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VILLAGE OF TINLEY PARK, IL

Tax Increment Financing Ten-Year Status Report 2015-2025

Mental Health Center Redevelopment Project Area

July 24, 2025

SBFRIEDMAN

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1. Redevelopment Project Area Context

The Village of Tinley Park (the "Village") established the Mental Health Center Redevelopment Project Area (the "RPA") on July 21, 2015 to aid in the redevelopment of the Tinley Park Mental Health Center (TPMHC) and surrounding properties. The TPMHC was a 280-acre mental health facility formerly owned and operated by the State of Illinois. The facility closed in 2012, leaving a site with environmental challenges and obsolete structures requiring demolition prior to redevelopment. The *Mental Health Center Redevelopment Project Area Redevelopment Plan and Project* (the "Plan") approved the use of tax increment financing (TIF) to fund eligible costs associated with redevelopment and revitalization within the RPA.

Redevelopment Project Area Context

According to the Plan, the RPA consists of 119 active property index numbers (PINs) and is 565 acres in size, as shown in **Figure 1**. The RPA is generally bounded by 175th Street, 80th Street, 183rd Street and Oak Park Avenue. The TPMHC comprises approximately half of the total land area within the RPA. Other significant structures include the police headquarters, the public works office and garage, the fire training tower, the Emergency Management Agency garage, the public library, Freedom Park, and the Tinley-80th Metra Station.

Under the Illinois Tax Increment Allocation Redevelopment Act 65 ILCS 5/11-74.4-4-1, et seq. (the "Act"), municipalities must compile a status report concerning a redevelopment project area no later than 10 years after adopting an ordinance to establish the redevelopment project area. As stated in the Act, "the status report must detail without limitation the following:

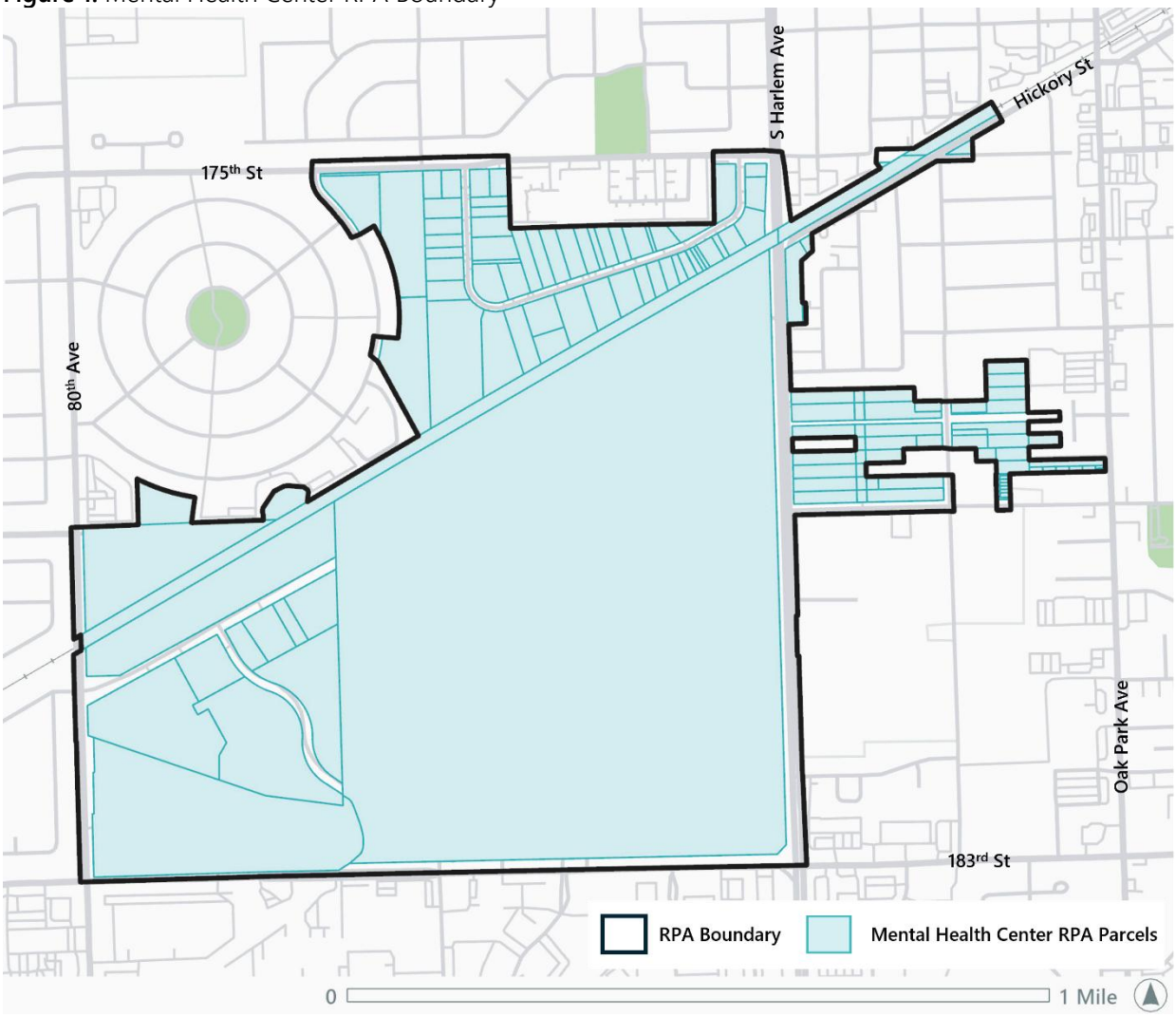
(i) the amount of revenue generated within the redevelopment project area,
(ii) any expenditures made by the municipality for the redevelopment project area including without limitation expenditures from the special tax allocation fund,
(iii) the status of planned activities, goals, and objectives set forth in the redevelopment plan including details on new or planned construction within the redevelopment project area,
(iv) the amount of private and public investment within the redevelopment project area, and
(v) any other relevant evaluation or performance data."

Data Sources

Data on the Mental Health Center RPA was compiled to meet reporting requirements under the Act and is presented in this Ten-Year Status Report (the "Report"). The following sources were referenced:

- **Illinois State Comptroller Annual Tax Increment Finance Reports** from fiscal year (FY) 2016 through FY 2024.
- **Joint Review Board (JRB) meeting minutes** provided by the Village from FY 2017 through FY 2024.
- **JRB presentations** provided by the Village from FY 2016 through FY 2024.
- **Building permit data provided by the Village** from 2020 through 2024.
- **Cook County Clerk Tax Agency Reports** for tax years 2015 through 2023.

Figure 1. Mental Health Center RPA Boundary



Source: Cook County Open Data, SB Friedman

2. Goals and Objectives for the RPA

Goals for the Mental Health Center RPA

The Plan identified the following goals to provide a framework for redevelopment within the RPA:

1. An improved quality of life in the RPA and the Village;
2. An environment within the RPA that will contribute more positively to the health, safety and general welfare of the Village and preserve or enhance the value of properties in and adjacent to the RPA;
3. An increased sales tax base for the Village and an increased property tax base for all local governments having jurisdiction overlapping the RPA;
4. A strengthened economy of the Village and the larger community;
5. A stabilized business area for the Village;
6. An improved physical condition of the RPA and the Village; and
7. Sound economic development within the RPA that is consistent with the comprehensive plan for the development of the Village as a whole.

Objectives of the Mental Health Center RPA

The Plan identified the following objectives for guiding decisions within the RPA:

1. Reduce or eliminate those conditions that are leading to or causing blight and qualify the RPA as a "blighted area".
2. Encourage a high-quality appearance of buildings, rights-of-way, and open spaces and encourage high standards of design.
3. Strengthen the economic well-being of the RPA and the Village by increasing business activity, tax base, and job opportunities.
4. Assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with the Plan and contemporary development needs and standards.
5. Stimulate private investment in appropriate new construction and redevelopment.
6. Provide needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities. Facilities will address the problems cited in the Eligibility Report, provide utilities, and create rights-of-way and access to the sites.
7. Provide incentives needed to encourage a broad range of improvements.
8. Provide for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law where these are a material impediment to the development or redevelopment of the RPA.
9. Address flooding problems or stormwater management problems that exist and those that may develop as a result of redevelopment.
10. Improve the visual attractiveness of the Village through landscaping and coordination of design in the RPA.
11. Enhance the sustainability of the community by improving its stature as a desirable place to live and work.

12. Improve opportunities for commercial, industrial, residential, recreational, open space, mixed-use, and tourism related development and redevelopment.

3. Revenues and Expenditures

Revenues

Through FY 2024, **$2,822,267** in revenues were generated within the RPA.[1] Revenue generated within the RPA primarily comprises incremental property tax revenues, which are generated based on the growth in equalized assessed value (EAV) within the RPA above the base EAV at the time of the RPA's adoption. Growth in EAV in the RPA generated a total of $2,703,116 in incremental property tax revenue from fiscal years 2016 through 2024, as displayed in **Figure 3**.

In addition to incremental property tax revenue, other minor revenues include interest, transfers from municipal sources, and private sources. Through FY 2024, these three sources together totaled $119,151.

Figure 3. Revenue by Source

Fiscal Year	Property Tax Increment	Other Revenues [1]	TOTAL
2016	$0	$0	$0
2017	$0	$0	$0
2018	$465,638	$2,597	$468,235
2019	$282,221	$8,181	$290,402
2020	($132,331)	$8,380	($123,951)
2021	$170,452	$3,031	$173,483
2022	$982,145	$1,823	$983,968
2023	$460,510	$20,901	$481,411
2024	$474,481	$74,238	$548,719
TOTAL	**$2,703,116**	**$119,151**	**$2,822,267**

Source: Village of Tinley Park, Mental Health Center TIF District Annual TIF Reports (FY 2016-2024)

[1] Includes interest revenues, transfers from municipal sources, and private sources.

Expenditures

Between FY 2016 and FY 2024, a total of **$1,419,506** was expended on eligible costs within the RPA. These expenditures include $893,067 in construction costs of public works or improvements, $519,971 for the preparation of studies, surveys and plans, and $6,468 in property assembly costs.

[1] This figure is slightly different than the cumulative total revenues of $2,822,269 noted in the FY 2024 report due to rounding.

Figure 4. Total Permissible Redevelopment Costs and Expenditures, 2015-2024

Permissible Costs Category	Eligible Cost Description	Estimated Project Costs	Project Costs Expended Through FY2024	
			Expenditures	%
Costs of Studies, Surveys, Plans, etc.	Costs of studies, surveys, administration and professional services	$5,000,000	$519,971	9.9%
Site Marketing Costs	Cost of marketing sites within RPA to prospective businesses, developers, investors	$1,500,000	$0	0.0%
Property assembly cost	Property assembly costs, including acquisition, demolition, site preparation and environmental site improvement costs	$55,000,000	$6,468	0.0%
Costs of Building Rehab, Repair, or Remodeling	Costs of rehabilitation, reconstruction, repair or remodeling, and replacement of existing public or private buildings or fixtures	$85,000,000	$0	0.0%
Costs of Construction of Public Works or Improvements	Costs of construction of public works and improvements	$65,000,000	$893,067	1.4%
Costs of Job Training/Retraining	Cost of job training and retraining implemented by businesses or other taxing bodies	$1,250,000	$0	0.0%
Financing Costs	Financing costs, including interest and issuance costs	$15,000,000	$0	0.0%
Taxing District Capital Costs	Taxing districts' capital costs resulting from redevelopment project	$2,500,000	$0	0.0%
Relocation Costs	Relocation costs	$20,000,000	$0	0.0%
Payments in Lieu of Taxes	Payments to help local governments offset losses in property taxes due to non-taxable lands	$5,000,000	$0	0.0%
Interest Costs (Developer or Property Owner)	Costs of reimbursing developers for interest costs on redevelopment projects	$10,000,000	$0	0.0%
School District Increased Costs	Costs of reimbursing school districts for their increased costs attributable to TIF-assisted housing projects	$15,000,000	$0	0.0%
Construction Costs for Affordable Housing	Costs of construction, renovation, rehabilitation of housing for low-income and very low-income households	$5,000,000	$0	0.0%
Transfer to contiguous TIF District(s)	Transfers of TIF District funds to contiguous RPAs per relevant agreements	$15,000,000	$0	0.0%
TOTAL REDEVLOPMENT COSTS		**$300,250,000**	**$1,419,506**	**0.5%**

Source: Mental Health Center Redevelopment Project Area Plan and Project, Mental Health Center TIF District Annual TIF Report (FY 2024)

Fund Balance

As of FY 2024, the Mental Health Center RPA fund balance was **$1,371,966**. The fund balance in the special tax allocation fund represents total revenues generated net of expenditures and transfers out of the TIF fund, as shown in **Figure 5**.

Figure 5. Annual Revenues, Expenditures, and Fund Balance at Year-End, FY 2016-2024

Fiscal Year	Revenues [1]	Expenditures [2]	Transfers out of TIF Fund	Fund Balance (Year-End)
2016	$0	$0	$0	**$0**
2017	$0	$0	$0	**$0**
2018	$468,235	($3,834)	$0	**$464,401**
2019	$290,402	($21,622)	($30,795)	**$702,386**
2020	($123,951)	($315,851)	$0	**$262,584**
2021	$173,483	($2,327)	$0	**$433,740**
2022	$983,968	($127,027)	$0	**$1,290,501**
2023	$481,411	($98,963)	$0	**$1,672,949**
2024	$548,719	($849,702)	$0	**$1,371,966**
TOTAL	**$2,822,267**	**($1,419,506)**	**($30,795)**	

Source: Mental Health Center TIF District Annual TIF Reports (FY 2016-2024)

[1] Includes revenues from property tax increment, interest, and transfers from municipal and private sources.

[2] Includes preparation of studies, surveys, plans, etc., property assembly costs, and construction costs of public works or improvements.

4. Completed and Planned Projects

Publicly Assisted Projects Within the RPA

As of 2024, the rebuilding of the **Tinley Park Helipad**, shown in **Figure 2**, is the only project within the RPA to receive TIF assistance. The project has received $901,057 in public investment through FY 2024 for the construction of new underground electrical infrastructure and above-grade equipment placement for transformers, switch boxes, splice pits, structures and pedestals. Per the FY 2024 Mental Health Center TIF District Annual TIF Report, an additional $1,598,943 of public investment was estimated for FY 2025. Future improvements are expected to include pavement reconstruction, lighting, fencing, security and gates. As of July 2025, the Village has estimated an overall project cost of approximately $2,800,000.

In addition to project-specific public assistance provided for the helipad, the Village engaged consultants to assist with the **master planning** efforts related to the redevelopment of the former TPMHC site, with $81,087 in public investment from FY 2019 to 2022.

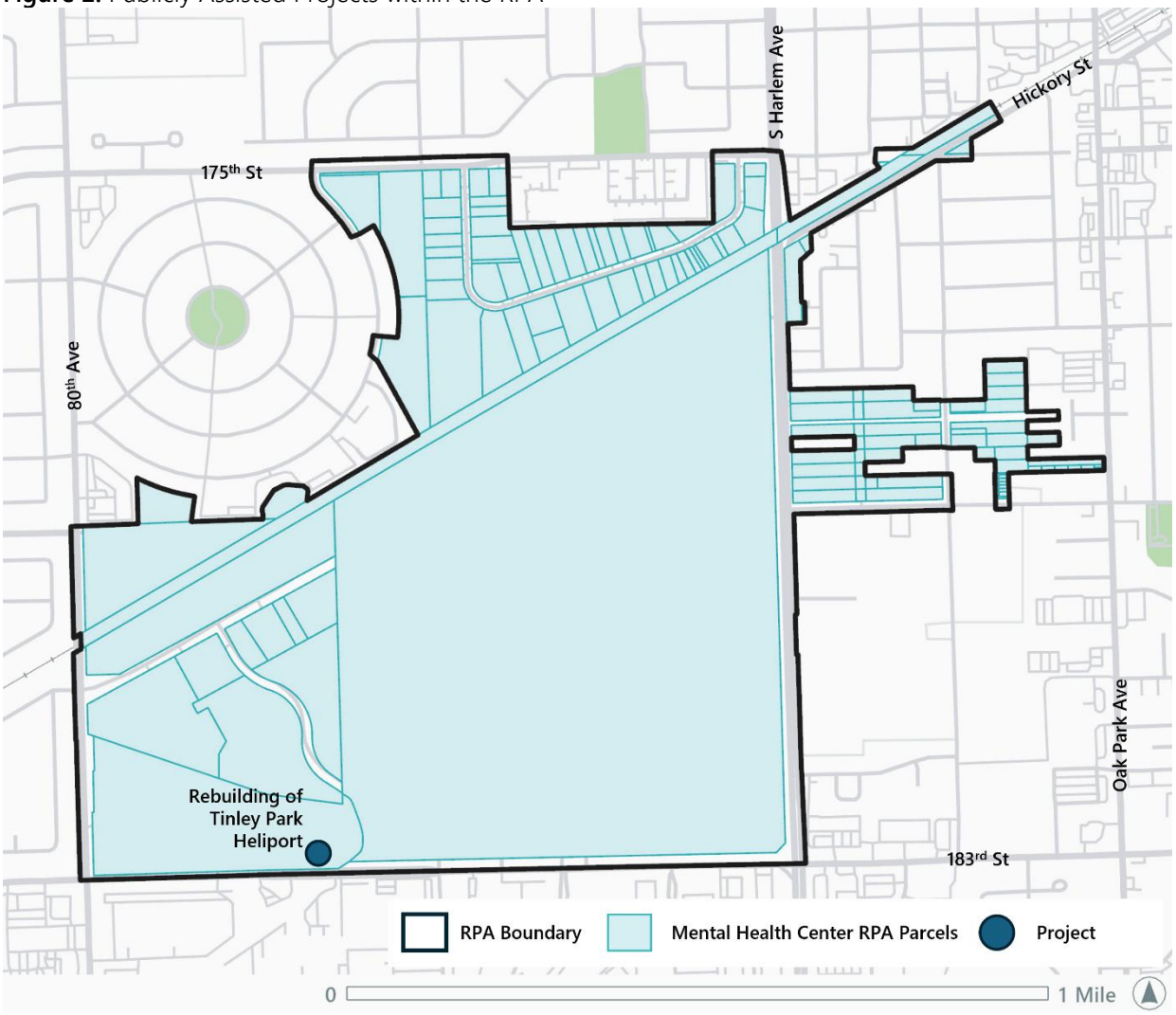
Planned Projects Within the RPA

There are no projects that are currently planned within the RPA.

Alignment with RPA Goals and Objectives

Public investments within the Mental Health Center RPA align with the broader goals and objectives identified in the Plan. Once completed, the rebuilt Tinley Park Helipad will improve the physical condition in and around the site and promote a high-quality appearance to adjacent right-of-way through updated streetscape and infrastructure improvements. The Village's master planning efforts for the redevelopment of the TPMHC aimed to improve the general quality of life in the RPA and Village while enhancing physical conditions and adjacent property values.

Figure 2. Publicly Assisted Projects within the RPA



Source: Cook County Open Data, Village, SB Friedman

5. Public and Private Investment

The Tinley Park Helipad was the only project to receive public assistance within the RPA over the past 10 years, with $901,057 in public investment, as discussed in **Section 4.** Building permit data from the Village and detail from past annual TIF reports indicate additional private investment totaling at least $12,404,584 has been made within the RPA. These investments have primarily related to commercial property renovations, streetscaping, and other minor additions. Between 2020 and 2024, $3,404,584 in building permit costs were reported,[2] as summarized in **Figure 6**.

Example private investments include:

1. The construction of **Porter Place (Anthem Memory Care)**, a 66-unit residential memory care center, completed in 2016 with a private investment of $9,000,000.
2. The remodeling of **CDE Collision**, a car repair and maintenance shop, completed in 2023 with a private investment of $1,033,000.
3. The remodeling of **Vinny's Clam Bar**, a sit-down restaurant, completed in 2023 with a private investment of $875,000.

Figure 6. Summary of Building Permit Activity within the RPA, 2020-2024

Calendar Year	Total Building Permit Value [1]
2020	$21,070
2021	$257,651
2022	$23,500
2023	$1,233,753
2024	$1,868,610
TOTAL	**$3,404,584**

Source: SB Friedman, Village of Tinley Park
[1] Only includes hard construction costs. Does not include associated soft costs.

[2] As of the date of this Report, building permit data was only available for 2020-2024.

6. Additional Evaluation and Performance Data: Growth in Equalized Assessed Value

The RPA's capacity for revenue generation is directly tied to the growth in equalized assessed value (EAV) of property within the district. This growth in EAV can be attributable to a combination of new construction, redevelopment and inflationary increases in existing property values.

Between 2015 and 2023, the total EAV of property within the RPA increased by just under $6 million, or 43%. This increase was greater than the 24% increase in the Consumer Price Index (CPI) over the same period.[3]

Figure 8. Total EAV for Property within the RPA

Tax Year	Total EAV
Base Year (2015)	$13,817,694
Current Year (2023)	$19,784,876

Source: Cook County Clerk Tax Agency Reports, 2015 and 2023

[3] Bureau of Labor Statistics Consumer Price Index, Chicago-Naperville-Elgin, IL-IN-WI, all urban consumers, not seasonally adjusted

Appendix: Limitations of Engagement

This report is based on estimates, assumptions, and other information developed from research and information from publicly available sources and the Village of Tinley Park. The sources of information and bases of the estimates and assumptions are stated in the report.

The terms of this engagement are such that we have no obligation to revise the report to reflect events or conditions that occur subsequent to the date of the report.

The report prepared under this engagement is intended for the Village's information and for discussion and submittal to various entities regarding 10-year reporting requirements. It should not be relied upon by any other person, firm or corporation, or for any other purposes. Nothing in these terms and conditions is intended to block the appropriate dissemination of the document for public information purposes.