MINUTES OF THE MEETING OF THE JOINT REVIEW BOARD
MENTAL HEALTH CENTER
TAX INCREMENT FINANCING DISTRICT
JULY 31, 2025
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 1:19 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 J. Dammon, Moraine Valley Community College
- Jeff Eagen, Consolidated High School District 230
- Jeff Charleston, Community Consolidated School District 146
- Mike Andreshak, Kirby School District 140
- 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
- South Suburban Community College District No. 510
- Joliet Junior Community College District 525
- Lincoln-Way High School District 210
- Bremen Community High School District 228
- Tinley Park Park District

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

Motion was made by Laura Godette, seconded by Jeff Charleston to approve the minutes of the JRB meeting for the Mental Health Center Tax Increment Financing District (TIF) District from the Fiscal Year (FY) 2024, held on July 11, 2024. Vote by voice call. Chairperson Lipman declared the motion carried.

Hannah Lipman presented an overview of the FY2024 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 State of Illinois has deeded the site to the Tinley Park Park District with the restriction that property can only be used for non-taxable public purposes. Therefore, no increment is expected to be generated from this site.

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 Jeff Eagen, seconded by David Dammon 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.

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