022. The frozen base was established in the 2001 tax year. The final tax year will be 2024 with the taxes paid in 2025. The 2021 tax base is 1.6 times the frozen base. The change in the Equalized Assessed Value (EAV) from the base in 2001 to the incremental growth in 2021 shows it is made up of 64% of the base with 36% growth in its increment.

Primary (taxable) developments include:

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

Non-taxable developments:

- Improvement/reconstruction of 171st Street and Oak Park Avenue intersection
- Construction of the new Bertrand H. Fulton Elementary school
- Midlothian Creek pedestrian bridge
- Sewer lining project along Ridgeland Avenue.

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 the bridge
- Started 2005, one home built.
- New property owners after bankruptcy and foreclosures
- 2016-18, three new homes were constructed.

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

Motion was made by Brittney Morrison, seconded by Patrick Rush to adjourn the meeting of the Village of Tinley Park Main Street North TIF Joint Review Board. Vote by voice call. Chairperson Adamski declared the motion carried and adjourned the meeting at 1:28 p.m.

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