

## Special Meeting of the Board of Trustees - Minutes

**MINUTES OF THE SPECIAL BOARD MEETING OF THE TRUSTEES,  
VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES,  
ILLINOIS, HELD APRIL 3, 2018**

The special meeting of the Board of Trustees, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 S. Oak Park Avenue, Tinley Park, IL on April 3, 2018. President Vandenberg called this meeting to order at 6:43 p.m. and led the Board and audience in the Pledge of Allegiance.

Present and responding to roll call were the following:

Village President:	Jacob C. Vandenberg
Deputy Village Clerk:	Laura J. Godette

Trustees:	Michael J. Pannitto
	Cynthia A. Berg
	William P. Brady
	Michael W. Glotz (Arrived at 6:45 pm)
	Michael J. Mangin

Absent:	
Village Clerk	Kristin A. Thirion
Trustee	Brian H. Younker

Also Present:	
Village Manager:	David Niemeyer
Assistant Village Manager:	Patrick Carr
Village Attorney:	Patrick Connelly

**A PUBLIC HEARING RELATIVE TO THE PROPOSED NEW BREMEN TAX  
INCREMENT FINANCING DISTRICT**

At this time, President Vandenberg called the Public Hearing to order at 6:44 p.m. Motion was made by Trustee Pannitto, seconded by Trustee Brady, to open the **PUBLIC HEARING RELATIVE TO THE PROPOSED NEW BREMEN TAX INCREMENT FINANCING DISTRICT**. Vote by voice call. President Vandenberg declared the Public Hearing open.

Village Attorney Connelly stated in conformance with State Statutes, a notice of Public Hearing was published in the newspaper on March 25, 2018. The purpose of this meeting is to discuss the proposed New Bremen Tax Increment Financing (TIF) District.

President Vandenberg read a statement "this public hearing is being held pursuant to 65ILCS51174.405 of the Tax Increment Allocation Act to discuss the proposed New Bremen TIF District. This hearing will include a detailed presentation of the proposed New Bremen TIF District Redevelopment Plan and Project and any financial associated with redevelopment plan and project. Following these presentations all present will be given an opportunity to be heard through public comment. At the conclusion of public comment of this hearing the Village Board

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may determine to either adjourn or continue this hearing until a later date.

At this time Economic Development Manager Patrick Hoban presented an overview of the proposed New Bremen TIF Redevelopment Plan and Project. He stated that a Joint Review Board (JRB) meeting was held on March 1, 2018. The JRB voted unanimously in support of the proposed New Bremen TIF. He stated that TIF is an economic development tool.

TIF Consultant Maureen Barry of Ehlers and Associates presented a background and the requirements for this TIF. Noting the following:

- Main Street South TIF District (similar boundaries as New Bremen TIF) adopted in 2003, expanded in 2007, reduced in 2015.
- Scheduled to terminate in 2026, but will be dissolved in 2018.
- Establishment of the New Bremen TIF allows more time for redevelopment to occur.
- No changes between redevelopment activities planned in MSS TIF (old) and New Bremen TIF (new).
- The Main Street South TIF had some successes.
  - Commercial parcels improved along Oak Park Avenue
  - Infrastructure improvements
  - Environmental hazards addressed at former school building
- Larger scale projects were in planning process until...
- 2008 Recession brought redevelopment to a halt, almost 10 years of TIF time was lost.
- New TIF is needed to allow sufficient time for redevelopment projects to be viable.
- Village's 2009 Legacy Plan sets forth ambitious plan for redeveloping the Downtown.

Ms. Barry described the general location of the TIF.

- Approximate Boundaries
  - North – 172nd Street
  - South – 179th Street
  - East – 67th Avenue and 66th Court
  - West – 69th Avenue
- 89 acres, 273 parcels
- Commercial, residential, government/institutional, mixed-use, railroad, and rights-of-way land uses.
- Two parcels removed following request at Public Meeting – changes made to final plan for adoption consideration (leaving a total of 273 parcels).

She explained the following:

“What is a Tax Increment Financing (TIF)?

- A tool to help local governments restore run-down areas or jumpstart economically sluggish parts of town.
- TIFs help local governments attract private development and new businesses.

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- TIFs help local governments make the improvements that are needed, such as new roads, sewers, and water mains.
- Allows redevelopment costs to be comparable to green grass development costs, therefore “incenting” redevelopment.

“What is a Tax Increment?”

- It is **not** a tax increase.
- It is the difference between the amount of property tax revenue generated before a TIF district is established and the amount of property tax revenue generated after the TIF district has new development.
  - TIF does not reduce property tax revenues available to other taxing bodies.
  - Only property taxes generated by the incremental increase are available for use by the TIF and within the TIF.

“How do you establish a TIF?”

- Identify an area with physical and economic deficiencies.
- Prepare an Eligibility Report and Redevelopment Plan.
- Hold a Public Information Meeting to discuss the proposed TIF. (January 24, 2018)
- Convene a Joint Review Board. (March 1, 2018)
- Conduct a public hearing where residents and other interested parties can express their thoughts on the subject. (April 3, 2018)
- Adopt TIF Ordinances to establish the TIF. (April 17, 2018 at earliest)
- No state or federal approval is required.
- Law allows a TIF district to exist for a maximum of 23 years. TIF districts may be terminated earlier if all financial obligations are paid-off and the Village Board votes to terminate the district.

“Eligibility Study”

- Review and document the Criteria for Eligibility
- Eligibility class definitions include: Blighted, Conservation, Combination of Blighted and Conservation, or Industrial Conservation

Conservation (Land with Buildings/Improved)

13 Criteria: 3 must be met, AND over 50% of buildings over 35 years of age (5 criteria are met, as well as age requirement)

Blighted

Improved Land (land with buildings) - Does not apply

Vacant Land - Does not apply

Industrial Conservation

Does not apply

“Proposed TIF Qualifications”

## Conservation Area

- Improved Land - 13 criteria: At least 3 must be met and over 50% of buildings must be more than 35 years of age (5 criteria are met as well as age requirement)
  1. Obsolescence
  2. Deterioration

3. Inadequate Utilities
4. Lack of Community Planning
5. Lagging EAV
6. More than 50% of structures over 35 years of age (80%)

#### Redevelopment Plan

- Introduction and Eligibility
  - Describes the community and its issues
- Redevelopment Goals and Objectives
  - Provides overall framework for guiding decisions during implementation of the TIF Plan
- Program Policies and Implementation
  - Outlines general activities and financing techniques to achieve the redevelopment Goals and Objectives
- Project Costs
  - Provides a maximum limit of expenditures by statutory categories
  - Village is not committed to finance all of the Redevelopment Project Costs in Plan
- Program Certifications and Findings

#### “Housing Impact Study”

According to the TIF Act, the municipality must determine the need for a housing impact study, based on if 10 or more inhabited residential units are to be displaced, and certify if the above criteria are not met.

The Village of Tinley Park certifies that:

1. There are more than 75 inhabited residential units in the Redevelopment Project Area.
2. This Redevelopment Plan and Redevelopment Project will not result in the displacement of residents from ten (10) or more inhabited residential units.
3. A housing impact study is not required.

#### “Key Findings”

- Conservation Area factors are reasonably present and distributed throughout the Redevelopment Project Area.
- Costs to redevelop the area are extraordinary.
- TIF funds can be spent on projects for properties within the TIF boundaries.
- Area as a whole has not been subject to growth and development through private enterprise and it would not be reasonably anticipated to redevelop without TIF.
- Conforms to the Comprehensive Plan of the Village.
- This Redevelopment Plan and Redevelopment Project will not result in the displacement of residents from ten (10) or more inhabited residential units.
- Passes the “But For” test.

Trustee Mangin stated that this is a Public Hearing and asked if anyone would care to address the Board.

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Jim Fuentes, business owner on Oak Park Avenue, stated that he is in favor of this TIF. He would like to see downtown development begin and feels we need the TIF for growth.

Rudy Visser, representing the Viking Lodge, feels that TIF is the only tool that the Village has to make improvements in Downtown Tinley.

A resident that lives just outside the TIF stated he would like the Board to consider the infrastructure close to the TIF, and he would like to be involved in the planning in this TIF. He is a member of the Board of South Suburban College and noted he supports this TIF.

Resident of the TIF, Martin Tuhey stated his concerns with proposed developers of the vacant properties inside this proposed TIF. He would like to see the Board look at other alternatives other than TIF. He also is concerned about cancelling one TIF and creating another.

A citizen would like to see more details of this TIF before the Board takes this into consideration.

President Vandenberg asked if anyone else would like to address the Board. No one came forward.

Village Attorney Connelly stated the Board could either close or continue this Public Hearing. On the Regular Village Board meeting the Ordinances for this TIF will be postponed.

A motion was made by Trustee Brady, seconded by Trustee Mangin to continue this Public Hearing to April 17, 2018 at 7:00 p.m. in the Council Chambers at the Tinley Park Village Hall. Vote on roll call: Ayes: Pannitto, Berg, Brady, Glotz, Mangin. Nays: None. Absent: Younker. President Vandenberg declared the motion carried and adjourned the Public Hearing at 7:33 p.m.

Village Attorney Connelly stated that no renounce is required for this meeting, only the 48 hour notice required by the Open Meetings Act.

At this time, President Vandenberg asked if anyone from the Public would care to address the Board.

No one came forward.

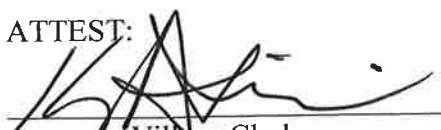
Motion was made by Trustee Pannitto, seconded by Trustee Brady, to adjourn the special Board meeting. Vote by voice call. President Vandenberg declared the motion carried and adjourned the special Board meeting at 7:34 p.m.

PLEASE NOTE: Where there is no summary of discussion on any items in the minutes, this reflects that no discussion occurred other than the introduction of the item.@

APPROVED:

  
Village President

ATTEST:

  
Village Clerk