MINUTES OF THE MEETING OF THE JOINT REVIEW BOARD
MENTAL HEALTH CENTER
TAX INCREMENT FINANCING DISTRICT
JULY 19, 2023
Scheduled Start: 1:06 P.M.

The Meeting of the Joint Review Board (JRB) was called to order by David Adamski, Village's Designated Authorized Representative, at 1:29 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
- John Lavelle, Consolidated High School District 230
- Brittney Morrison, Bremen Community High School District 228
- Jeff Charleston, Community Consolidated School District 146
- Mike Andreshak, Kirby School District 140
- Julie Stearns, Summit Hill Elementary School District 161

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
- Community Consolidated School District 146
- 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 Jeff Charleston, seconded by Brittney Morrison to approve the minutes of the JRB meeting for the Mental Health Center Tax Increment Financing District (TIF) District from the Fiscal Year (FY) 2022, held on June 16, 2022. Vote by voice call. Chairperson Adamski declared the motion carried.

David Adamski presented an overview of the FY 2022 activities relative to the Mental Health Center TIF District as follows:

The Mental Health TIF District was established on July 21, 2015, which is included in the tax year 2014, 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:

- Former State Campus - Approximately 280 acres
- 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

A history of the Mental Health Center property was provided. The site originally encompassed approximately 400 acres. Roughly 110 acres at the west end of the site have been previously deeded to the Village and other entities. The Village remains interested in the site for redevelopment, municipal, and public uses.

The proportional change from the EAV from 2014 through 2021, for the Bremen portion, is 16%, and for the Orland portion is 84%. Currently, the increment is 23% of the tax base.

Julie Stearns asked about the future of the site. Hannah Lipman, Assistant Village Manager, offered to update her after the meeting.

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

Motion was made by Patrick Rush, seconded by Brittney Morrison to adjourn the meeting of the Village of Tinley Park Mental Health Center TIF Joint Review Board. Vote by voice call. Chairperson Adamski declared the motion carried and adjourned the meeting at 1:36 p.m.

dm