



MINUTES OF THE TINLEY PARK MENTAL HEALTH CENTER STEERING COMMITTEE

**VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS**

MARCH 30, 2016

A meeting of the Mental Health Center Steering Committee began at 6:00 p.m. in the Kallsen Center on March 30, 2016.

Present were the following:

Village Staff:

- Dave Seaman, Mayor
- Brian Maher, Trustee
- Dave Niemeyer, Village Manager
- Mike Mertens, Asst. Village Manager
- Brad Bettenhausen, Treasurer
- Ivan Baker, Economic Development Director
- Paula Wallrich, Deputy Planning Director
- Kevin Workowski, Public Works Director
- Donna Framke, Marketing Director
- Debra Kotas, Recording Secretary

Guests:

- Doug Farr, Farr Assoc.
- Kareeshma Ali, Farr Assoc.
- Caitlin Amos, S.B. Friedman
- Michael Byrne, School District #140
- John Curran, Tinley Park Park District
- Allison Buchwach, Metra
- Brian Hacker, Metra
- Lynne Corrao, Metra
- Curt Fiedler

Doug Farr provided a recap of the second public workshop held on February 24, 2016. It was noted that attendance was substantially less than the initial session. Major issue appears to be if the property will be Village owned. He stated public confidence in the process was achieved with introduction by the Trustees at the first two meetings. Concerns were raised with the 2-hour length of the meetings with many citizens losing interest and leaving. It was emphasized that better control of time needs to be achieved. It was suggested that meetings be limited to 1 hour, 15 minutes to identify most critical issues and a firm start time of 6:30 p.m. with public comment being allowed after 45-minutes at the end of the presentation.

A review of the survey results to-date was provided by Farr Assoc. that included both live and online results. It was noted that the demographic responding to the online survey was a much different demographic compared to the live survey audience that consisted of a much older crowd. Mr. Farr stated while he was disappointed with the disproportionate demographic, he was pleased with the immediate results. A discussion took place regarding attempts to target the younger demographic.

Based on information derived from the survey, Farr Assoc. highlighted what is perceived as the major strengths and weaknesses: Strengths included strong economic development, community amenities and activities, proximity and access to transportation and open space; Weaknesses included high commercial taxes, lack of government transparency and public voice, inconsistent building codes and zoning ordinances, and imbalance of property values vs. taxes. They noted the survey results also indicated Opportunities include revenue generation through retail and dining, create an open space network with amenities and a mechanism through which the Village can control development on the site. Perceived Threats from the survey were indicated as increased demand and impact on traffic, cost of purchase and remediation, current Cook-Will County tax structure, and public/private partnerships to ensure private sector complies with public vision. Farr Assoc. reported online voting will remain open for approximately one (1) more month.

Mr. Farr proceeded to review the survey results regarding types of commercial-use buildings housing that would be available.

Based on citizen feedback for enhanced sports complex, Mr. Farr reported an Educational Forum will be held on April 13, 2016 at which time Geoff Dickerson of S.B. Friedman will report on the financial aspects of a large sports complex. The committee discussed the benefit of also discussing TIF and housing alternatives, if time allowed at this meeting.

In an effort for increased community engagement, Farr Assoc. announced that more public meetings have been scheduled including the Educational Forum on April 13, 2016. They added the final three (3) concepts will be presented on June 1, 2016 and again on June 4, 2016 at a different location, Prairie View Middle School, with a final open house on July 13, 2016. In an effort to target the young demographic, more intense youth engagements will be conducted at the June meetings with a survey specifically geared to youth. They reported a link has also been established for the schools and teachers in an effort to encourage participation.

Resident concerns were expressed regarding ownership of the site. Mayor Seaman stressed the importance of initially developing a Master Plan.

ADJOURNMENT

The meeting of the Tinley Park Mental Health Center Steering Committee of March 30, 2016 was concluded at 7:20 p.m.

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