FY 2024
ANNUAL TAX INCREMENT FINANCE REPORT

SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality:	**Village of Tinley Park**	Reporting Fiscal Year:	**2024**
County:	Cook	Fiscal Year End:	**4/30/2024**
Unit Code:			

FY 2024 TIF Administrator Contact Information-Required

First Name:	**Hannah**	Last Name:	**Lipman**		
Address:	16250 Oak Park Avenue	Title:	TIF Administrator		
Telephone:	708-444-5000	City:	Tinley Park	Zip:	60477
E-mail	**hlipman@tinleypark.org**				

I attest to the best of my knowledge, that this FY 2024 report of the redevelopment project area(s)

in the **City/Village** of: **Tinley Park**

is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

Written signature of TIF Administrator	**Date** 2/7/25

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTICT

Name of Redevelopment Project Area	Date Designated MM/DD/YYYY	Date Terminated MM/DD/YYYY
Mental Health Center TIF District (#4)	7/21/2015	12/31/2039

*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2024

Name of Redevelopment Project Area:

Mental Health Center TIF District (#4)

Primary Use of Redevelopment Project Area*:	Combination/Mixed

*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

If "Combination/Mixed" List Component Types:	Res/Comm/Retail

Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act	**X**
Industrial Jobs Recovery Law	

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] **If yes, please enclose the amendment (labeled Attachment A).** For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] **If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).**	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] **Please enclose the CEO Certification (labeled Attachment B).**		**X**
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] **Please enclose the Legal Counsel Opinion (labeled Attachment C).**		**X**
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] **If yes, please enclose the Activities Statement (labled Attachment D).**		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] **If yes, please enclose the Agreement(s) (labeled Attachment E).**	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (labeled Attachment F).	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] **If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).**	X	
Were there any reports ***submitted to*** the municipality ***by*** the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] **If yes, please enclose the Joint Review Board Report (labeled Attachment H).**	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] **If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).**	X	
An analysis prepared by a financial advisor or underwriter, chosen by the municipality, setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; and actual debt service. [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] **If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter MUST be attached (labeled Attachment J).**	X	
Has a cumulative of $100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) **If yes, please enclose audited financial statements of the special tax allocation fund (labeled Attachment K).**		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than $100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] **If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).**		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] **If yes, please enclose the list only, not actual agreements (labeled Attachment M).**		X
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. **If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).**	X	

SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]

FY 2024

Name of Redevelopment Project Area:

Mental Health Center TIF District (#4)

Provide an analysis of the special tax allocation fund.

Special Tax Allocation Fund Balance at Beginning of Reporting Period	$ 1,672,950

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	$ 474,481	$ 2,703,116	96%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	$ 63,267	$ 108,182	4%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources	$ 10,207	$ 10,207	0%
Private Sources	$ 764	$ 764	0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund	$ 548,719		
Cumulative Total Revenues/Cash Receipts		$ 2,822,269	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	$ 849,702		
Transfers to Municipal Sources			
Distribution of Surplus			
Total Expenditures/Disbursements	$ 849,702		
Net/Income/Cash Receipts Over/(Under) Cash Disbursements	$ (300,983)		
Previous Year Adjustment (Explain Below)			
FUND BALANCE, END OF REPORTING PERIOD*	$ 1,371,967		

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Previous Year Explanation:

SECTION 3.2 A [65 ILCS 5/11-74.4-5 (d) (5) (c) and 65 ILCS 5/11-74.6-22 (d) (5)(c)]

FY 2024

Name of Redevelopment Project Area:

Mental Health Center TIF District (#4)

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	**Amounts**	**Reporting Fiscal Year**
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Audit services	795	
Engineering services	6,850	
Legal costs	11,908	
		$ 19,553
2. Annual administrative cost.		
		$ -
3. Cost of marketing sites.		
		$ -
4. Property assembly cost and site preparation costs.		
		$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		$ -
6. Costs of the constructuion of public works or improvements.		
Helistop improvements	830,149	
		$ 830,149

SECTION 3.2 A
PAGE 2

7. Costs of eliminating or removing contaminants and other impediments.		
		$ -
8. Cost of job training and retraining projects.		
		$ -
9. Financing costs.		
		$ -
10. Capital costs.		
		$ -
11. Cost of reimbursing school districts for their increased costs caused by TIF assisted housing projects.		
		$ -
12. Cost of reimbursing library districts for their increased costs caused by TIF assisted housing projects.		
		$ -

13. Relocation costs.		
		$ -
14. Payments in lieu of taxes.		
		$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		$ -
17. Cost of day care services.		
		$ -
18. Other.		
		$ -

TOTAL ITEMIZED EXPENDITURES	**$**	**849,702**

SECTION 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d]

FY 2024

Name of Redevelopment Project Area:

Mental Health Center TIF District (#4)

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FUND BALANCE BY SOURCE	$ 1,371,967

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	$ -	$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Costs of Studies, Surveys, Plans, etc.		$ 4,505,484
Site Marketing Costs		$ 1,500,000
Property assembly costs		$ 54,993,533
Costs of Building Rehab, Repair, or Remodeling		$ 85,000,000
Costs of Const of Public Works or Improvements		$ 64,106,933
Costs of Job Training/Retraining		$ 1,250,000
Financing Costs		$ 15,000,000
Taxing District Capital Costs		$ 2,500,000
Relocation Costs		$ 20,000,000
Payments in Lieu of Taxes		$ 5,000,000
Interest Costs (Developer or Property Owner)		$ 10,000,000
School District Increased Costs		$ 15,000,000
Construction Costs for Affordable Housing		$ 5,000,000
Transfer to contiguous TIF District(s)		$ 15,000,000
Total Amount Designated for Project Costs		$ 298,855,950

TOTAL AMOUNT DESIGNATED	$ 298,855,950
SURPLUS/(DEFICIT)	$ (297,483,983)

Section 3.2 B [Information in the following section is not required by law, but may be helpful in creating fiscal transparency.]

FY 2024

Name of Redevelopment Project Area:

Mental Health Center TIF District (#4)

List all vendors, including other municipal funds, that were paid in excess of $10,000 during the current reporting year.

Name	Service	Amount
Del Gado Law Group	Legal services	$ 11,578.30
Crowne Industries Ltd	Heliport self-fueling system	$ 101,871.50
Christopher Burke Engineering	Engineering services	$ 26,245.02
Primera Engineers Ltd	Engineering services	$ 156,652.97
Comcast Cable Comm Inc	Utilities relocation	$ 104,811.37
Airy's Inc	Utilities relocation	$ 191,427.85
State of Illinois Treasurer	Heliport project's local share	$ 239,038.74

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2024

Name of Redevelopment Project Area:

Mental Health Center TIF District (#4)

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

X	**Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.**

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2024

Name of Redevelopment Project Area:

Mental Health Center TIF District (#4)

PAGE 1

Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select ONE of the following by indicating an 'X':

1. NO projects were undertaken by the Municipality Within the Redevelopment Project Area.	

2. The municipality **DID** undertake projects within the Redevelopment Project Area. **(If selecting this option, complete 2a and 2b.)**	X
2a. The total **number** of **ALL** activities undertaken in furtherance of the objectives of the redevelopment plan:	4
2b. Did the municipality undertake any **NEW** projects in fiscal year 2022 or any fiscal year thereafter within the Redevelopment Project Area?	3

LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	**11/1/99 to Date**	**Estimated Investment for Subsequent Fiscal Year**	**Total Estimated to Complete Project**
Private Investment Undertaken (See Instructions)	$ 10,908,000	$ -	$ 10,908,000
Public Investment Undertaken	$ 901,057	$ 1,598,943	$ 4,000,000
Ratio of Private/Public Investment	12 9/85		2 8/11

Project 1 Name: Porter Place (Anthem Memory Care)

Private Investment Undertaken (See Instructions)	$ 9,000,000		$ 9,000,000
Public Investment Undertaken			$ 1,500,000
Ratio of Private/Public Investment	0		6

Project 2 Name: CDE Collision

Private Investment Undertaken (See Instructions)	$ 1,033,000		$ 1,033,000
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 3 Name: Vinny's Clam Bar

Private Investment Undertaken (See Instructions)	$ 875,000		$ 875,000
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 4 Name: Helistop Improvements

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 901,057	$ 1,598,943	$ 2,500,000
Ratio of Private/Public Investment	0		0

Project 5 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

SECTION 6 [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.
SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

FY 2024

Name of Redevelopment Project Area:

Mental Health Center TIF District (#4)

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
Data is not available			
			$ -

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

Project Name	The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement.		The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement.	
	Temporary	Permanent	Temporary	Permanent
#2:CDE Collision	10	35	10	30
#3: Vinny's Clam Bar	10	75	10	48
#4: Helistop Improvements	81	0	81	0

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

Project Name	The amount of increment projected to be created at the time of approval of the redevelopment agreement.	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement.
#2: CDE Collision	No redevelopment agreement	No redevelopment agreement
#3: Vinny's Clam Bar	No redevelopment agreement	No redevelopment agreement
#4: Helistop Improvements	Infrastructure - No increment created	Infrastructure - No increment created

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, IF ANY:

Project Name	Stated Rate of Return
Data is not available	N/A

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2024

Name of Redevelopment Project Area:

Mental Health Center TIF District (#4)

Provide a general description of the redevelopment project area using only major boundaries.

183rd between Harlem Avenue & 80th Avenue, North to 175th Street, approx 565 acres.

Optional Documents	Enclosed
Legal description of redevelopment project area	Previously provided
Map of District	Previously provided

SECTION 8 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2024

Name of Redevelopment Project Area:

Mental Health Center TIF District (#4)

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area.

Year of Designation	Base EAV	Reporting Fiscal Year EAV
2015	$ 13,817,694	17,477,842

List all overlapping tax districts in the redevelopment project area.
If overlapping taxing district received a surplus, list the surplus.

X	**Indicate an 'X' if the overlapping taxing districts did not receive a surplus.**

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -
	$ -

Village of Tinley Park ILLINOIS
www.TinleyPark.org

Village President
Michael W. Glotz

Village Clerk
Nancy M. O'Connor

Village Trustees
William P. Brady
William A. Brennan
Dennis P. Mahoney
Michael G. Mueller
Kenneth E. Shaw
Colleen M. Sullivan

Village Hall
16250 S. Oak Park Ave.
Tinley Park, IL 60477

Administration
(708) 444-5000
Fax: (708) 444-5099

Community Development
(708) 444-5100
Fax: (708) 444-5199

Public Works
(708) 444-5500

Police Department
7850 W. 183rd St.
Tinley Park, IL 60477
(708) 444-5300
Non-Emergency
Fax: (708) 444-5399

John T. Dunn Public Safety Building
17355 S. 68th Court
Tinley Park, IL 60477

Fire Department
(708) 444-5200
Non-Emergency
Fax: (708) 444-5299

EMA
(708) 444-5600
Fax: (708) 444-5699

Senior Community Center
(708) 444-5150

Attachment B

Certification of the Chief Executive Officer
Village of Tinley Park, Cook and Will Counties, Illinois

I, the undersigned, the duly qualified and acting presiding officer of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that said Village has complied with all of the requirements of the Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-1 et. seq.], during the fiscal year ended April 30, 2024 with the exception that the annual Joint Review Board for the current fiscal year has not been held.

IN WITNESS WHEREOF, I have placed my official signature this 5th day of February 2025

Michael W. Glotz

Village President and
Chief Executive Officer of the Village of Tinley Park

ATTACHMENT C

DEL GALDO LAW GROUP, LLC

Attorneys & Counselors

January 24, 2025

Mayor and Board of Trustees
Village of Tinley Park
16250 Oak Park Ave
Tinley Park, IL 60477

Re: Mental Health Center TIF District Report

Dear Mayor and Board of Trustees:

Del Galdo Law Group has reviewed information provided to us by the Village Manager, Assistant Village Manager. Staff and Financial Consultants regarding the Village's annual Tax Increment Finance Report for the 2024 fiscal year regarding Mental Health Center TIF District (the "District").

Beyond reviewing the documents provided, we conducted no further due diligence. Additionally, while Del Galdo Law Group is the Village Attorney, we did not act in that capacity during the entirety of the 2024 fiscal year.

Based solely on such information, it is our opinion that the Village has substantially conformed to the applicable requirements of the Illinois Tax Increment Allocation Redevelopment Act for the 2024 fiscal year. We note, however, that there has not been a Joint Review Board meeting held in connection with this District.

Sincerely,

Del Galdo Law Group, LLC

1441 S. Harlem Avenue • Berwyn, IL 60402 • telephone (70S) 222-7000 • facsimile (708) 222-7001
mm:*dlglan proup.com*

Attachment D

Mental Health Center TIF District
Village of Tinley Park, Cook and Will Counties, Illinois
Statement of Activities
Fiscal year ended April 30, 2024

In accordance with 65 ILCS 5/11-74.4-5(d)(7)(A&B) and 5/11-74.6-22(d)(7)(A&B), the following statement of activities is provided:

Through the fiscal year ended as indicated above, the following projects have been undertaken, in process, or completed:

Project 1 Porter Place (Anthem Memory Care) (completed 2016)

Porter Place is a 66-suite memory care facility located at the northeast corner of 179th Street and Harlem Avenue. It was designed to allow the building to be expanded to accommodate 82 residential suites. The property was designed to optimize the experience of those individuals with Alzheimer's and other forms of dementia. The facility opened in the summer of 2016.

The developers have provided funds in escrow to the Village of Tinley Park toward the future improvement of 179th Street and burial of overhead utility wires along the property's two street facings. The Village intends to undertake these improvements at a later date where appropriate economy of scale can be achieved and TIF incremental funds are available.

No public financial assistance was provided in relation to this project.

Project 2 CDE Collision (completed FY24)

CDE (Collision Damage Experts), renovated the property located at 17500 Harlem Avenue, which was formerly Mr. G's Furniture, on a highly visible corner. CDE has multiple locations, in several states, including Illinois, Indiana, and Michigan. With high customer satisfaction ratings, CDE was granted a reclassification in hopes of returning life to the blighted area and production of new employment opportunities. The site is expected to be finished by Summer, 2023.

There has been no public financial assistance from the Village.

Project 3 Vinny's Clam Bar (completed FY24)

Replacing Tin Fish at 18201 South Harlem Avenue, Vinny's Clam Bar is expected to open Summer of 2023. The Italian-American neighborhood restaurant focuses on seafood and pasta, as part of The Scott Harris Hospitality Group, and will also serve beverages from other Tinley Park local breweries.

Public financial assistance was not provided.

Project 4 Helistop Improvements

Due to the growing backlog of justified improvements needed, this project began in FY23 to maintain the Village of Tinley Park's helistop, which is part of the Illinois Aviation System. Improvements will include pavement reconstruction, lighting, fencing, security, and gates.

Initial costs were utility related. New underground electrical infrastructure (conduit and equipment pads/foundations) was needed as well as above grade equipment placement for transformers, switch boxes, splice pits, structures, and pedestals.

Improvements are ongoing and are expected to be completed over the next few years.

The Village received the final Customer Work Agreement for utilities from ComEd. Utilities work will continue to prepare the site.

ATTACHMENT K

VILLAGE OF TINLEY PARK, ILLINOIS

MENTAL HEALTH CENTER
TAX INCREMENT REDEVELOPMENT
PROJECT AREA FUND

REPORT ON COMPLIANCE
WITH PUBLIC ACT 85-1142

For the Year Ended April 30, 2024



VILLAGE OF TINLEY PARK, ILLINOIS
MENTAL HEALTH CENTER TAX INCREMENT
REDEVELOPMENT PROJECT AREA FUND
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INDEPENDENT AUDITOR'S REPORT
ON SUPPLEMENTARY INFORMATION

SIKICH®

CERTIFIED PUBLIC ACCOUNTANTS & ADVISORS
Members of American Institute of Certified Public Accountants

1415 West Diehl Road, Suite 400
Naperville, IL 60563
630.566.8400

SIKICH.COM

INDEPENDENT AUDITOR'S REPORT ON SUPPLEMENTARY INFORMATION

The Honorable President
Members of the Board of Trustees
Village of Tinley Park, Illinois

We have audited the financial statements of the governmental activities, business-type activities, each major fund and the aggregate remaining fund information of the Village of Tinley Park, Illinois (the Village) as of and for the year ended April 30, 2024, and the notes to financial statements, which collectively comprise the basic financial statements of the Village and have issued our report thereon dated February 3, 2025, which expressed an unmodified opinion on those statements.

Our audit was conducted for the purpose of forming opinions on the basic financial statements as a whole. The supplementary information (balance sheet, schedules of revenues, expenditures and changes in fund balance; schedule of fund balance by source) is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Sikich CPA LLC

Naperville, Illinois
February 3, 2025

SUPPLEMENTARY INFORMATION

VILLAGE OF TINLEY PARK, ILLINOIS

MENTAL HEALTH CENTER TAX INCREMENT
REDEVELOPMENT PROJECT AREA FUND
BALANCE SHEET

April 30, 2024

ASSETS	
Cash and investments	$ 1,389,249
Accounts receivable	146,446
TOTAL ASSETS	$ 1,535,695
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	
LIABILITIES	
Accounts payable	$ 22,559
Total liabilities	22,559
DEFERRED INFLOWS OF RESOURCES	
Unavailable revenue - intergovernmental	141,168
Total deferred inflows of resources	141,168
Total liabilities and deferred inflows of resources	163,727
FUND BALANCE	
Restricted	
Capital projects	1,371,968
Total fund balance	1,371,968
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	$ 1,535,695

(See independent auditor's report on supplementary information.)

VILLAGE OF TINLEY PARK, ILLINOIS

MENTAL HEALTH CENTER TAX INCREMENT
REDEVELOPMENT PROJECT AREA FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE

For the Year Ended April 30, 2024

REVENUES	
Property taxes	$ 474,481
Intergovernmental	10,207
Rebillables	764
Investment income	63,268
Total revenues	548,720
EXPENDITURES	
General government	
Other contractual services	849,702
Total expenditures	849,702
NET CHANGE IN FUND BALANCE	(300,982)
FUND BALANCE, MAY 1	1,672,950
FUND BALANCE, APRIL 30	$ 1,371,968

(See independent auditor's report on supplementary information.)

VILLAGE OF TINLEY PARK, ILLINOIS

MENTAL HEALTH CENTER TAX INCREMENT
REDEVELOPMENT PROJECT AREA FUND
SCHEDULE OF FUND BALANCE BY SOURCE

For the Year Ended April 30, 2024

BEGINNING BALANCE, MAY 1, 2023	$ 1,672,950
DEPOSITS	
Property taxes	474,481
Intergovernmental	10,207
Rebillables	764
Investment income	63,268
Total deposits	548,720
Balance plus deposits	2,221,670
EXPENDITURES	
General government	
Other contractual services	849,702
Total expenditures	849,702
ENDING BALANCE, APRIL 30, 2024	$ 1,371,968
ENDING BALANCE BY SOURCE	
Property tax	$ 1,371,968
Subtotal	1,371,968
Less surplus funds	-
FUND BALANCE, APRIL 30, 2024	$ 1,371,968

(See independent auditor's report on supplementary information.)

INDEPENDENT ACCOUNTANT'S REPORT ON MANAGEMENT'S ASSERTION OF COMPLIANCE

SIKICH®

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Members of American Institute of Certified Public Accountants

1415 West Diehl Road, Suite 400
Naperville, IL 60563
630.566.8400

SIKICH.COM

INDEPENDENT ACCOUNTANT'S REPORT ON MANAGEMENT'S ASSERTION OF COMPLIANCE

The Honorable President
Members of the Board of Trustees
Village of Tinley Park, Illinois

We have examined management's assertion, included in its representation letter February 3, 2025, that the Village of Tinley Park, Illinois (the Village) complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) applicable to the Mental Health Center Tax Increment Redevelopment Project Fund during the year ended April 30, 2024. Management is responsible for the Village's assertion and for compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether management's assertion about compliance with the specified requirements is fairly stated, in all material respects. An examination involves performing procedures to obtain evidence about whether management's assertion is fairly stated, in all material respects. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of management's assertion, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

Our examination does not provide a legal determination on the Village's compliance with the specified requirements.

In our opinion, management's assertion that the Village of Tinley Park, Illinois complied with the aforementioned requirements for the year ended April 30, 2024 is fairly stated, in all material respects.

This report is intended solely for the information and use of the Village President, the Board of Trustees, management of the Village, Illinois State Comptroller's Office and the joint review boards and is not intended to be and should not be used by anyone other than these specified parties.

Sikich CPA LLC

Naperville, Illinois
February 3, 2025

Attachment M

Name: **Village of Tinley Park**

TIF District: **Mental Health Center TIF (#4)**

INTERGOVERNMENTAL AGREEMENTS
FY 2024

A list of all intergovernmental agreements in effect from FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)]

Name of Agreement	Description of Agreement	Amount Transferred Out	Amount Received
Illinois Depart of Transportation	Helipad renovations local share	$ 239,038.74	None