MINUTES OF THE MEETING OF THE JOINT REVIEW BOARD
MENTAL HEALTH CENTER
TAX INCREMENT FINANCING DISTRICT
JULY 11, 2024
Scheduled Start: 1:06 P.M.

The Meeting of the Joint Review Board (JRB) was called to order by Hannah Lipman, Village's Designated Authorized Representative, at 1:20 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
- Patrick Rush, South Suburban Community College District 510
- John Lavelle, Consolidated High School District 230
- Jeff Charleston, Community Consolidated School District 146
- Julie Stearns, Summit Hill Elementary School District 161
- Laura Godette, Public Member

Joint Review Board Members Absent:
- Cook County
- Will County
- Bremen Township
- Frankfort Township
- Orland Township
- Moraine Valley Community College District 524
- Joliet Junior Community College District 525
- Lincoln-Way High School District 210
- Bremen Community High School District 228
- Kirby School District 140
- Tinley Park Park District

Others Present:
- Pat Carr, Village Manager, Village of Tinley Park
- Laura Godette, Deputy Village Clerk, Village of Tinley Park
- Sarah Schroeder, Assistant Director, Tinley Park Public Library
- Brad Bettenhausen, Consultant, Village of Tinley Park
- Jessica Fese, Village Counsel, Village of Tinley Park

Motion was made by Julie Stearns, seconded by John Lavelle to approve the minutes of the JRB meeting for the Mental Health Center Tax Increment Financing District (TIF) District from the Fiscal Year (FY) 2023, held on July 19, 2023. Vote by voice call. Chairperson Lipman declared the motion carried.

Hannah Lipman presented an overview of the FY2023 activities relative to the Mental Health Center TIF District as follows:

The Mental Health TIF District was established on July 21, 2015, with a frozen base of just over $13,800,000. The first TIF tax year was 2016 with the expected last tax year being 2038 with the taxes being paid in 2039. The current Equalized Assessed Value (EAV) is 1.3 times base.

Potential redevelopment areas include:

- Sites along the east side of Harlem Avenue
- Sites along the north side of 179th Street
- Sites along Sayre Avenue
- Site on the west side of Oak Park Avenue
- Sites on Duvan Drive

TIF Related Development:

- Porter Place – Anthem Memory Care 17833 Harlem Avenue
- 66 suites
- Designed for future expansion to 82 suites.
- Opened in August 2016

Former Mental Health Center State Campus - Approximately 280 acres

The site originally encompassed approximately 400 acres with roughly 110 acres at the west end of the site being previously deeded to the Village and other entities. As the remaining acreage has been deeded to the Tinley Park Park District restricted for non-taxable public uses, no increment possible to be generated from the site.

Currently, the increment is 21% of the tax base.

Julie Stearns asked about the future of the Mental Health Center site. Hannah Lipman referred her to the Tinley Park Park District.

Chairperson Lipman asked if there were any comments from the public. No one came forward.

Motion was made by Patrick Rush, seconded by Julie Stearns to adjourn the meeting of the Village of Tinley Park Mental Health Center TIF Joint Review Board. Vote by voice call. Chairperson Lipman declared the motion carried and adjourned the meeting at 1:23 p.m.

dm