

Legacy Tax Increment Financing (TIF) District

Public Hearing

June 7, 2016

8:00 p.m.

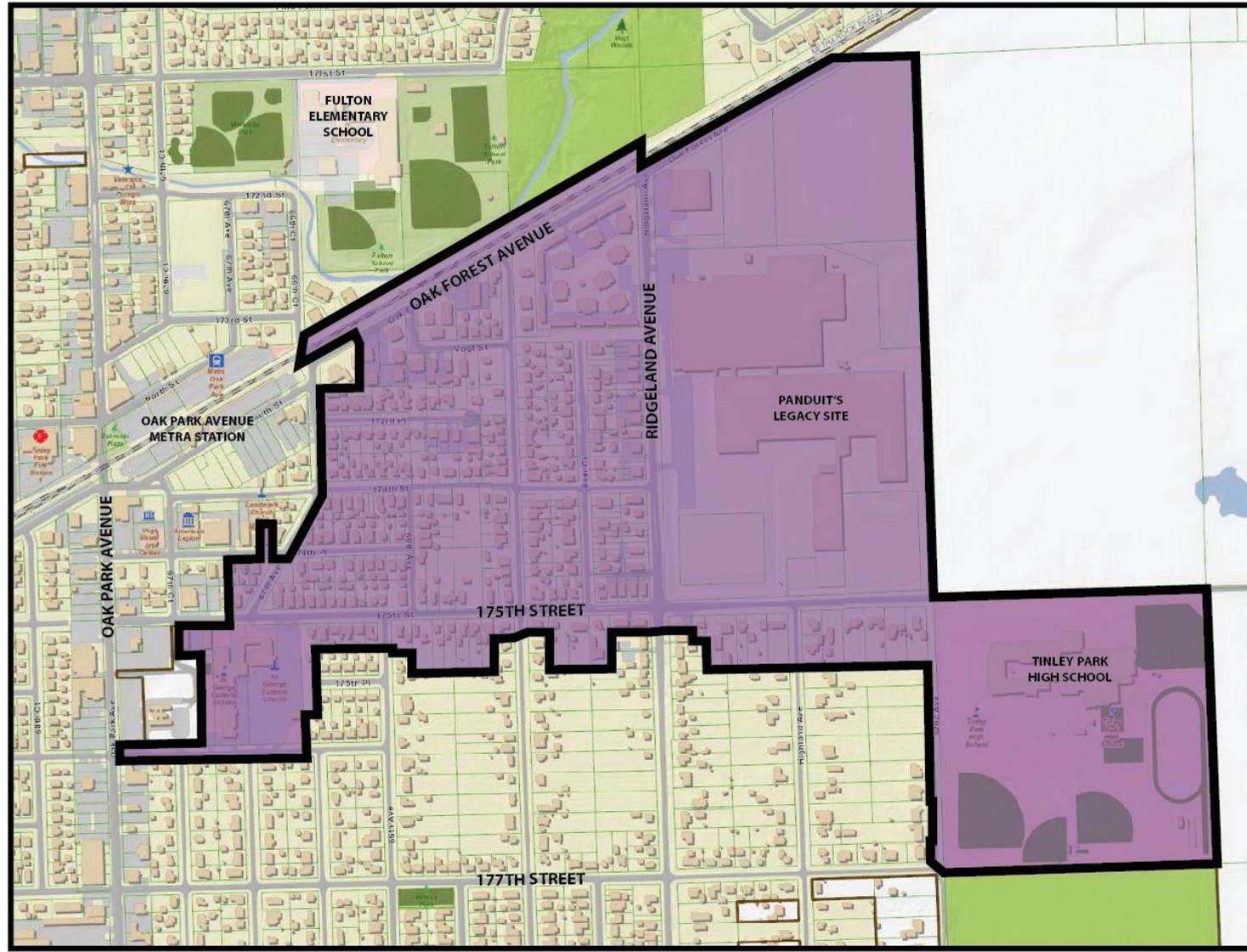
Victor J. Andrew High School



Village of Tinley Park, Illinois

Public Hearing

Map of Redevelopment Project Area



General Location

- Approximate Boundaries
 - North – Oak Forest Avenue and a portion of railroad ROW
 - South – 175th Place, 176th St., 177th St.
 - East – Village limits (east of Tinley Park HS)
 - West – 66th Court, 67th Avenue, 67th Court
- 217 acres
- Residential, industrial, institutional, commercial, railroad uses, and rights-of-way.

What is Tax Increment Financing (TIF)?

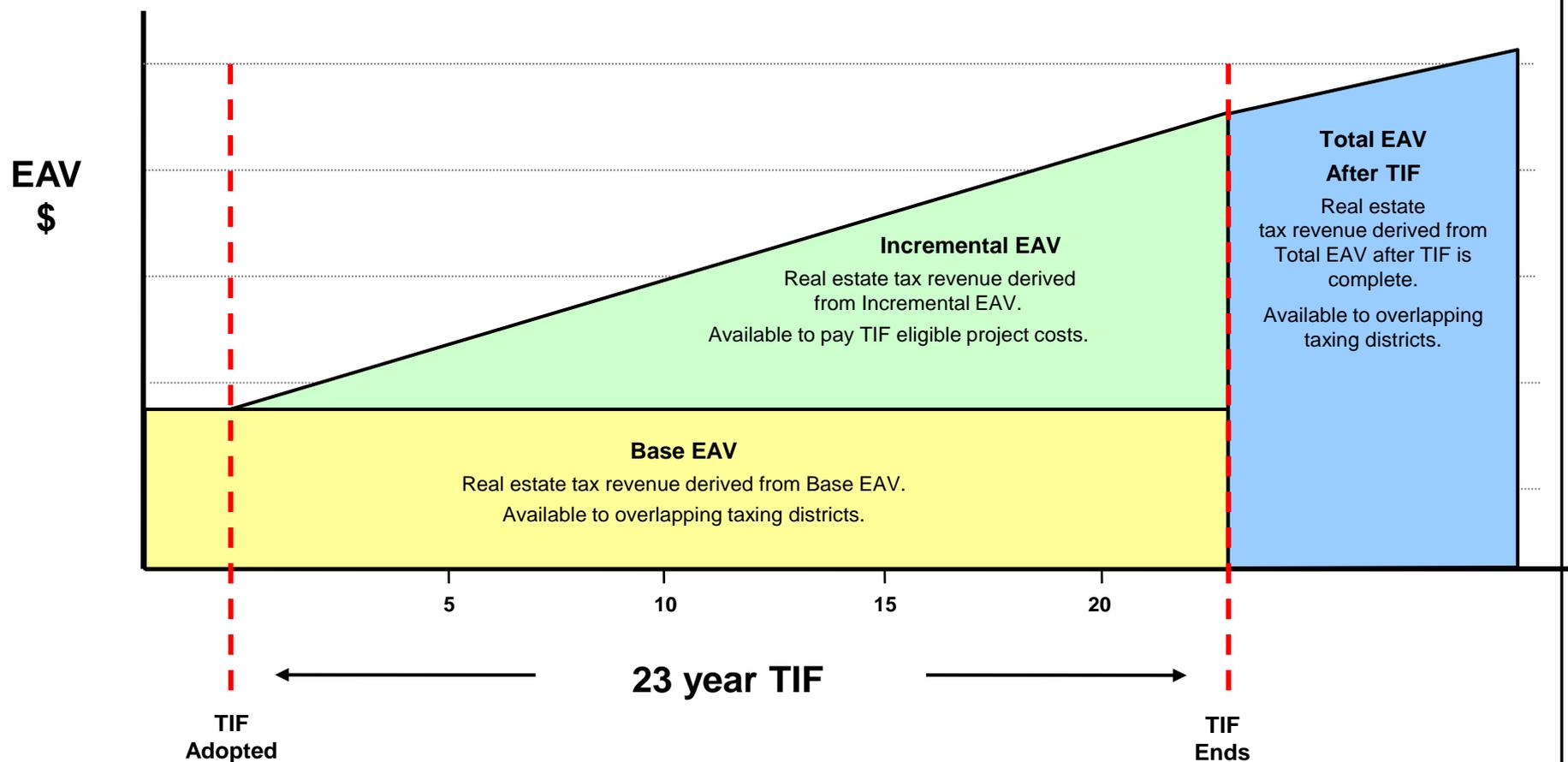
- A tool to help local governments restore run-down areas or jumpstart economically sluggish parts of town.
- TIFs help local governments attract **private development** and new businesses.
- TIFs help local governments make the improvements that are needed, such as new roads, sewers, and water mains **within the RPA.**
- Allows redevelopment costs to be comparable to green grass development costs, therefore “incenting” redevelopment.

What is Tax Increment?

- Tax increment 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.
- It is **not** a tax increase.

How does TIF work?

Before and After: Entire TIF



How is a TIF established?

- 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. (*March 10, 2016*)
- Convene a Joint Review Board. (*April 22, 2016*)
- Conduct a **public hearing** where residents and other interested parties can express their thoughts on the subject. (*June 7, 2016*)
- Village Board considers/adopts TIF Ordinances to establish the TIF. (*July 5, 2016 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.

Proposed TIF's Qualifications

Conservation Area

- Improved Land - 13 criteria: At least 3 must be met and over 50% of buildings over 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
 - 212 of 250 structures over 35 years of age (85%)

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.

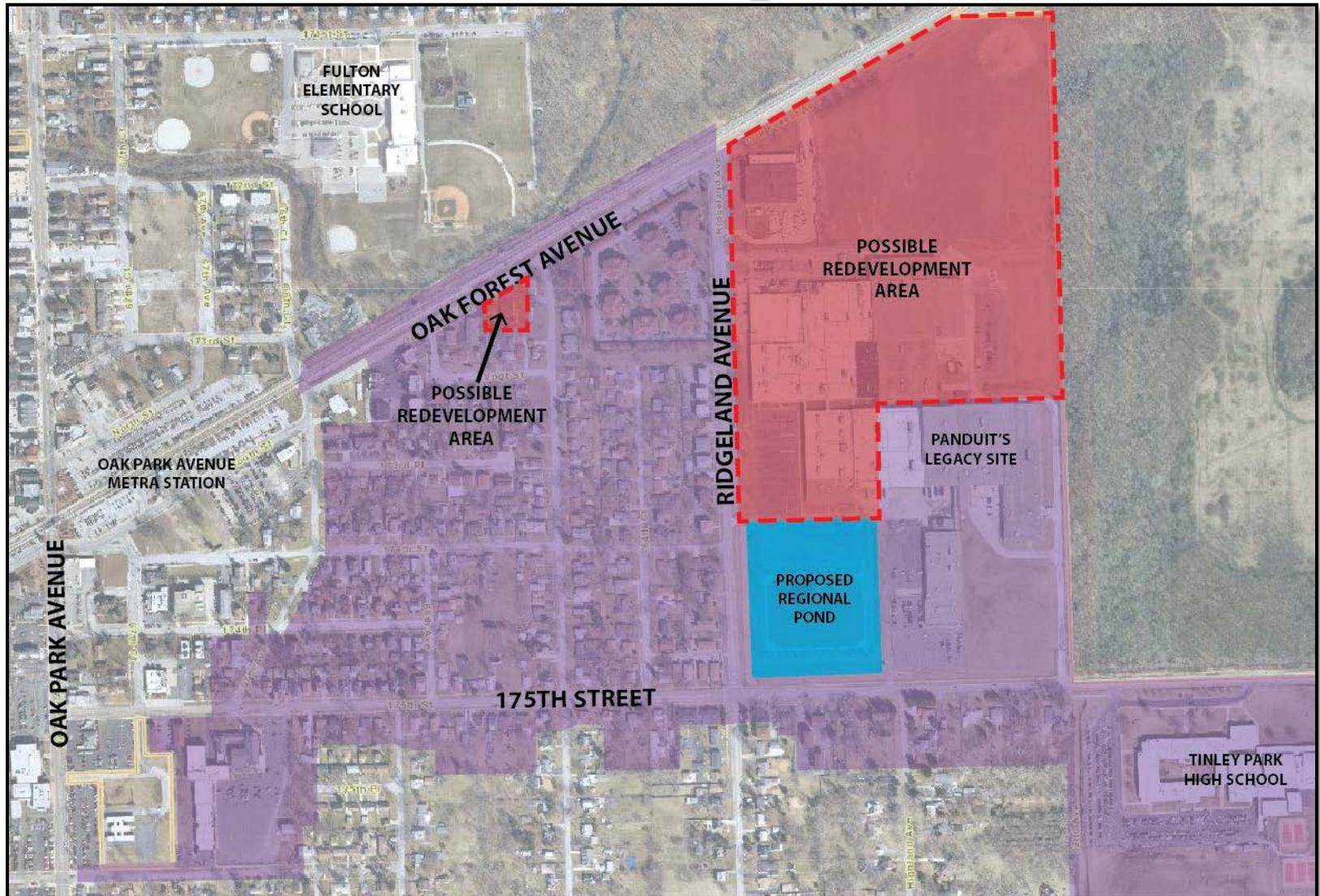
TIF Redevelopment Plan Goals

- The Village intends that the RPA will continue to maintain its existing uses: residential, industrial, commercial, and institutional (TPHS).
- There is **no** planned displacement of any residential units.
- One potential change may be to convert a portion of the land currently occupied by Panduit and the ABC Supply Co. from office/restricted industrial to residential use.

TIF Redevelopment Plan Goals

- A major goal is to use tax increment to pay for needed stormwater management and other water/sewer utility improvements throughout the RPA.
- Impacts to other taxing districts from this redevelopment will be addressed according to the provisions of the TIF Act and the Redevelopment Plan.
- TIF funds may be used to provide funding to TPHS to address some flooding and other facility deterioration issues.
- TIF funds may also be used for demolition of deteriorated portions of the Panduit facility to allow this facility to maintain its viability. (A proposal has not yet been submitted by Panduit to the Village.)

Possible Redevelopment Areas



Stormwater Public Improvements

