

**MINUTES OF THE MEETING OF THE JOINT REVIEW BOARD
NEW BREMEN
TAX INCREMENT FINANCING DISTRICT
JULY 11, 2024
Scheduled Start: 1:10 P.M.**

The Meeting of the Joint Review Board (JRB) was called to order by Hannah Lipman, Village's Designated Authorized Representative, at 1:28 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
Jeff Charleston, Community Consolidated School District 146
Laura Godette, Public Member

Joint Review Board Members Absent:

Cook County
Bremen Township
Bremen Community High School District 228
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 Patrick Rush, seconded by Jeff Charleston to approve the minutes of the JRB meeting for the New Bremen TIF District from the fiscal year 2023, held on July 19, 2023. Chairperson Lipman declared the motion carried.

Hannah Lipman presented an overview of the FY2023 activities relative to the New Bremen TIF District as follows:

The frozen base was established in the tax year 2016. The change in the Equalized Assessed Value (EAV) generated is about an 8% increment, with the frozen base representing 92% of the EAV. The current EAV is 1.1 times the frozen base. The expected final tax year is 2040, paid in 2041.

Redevelopments include:

- Sip Wine Bar, 17424 Oak Park Avenue
- Cuzin's Tavern & Pizza expansion, 17704 Oak Park Avenue
- Veterinary Clinic of Tinley Park expansion, 17745 Oak Park Avenue
- The Boulevard at Central Station – South Street, Phase 1 completed in 2021
- Banging Gavel Brewery, 6811 Hickory Street – Opened late 2023
- Renovation of 17326 Oak Park Avenue - The Scoop ice cream parlor (former hair salon)
- Renovation of 17302 Oak Park Avenue - Avocado Theory restaurant opened in 2021
- West Point at Harmony Square, North Street and 67th Avenue – Townhomes and mixed-use building. (Groundbreaking expected in 2024.)
- Harmony Square Multi-Use Entertainment Plaza – North Street and Oak Park Avenue (Construction began March 2024)

Infrastructure improvements include:

- North Street Reconstruction and Improvement
- The Boulevard at Central Station
- Utility Engineering and Improvements

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 Charleston, seconded by Patrick Rush to adjourn the meeting of the Village of Tinley Park New Bremen TIF Joint Review Board. Vote by voice call. Chairperson Lipman declared the motion carried and adjourned the meeting at 1:33 p.m.

dm