

NOTICE - VILLAGE OF TINLEY PARK
MEETING OF THE COMMITTEE OF THE WHOLE

NOTICE HEREBY GIVEN that a regular Committee of the Whole Meeting of the Village of Tinley Park, Cook and Will Counties, Illinois will be held on Tuesday, November 18, 2025, beginning at 5:45 PM in Council Chambers, located in the Tinley Park Village Hall, 16250 South Oak Park Avenue, Tinley Park, Illinois 60477.

THE AGENDA IS AS FOLLOWS:

1. CALL MEETING TO ORDER
2. ROLL CALL
3. CONSIDER APPROVAL OF MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON NOVEMBER 4, 2025.
4. DISCUSS AWARDDING A CLASS "E" LIQUOR LICENSE TO SHIKI BUFFET, 16060 SOUTH HARLEM AVENUE.
5. DISCUSS REVIEW OF TAX LEVY AND ABATEMENTS.
6. DISCUSS A CONTRACT BETWEEN THE VILLAGE OF TINLEY PARK AND CP2 CONSULTING FOR STRATEGIC PLANNING SERVICES.
7. DISCUSS AN EMPLOYEE LEASING AGREEMENT WITH MGT IMPACT SOLUTIONS, LLC FOR DESKTOP TECHNICIAN PROFESSIONAL SERVICES.
8. DISCUSS THE RENEWAL OF LIABILITY INSURANCE WITH THE ILLINOIS MUNICIPAL LEAGUE RISK MANAGEMENT ASSOCIATION (IML RMA).
9. DISCUSS AN AGREEMENT BETWEEN THE VILLAGE OF TINLEY PARK AND MIDWEST PUBLIC SAFETY FOR GETAC BODY CAMERA SYSTEM, CLOUD STORAGE, AND ACCESSORIES.
10. RECEIVE COMMENTS FROM THE PUBLIC

ADJOURNMENT

NANCY M. O'CONNOR, VILLAGE CLERK

ROLL CALL

MINUTES
Meeting of the Committee of the Whole
November 4, 2025 – 5:45 p.m.
Village Hall - Council Chambers
16250 S Oak Park Ave.
Tinley Park, IL 60477

Item #1 - At 5:49 p.m. the regular meeting of the Committee of the Whole was called to order.

Item #2 - Clerk O'Connor called the roll. Present and responding to roll call were the following:

Members Present: M. Glotz, Village President
N. O'Connor, Village Clerk
W. Brady, Village Trustee
W. Brennan, Village Trustee
M. Mueller, Village Trustee
K. Shaw, Village Trustee
C. Sullivan, Village Trustee

Members Absent: D. Mahoney, Village Trustee

Staff Present: P. Carr, Village Manager
H. Lipman, Assistant Village Manager/Interim Assistant Finance Director
T. Tilton, Police Chief
S. Klotz, Fire Chief
M. Coleman, Interim Community Development Director
J. Urbanski, Public Works Director
D. Framke, Marketing Director
T. Nelson-Jaworski, Village Attorney

Others Present:

Item #3 - CONSIDER APPROVAL OF THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING HELD ON OCTOBER 21, 2025 – Motion was made by Trustee Brennan, seconded by Trustee Shaw to approve the minutes of the Committee of the Whole meeting held on October 21, 2025. President Glotz asked if members of the Committee had any questions. There were none. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #4 – DISCUSS A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE VILLAGE OF TINLEY PARK, THE VILLAGE OF ORLAND PARK, AND THE TOWNSHIP OF ORLAND FOR THE SOUTHWEST JOB FAIR – The Villages of Tinley and Orland Park along with the Township of Orland will partner to host the Southwest Job Fair at the Tinley Park Convention Center, on January 15, 2026. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Mueller, seconded by Trustee Sullivan to recommend a Memorandum of Understanding (MOU) between the Village of Tinley Park, the Village of Orland Park, and the Township of Orland for The Southwest Job Fair be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #5 – DISCUSS A CONTRACT WITH R.C. WEGMAN CONSTRUCTION COMPANY FOR DEMOLITION OF THE STRUCTURE AT 17116 OAK PARK AVENUE (FORMER EVON'S BUILDING) – This is a Guaranteed Maximum Price (GMP) agreement with R.C. Wegman for the Construction Management of structure demolition at 17116 Oak Park Avenue. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Brady, seconded by Trustee Sullivan to recommend a contract with R.C. Wegman Construction Company for demolition of the structure at 17116 Oak Park Avenue (former Evon's Building) be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #6 – DISCUSS AN AGREEMENT WITH ROBINSON ENGINEERING LTD. FOR OAK PARK AVENUE RESURFACING - PHASE I ENGINEERING – This is a Professional Engineering Services Agreement with Robinson Engineering, Ltd, for Oak Park Avenue Resurfacing - Phase I. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Sullivan, seconded by Trustee Brennan to recommend an agreement with Robinson Engineering Ltd. for Oak Park Avenue Resurfacing - Phase I Engineering be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #7 – DISCUSS A JOB ORDER CONTRACT (JOC) WITH ROBE CONSTRUCTION, INC. FOR THE VILLAGE HALL COMMUNITY DEVELOPMENT BOILER REPLACEMENTS – This is a contract with Robe Construction, Inc. for the removal and replacement of the boilers in the Community Development area at Village Hall. President Glotz asked if members of the Committee had any questions. There were none. Motion was made by Trustee Sullivan, seconded by Trustee Mueller to recommend A Job Order Contract (JOC) with Robe Construction, Inc. for the Village Hall Community Development Boiler Replacements be forwarded to the Village Board. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the motion carried.

Item #8 – RECEIVE COMMENTS FROM THE PUBLIC – President Glotz asked if there were any comments from the public. There were none.

Motion was made by Trustee Brennan, seconded by Trustee Shaw, to adjourn the Committee of the Whole. Vote by roll call. Ayes: Brady, Brennan, Mueller, Shaw, Sullivan. Nays: None. Absent: Mahoney. President Glotz declared the meeting adjourned at 5:53p.m.



Interoffice Memo

Date: November 18, 2025
To: Village Board of Trustees
From: Walker Steinke, Assistant to the Village Manager
Cc: Patrick Carr, Village Manager, Hannah Lipman, Assistant Village Manager/Interim Finance Director

Subject: Shiki Buffet – 16060 Harlem Ave – Class E License

The petitioner has approached the Mayor's Office seeking a Class A liquor license for Shiki Buffet, located at 16060 Harlem Ave. A Class E license authorizes the retail sale of wine and beer for consumption on the licensed premises, in accordance with Village code.

Shiki Buffet, also known as “四季 Buffet” in Chinese, translates to “Four Seasons.” The restaurant offers an extensive buffet that highlights the flavors and culinary traditions of all four seasons, providing guests with a diverse and memorable dining experience. The applicant is seeking this license to enhance the restaurant's offerings by allowing patrons to enjoy alcoholic beverages alongside their meals, complementing the broad variety of dishes served.

More information about Shiki Buffet can be found at: <http://www.shikibuffet.com/>



Finance Department Memorandum

To: Village Board

From: Hannah Lipman, Interim Finance Director, and
Brad Bettenhausen, Financial & Administrative Assistant

Date: 18 November 2025

Re: 2025 Tax Levy

The following table recaps options for the 2025 Village levy request (taxes payable in 2026) and the corresponding amounts. Further explanation of each levy option is also provided in this memo. All options consider that the Village Board's long-standing Tax Abatement Program will continue unaltered. A separate memo recaps the proposed 2025 property tax abatements for debt service on outstanding bond issues, and its impact on the overall tax levy should the abatements not be approved. We can find no sound reason why we would wish to add over \$5 million to the property tax for debt service than can be provided from alternate sources.

Under Illinois Statutes the Tinley Park Public Library is considered part of the Village for both budget and levy purposes, although they have their own administrative governing Board. For greater public transparency, Public Libraries have been presented separately in the detail found on property tax bills since 1985 (prior to this change, a Public Library's levy was included as part of the municipality).

The State Truth in Taxation Act utilizes the prior year extended levy as the basis for determining an increase for the current levy request. If the increase will be greater than 5%, a published notice ("Black Box") and public hearing are required as part of the levy approval process.

	Village	Change	Library	Change	Total
Option 1a. Same as last year	\$24,449,416	0	\$6,035,031	0	\$30,484,447
Option 1b. Same as last year plus Police Pension increase	24,719,258	\$269,842	6,035,031	0	30,754,289
Option 2a. Prior extended levy	25,189,899	0	6,216,082	0	31,405,981
Option 2b. Prior extended plus Police Pension increase	25,459,741	269,842	6,216,082	0	31,675,823
Option 3a. Prior extended plus Inflation 2.9%; No growth	25,920,406	730,507	6,396,348	180,266	32,316,754
Option 3b. Prior extended plus Inflation + Pension incr.	26,190,248	1,000,349	6,396,348	180,266	32,586,596

Under all options provided in the table above, a Truth in Taxation Act Notice and Hearing would not be required since the increase in the Village's overall levy request would fall below the 5% threshold and would not require the extra actions called for under the Act.

We have recently received the annual actuarial levy requirement for the Police Pension Fund in the amount of \$5,737,400. The Tinley Park Police Pension Fund Board has requested that this sum be levied. This reflects a \$269,842 (4.9%) increase from the amount levied in 2024 at \$5,467,558. Over the past three years, this pension requirement increased \$1,600,863 or 35%. It is important to note that in freezing the prior two year's Village levy (unchanged from the prior year), the Village absorbed a \$654,130 increase in pension funding requirements in tax year 2024 and an additional \$676,891 increase in pension funding requirements in tax year 2023. If the Village's levy request does not address at least the current increase, over the three-year period, taxes available to support other Village operations will have been reduced by the aforementioned \$1,600,863.

We present the options summarized in the table on previous page for the Board's consideration. Additional detail related to the options is presented follow.

Option 1a. Same as last year (Hold the levy at the prior year request) –

It should be noted that if this option is selected, it does place strain on the General Fund as the property tax levy is reallocated to cover the increase in the pension required contribution, reducing property tax funds available for general operations facing rising operating costs resulting from wage increases and inflation. Year-end transfers to support capital projects will likely also be adversely impacted.

Option 1b. Variant to Option 1a – prior year levy request plus increased pension requirement

This option would relieve some strain on the general fund as the increased pension contribution requirement does not reduce the current allocation of the tax levy to support general operations. For Truth in Taxation purposes, this total is less than the prior year's extended levy amount, so would not be considered an increase.

Option 2a. Prior extended levy (Levy the prior year extended levy amount) –

Cook County automatically adds a Loss and Cost factor to each levy item. The default/standard rates are 3% for all levy items, except debt service at 5%. This is done to compensate for post-issuance tax bill adjustments (changes to the amount owed after tax rates have been determined and bills produced), and unpaid taxes. The Loss and Cost factor is intended toward assisting taxing bodies to receive close to the full amount of their levy request by the end of the tax year's distributions.

The Truth in Taxation Act establishes the requirements for determining whether a "black box" published notice, and a public hearing need to be held as part of the levy approval process. The threshold for determining when these extra steps are required is set at a levy amount 5% or greater than the extended levy of the prior year by 5% or more. Historically, (and consistently) we have used the total levy including the Cook County Loss and Cost addition for the extended levy. Accordingly, under the Truth in Taxation Act and the Illinois property tax statutes, this option is considered "no change."

We are continually impacted where tax bill adjustments occur after determination of rates and production of the tax bills. Adjustments include Certificate of Error and appeal adjustments. The most common adjustment is for homeowner exemptions that had been

omitted in the original tax bill. These adjustments directly impact our tax collections. For this reason, we utilize the default Loss and Cost rates.

Option 2b. Prior extended levy plus the increase in Police Pension required contribution. This option starts with the extended levy of the prior year (Option 2a) but adds the \$269,842 one-year increase to the Village's actuarially determined contribution to the Police Pension Fund. This would represent slightly more than a 1% increase in the Village's levy request for Truth in Taxation purposes (0.9% overall including the Library).

Option 3a. Prior extended plus 2.9%
As documented in the Fiscal Policies Manual, the Village's tax cap formula for determining the levy request is as follows:

Prior Year Extended levy + Inflation + New Growth

As a Home Rule community, the Village is not subject to the Property Tax Extension Limitation Law (PTELL; a.k.a. "Tax Cap" requirements). However, the Board's traditional tax cap formula, as memorialized in the Fiscal Policies Manual, uses the rate of inflation plus new growth to determine the extent the levy could generally be allowed to increase over the prior year's extended levy. The relevant rate of inflation that would be applicable for the 2025 levy year is 2.9%.

As there has been nominal new construction (percentage wise), we are not considering any New Growth for the formula calculation. Due to the delays in issuing the 2024 second installment tax bills, we do not have the details behind our taxable property values (Equalized Assessed Value) that we usually have at this time of year. However, we are aware that our overall EAV for 2024 increased overall by 0.7% (Cook County decreasing 1.4%; Will County increasing 8.9%). The PTELL "new property" for tax year 2023 (the prior tax year) was approximately \$7.2 million (Cook \$5.2 million; Will \$2 million). This "new property" represents less than half of one percent (0.5%) of the prior year's EAV and is comparable to the preceding year. Review of recent building permit activity for new construction reflects small but steady growth for the past several years that should continue to translate into similar levels of new EAV growth. However, at such nominal levels, the conservative approach would be to again ignore the growth component of the Village's tax cap formula relative to the determination of the 2025 levy.

Due to the inflationary increases, we have been experiencing in Village purchased supplies, materials, contracts, and pension costs over several years, the increase in the levy of 2.9% can easily be justified. It is worthy to note that this scenario would effectively cover the increased pension contribution requirement as well as allowing some additional coverage for operating costs. An increase of this amount would fall below the threshold to require the Truth in Taxation Act published notice and public hearing.

Option 3b. Prior extended plus 2.9%, plus the current year increase in the Police Pension funding requirement

This option calculates the 2.9% inflationary increase discussed on Option 3a but adds the increase in the current Police Pension actuarial calculation referenced in Options 1b and 2b. This represents a 4% increase for the Village's levy (3.8% overall, inclusive of the Library).

An increase in this amount would fall below the threshold to require the Truth in Taxation Act published notice and public hearing.

RECOMMENDED LEVY CALENDAR

This schedule assumes the levy request is less than 105% of prior extended levy.

⌘ **No later than Wednesday, 26 November 2025** -

Finance Committee (or Committee of the Whole) meets for a “determination of levy.”

This is 20 days prior to the anticipated date the levy would be adopted, as required by statute.

⌘ **Tuesday, 16 December 2025** – Adoption of Levy.

⌘ **No later than Tuesday, 30 December 2025** –

Levy Ordinance filed with Cook/Will County Clerks.

**Summary and Comparison of key components of the Cook and Will County Property Tax
Assessment Systems**

	Cook County	Will County
Assessment Process		
Residential Assessment rate	10%	33.33%
Commercial Assessment rate	25%	33.33%
Equalization Factor	3.0355 (2024)	1.0000
Effective Residential Assessment rate - equalized	30.36% (2024)	33.33%
Effective Commercial Assessment rate - equalized	75.89% (2024)	33.33%
Homeowner Exemption	\$10,000 beginning 2017	\$6,000
Senior Exemption	\$8,000 beginning 2017	\$5,000
Market Value primarily determined by	County Assessor	Township Assessor
Township Assessor role in valuing property	Nominal	Significant
How Assessor Market Value is primarily determined	(Traditionally, some derivative of original sale value periodically adjusted by inflation/real estate market changes)	Sales Value
Frequency of Adjustment of Assessor Market Value	Every 3 years by inflation/market adjustments; unless major change to property (additions or demolitions) or appeal (2017, 2020, 2023; next 2026)	Annually - by actual sale or inflation/market adjustments Comprehensive reassessment reviews every 4 years (next 2027)
Assessor Market in comparison to Resale/True Market value	Intended to be Comparable	Reasonably Comparable
Levy, Extension, Tax Rates		
Loss and cost adjustments to levy	Automatic (Must specifically change rates or opt out)	Must specifically request
Loss and cost adjustment rates	3% added automatically 5% for debt service levies	Governments specify the loss and cost rates
Determination of tax rate	Total Extended Levy to Total EAV	Will Co Share of Levy to Will Co EAV
Proration of levy across county lines	Actual proportion of EAV	Actual Will EAV to Total EAV using Estimated Cook EAV
Adjustment for portion of levy extended due to initially using an Estimated Cook Co EAV	Not Applicable	+/- adjustment in following tax year

2024

Prior Tax Year EAV Details at a Glance

	EAV	Percent Total	Dollar Change	Percent Change
Cook	\$ 1,576,146,718	77.7%	-22,390,516	-1.4%
Will	452,082,762	22.3%	36,942,903	8.9%
Total	\$ 2,028,229,480	100.0%	14,552,387	0.7%

Cook County Equalization Factor: 3.0355 Percent change 0.6% 



Finance Department Memorandum

To: Village Board
From: Hannah Lipman, Interim Finance Director, and
Brad Bettenhausen, Financial & Administrative Assistant
Date: 5 November 2025
Re: 2025 Tax Levy Abatements for Debt Service

Along with the ordinance to approve the 2025 tax levy, the agenda will include three (3) ordinances to abate a portion (or all) of the levy requirements to provide for debt service on the Village's outstanding general obligation bonds in accordance with the Village Board's long-established fiscal policies and past practice. These abatements provide instruction to the two County Clerks (Cook and Will) to supersede the required levy information that is contained within the related bond ordinances and bond orders associated with the issues. In summary, these abatements are as follows:

Abatement Ordinance	Bond Issue & Purpose	Levy Required	Amount Abated	Net Levy	Source of Funds For Abatement
2025-O-041	2021A Water/Sewer	746,650.00	746,650.00	0.00	481,357.79 Water Retail Fund 66,825.18 Water Wholesale 198,467.03 Sewer Fund
2025-O-042	2021B (Refunding)	973,450.00	623,450.00	350,000.00	389,380.00 Hotel Tax 67,162.26 Surtax Cap Projects 139,057.33 Sewer Fund 17,395.55 Stormwater Mgmt 10,454.86 New BremenTIF
2025-O-043	2024	3,663,400.00	3,663,400.00	0	859,653.44 Water Retail Fund 182,107.61 Sewer Fund 216,726.76 Stormwater Mgmt 572,845.85 Surtax Cap Projects 1,832,066.34 Downtown Initiatives
	Totals	5,383,500.00	5,033,500.00	350,000.00	

If we did not have these alternate sources to pay the debt service on these bond issues, the tax levy contemplated under the levy ordinance 2025-O-040 would be more than \$5 million dollars higher than proposed and would add an estimated \$0.26 to the Village tax rates for the tax year at an estimated EAV of slightly more than \$2 billion. (Note: rate impacts are quoted per \$100 of equalized assessed value and are applicable to Cook County properties. Will County results are expected to be similar.)

The proposed abatements represent nearly 94% of the total debt service levy requirements for tax year 2025. The Village has been abating portions of its debt service levy requirements every year since 1982. Inclusive of the currently proposed abatements, Village property owners have saved over \$100.1 million dollars in real estate taxes over the 44-year period. This amount represents 82% of the cumulative debt service levy requirements over the same period.

Attached is a table which reflects the approximate annual “rebate savings” for a cross section of home values over the past ten years, inclusive of the current year. The average ten-year annual savings through these abatements is between \$90 and \$215 depending on home value. Over the ten-year period, homeowners with homes valued like those shown on the table will have received and benefitted from cumulative savings of between \$920 and \$2,140 because of these abatements which have totaled over \$29.1 million dollars during that time frame (tax years 2016 to 2025).

Additionally, non-residential (commercial and industrial) taxpayers also benefit by the annual “rebate savings.” A table is also attached that reflects the approximate impact of the tax abatements on a selection of commercial property values for a ten-year period including the current year. On average, the annual savings through these abatements is between \$300 and \$1,530 depending on the value of the commercial property. Over the ten-year period, business owners with buildings valued like those shown on the table have received and benefitted from cumulative savings of between \$3,060 and \$15,300 because of these abatements.

It is noted that the Village’s ongoing program of abating taxes is more advantageous than most tax rebate programs that have been implemented by other communities in the region. We also note that many communities that had previously offered rebates have either curtailed or eliminated the programs in more recent years.

Tax Year	Equalized Assessed Value			Total G.O. Debt Service	Total Abatement	Levy	Computed Tax Rate Abated	Market	Abatement Tax Savings for Homes Valued at:				
	Cook	Will	Total						\$150,000 \$34,000	\$200,000 \$50,000	\$275,000 \$66,000	\$300,000 \$77,000	\$350,000 \$90,000
2016	1,032,425,212	336,476,660	1,368,901,872	6,957,320	6,095,120	862,200	0.468		232	309	425	463	541
2017	1,177,159,971	343,770,343	1,520,930,314	3,558,045	2,677,045	881,000	0.185		92	122	168	183	214
2018	1,169,484,236	348,588,376	1,518,072,612	3,596,145	2,712,545	883,600	0.188		93	124	171	186	217
2019	1,158,459,018	356,341,224	1,514,800,242	2,786,920	1,901,720	885,200	0.132		65	87	120	131	152
2020	1,274,432,956	366,351,270	1,640,784,226	2,748,320	1,887,520	860,800	0.121		60	80	110	120	140
2021	1,180,944,692	375,014,936	1,555,959,628	2,044,904	1,158,504	886,400	0.078		39	51	71	77	90
2022	1,154,296,895	397,420,052	1,551,716,947	1,676,150	1,326,150	350,000	0.090		45	59	82	89	104
2023	1,598,537,234	415,139,859	2,013,677,093	1,683,400	1,333,400	350,000	0.070		35	46	64	69	81
2024	1,576,146,718	452,082,762	2,028,229,480	5,370,758	5,020,758	350,000	0.260		129	172	236	257	300
2025			2,028,229,480 E	5,383,500	5,033,500	350,000	0.261		129	172	237	258	301
E = Estimated EAV			Total abatement		<u>\$29,146,262</u>	Average rate	<u>\$0.185</u>	Total	<u>\$919</u>	<u>\$1,222</u>	<u>\$1,684</u>	<u>\$1,833</u>	<u>\$2,140</u>
								Average	<u>\$92</u>	<u>\$122</u>	<u>\$168</u>	<u>\$183</u>	<u>\$214</u>

Tax Year	Equalized Assessed Value			Total G.O. Debt Service	Total Abatement	Levy	Computed Tax Rate Abated	Market	Abatement Tax Savings for Commerical Property Valued at				
	Cook	Will	Total						\$200,000	\$400,000	\$600,000	\$800,000	\$1,000,000
									\$154,000	\$310,000	\$463,000	\$618,000	\$772,000
2016	1,032,425,212	336,476,660	1,368,901,872	6,957,320	6,095,120	862,200	0.468		772	1,544	2,317	3,089	3,861
2017	1,177,159,971	343,770,343	1,520,930,314	3,558,045	2,677,045	881,000	0.185		305	611	916	1,221	1,526
2018	1,169,484,236	348,588,376	1,518,072,612	3,596,145	2,712,545	883,600	0.188		310	620	931	1,241	1,551
2019	1,158,459,018	356,341,224	1,514,800,242	2,786,920	1,901,720	885,200	0.132		218	436	653	871	1,089
2020	1,274,432,956	366,351,270	1,640,784,226	2,748,320	1,887,520	860,800	0.121		200	399	599	799	998
2021	1,180,944,692	375,014,936	1,555,959,628	2,044,904	1,158,504	886,400	0.078		129	257	386	515	644
2022	1,154,296,895	397,420,052	1,551,716,947	1,676,150	1,326,150	350,000	0.090		149	297	446	594	743
2023	1,598,537,234	415,139,859	2,013,677,093	1,683,400	1,333,400	350,000	0.070		116	231	347	462	578
2024	1,576,146,718	452,082,762	2,028,229,480	5,370,758	5,020,758	350,000	0.260		429	858	1,287	1,716	2,145
2025	0	0	2,028,229,480 E	5,383,500	5,033,500	350,000	0.261		431	861	1,292	1,723	2,153
E = Estimated EAV				Total abatement	\$29,146,262	Average rate	\$0.185	Total	\$3,059	\$6,114	\$9,174	\$12,231	\$15,288
								Average	\$306	\$611	\$917	\$1,223	\$1,529



Interoffice Memo

Date: November 18, 2025
To: Village Board of Trustees
From: Walker Steinke, Assistant to the Village Manager
Cc: Patrick Carr, Village Manager, Hannah Lipman, Assistant Village Manager/Interim Finance Director

Subject: Tinley Park Strategic Planning

Following review of responses to RFQ 2025-RFQ-006 for Strategic Planning and Goal Setting Facilitation Services, staff recommends the Village engage **CP2 Consulting, Inc.** to lead the upcoming strategic planning process. CP2 is a women-owned firm specializing exclusively in strategic planning and implementation for local governments and nonprofits. The firm's president and lead consultant, **Cory Poris Plasch**, brings more than fifteen years of public sector experience and has successfully facilitated similar planning efforts for municipalities such as Glencoe, Geneva, and Villa Park.

CP2's proposal outlines a comprehensive, multi-phased process emphasizing stakeholder engagement, measurable outcomes, and alignment between organizational priorities and community values. The process will include leadership workshops, focus groups, and the development of actionable performance indicators to guide implementation.

The total project cost, inclusive of stakeholder engagement, is **\$42,675**, and the attached service agreement incorporates the full scope and fee structure. Staff believes CP2's experience and focused methodology will provide the Village with a clear, forward-looking strategic plan that supports both operational effectiveness and long-term vision.



Services Agreement

This Strategic Planning Services Agreement ("Agreement") is entered into by and between:

CP2 Consulting ("Consultant"), an Illinois-based consulting firm, and the Village of Tinley Park ("Client"), collectively referred to as the "Parties."

Effective Date: [Insert Date]

Proposal Reference: This Agreement incorporates and is based upon the proposal submitted by Consultant dated September 8, 2025, which outlines the scope of work, deliverables, timeline, and fee structure. The terms of that proposal are binding and hereby made a part of this Agreement.

Changes & Additional Services

Any work requested by the Client that falls outside the scope described in the referenced proposal shall be considered an additional service. Additional services may include, but are not limited to, expanded stakeholder engagement, supplemental data analysis, or additional planning sessions beyond those listed.

All additional services must be mutually agreed upon in writing and may be billed at Consultant's standard hourly rate of \$250 unless otherwise negotiated.

Cancellation or Termination

Either party may terminate this Agreement with 14 calendar days' written notice to the other party. Upon termination, the Client shall compensate the Consultant for all services rendered and expenses incurred up to the date of termination. If a flat fee was agreed upon, fees may be prorated based on the percentage of work completed.

Confidentiality

The Consultant agrees to maintain the confidentiality of all non-public information obtained from the Client in the course of the engagement and will not disclose such information to any third party without the Client's written consent, unless required by law. The Client acknowledges that public sector engagements may involve materials subject to open records laws, which are exempt from this confidentiality clause.

Intellectual Property & Deliverables

All final strategic planning documents and deliverables prepared by the Consultant for the Client shall become the property of the Client upon full payment. Consultant retains ownership of any proprietary tools, templates, or methodologies used to create the deliverables, and may reuse these in future engagements.

Consultant may reference the project and use non-confidential work samples in future proposals, presentations, or portfolios, provided no confidential or sensitive client information is disclosed. Client permission will be obtained prior to public use.

Dispute Resolution

The Parties agree to attempt to resolve any disputes arising out of this Agreement through good faith negotiation. If resolution cannot be reached, the Parties agree to submit the dispute to mediation before initiating any legal proceedings.

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois. Any legal action shall be brought in the appropriate court located in [Insert County and State].

Indemnification

To the fullest extent allowed by applicable law, Consultant shall indemnify, defend and hold harmless the Village from and against any loss, expense or claim asserted by third parties for damage to real or tangible personal property, or for bodily injury, or both, to the extent such damage or injury is attributable to the negligence or willful misconduct of the Consultant; provided, the Village gives the Consultant prompt notice of any such claim and all necessary information and assistance so that the Consultant, at its option, may defend or settle such claim, and the Village does not take any adverse position in connection with such claim. In the event that any such damage or injury is caused by the joint or concurrent negligence of both Parties, the loss, expense or claim shall be borne by each Party in proportion to its negligence.

Insurance

The Consultant shall maintain, at its sole cost and expense, general liability insurance with limits of at least One Million and No/100 U.S. Dollars (\$1,000,000.00), and any other insurance policy deemed necessary by the Village, during the term of this Agreement. The Consultant shall provide the Village with certificates of insurance identifying the Village as an "Additional Insured." Said certificates of insurance shall read "ADDITIONAL INSURED: The Village of Tinley Park, Illinois, its officials (elected and appointed), trustees, executives, employees, consultants, attorneys, agents, volunteers, and representatives shall be primary and non-contributory Additional Insureds with respect to the general liability, auto liability, and umbrella coverages specified above." If at any time during this Agreement, any insurance policy required by this Agreement changes or is canceled, the Consultant shall immediately notify the Village by telephone and in writing. Failure to maintain insurance coverage as required by this Section or to notify the Village as described in this Section shall constitute a material breach of this Agreement.

Assignment

This Agreement is personal in character and neither the Village nor the Consultant shall assign its interest in this Agreement without the prior written consent of the other Party. No assignment, even if consented to, shall in any way reduce or eliminate the liability of the assignee for obligations accrued prior to such assignment.

Village's Non-Waiver of Immunity

By entering into this Agreement, the Village does not waive any immunity provided by local, state or federal law including, but not limited to, the immunities provided by the Local Governmental and Governmental Employees Tort Immunity Act (745 ILCS 10/1-101, *et seq.*).

Authority to Execute

Each Party hereby warrants and represents to the other Party that the person executing this Agreement on its behalf has been properly authorized to do so.

Force Majeure

Neither party shall be held liable for delays or failure in performance due to causes beyond their reasonable control, including but not limited to natural disasters, pandemics, labor disputes, or government actions.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

CP2 Consulting

Village of Tinley Park

By: _____

By: _____

Name: Cory Poris Plasch

Name:

Title: CEO

Title:

Date: _____

Date: _____



Interoffice Memo

Date: November 10, 2025

To: Patrick Carr, Village Manager

From: Angela Arrigo, HR Director

cc: Anthony Ardolino, IT Director

Subject: MGT Leasing Agreement – Desktop Technician

With the recent departure of the contracted Desktop Technician, there is an immediate need to fill this role with a qualified candidate to continue to provide daily IT desktop support services. Attempts to fill role with the contractor firm used to staff this position in the past have been unsuccessful. We have reached out to explore a leasing agreement with MGT who offers specialized technology and advisory solutions for education, government, and critical infrastructure. MGT currently also has two other contractual placements in the IT Department.

A highly qualified Desktop Technician candidate has been identified and selected for a 6-month leasing arrangement with a total estimated cost of approximately \$52,000 plus overtime. We are requesting authorization of up to a maximum of \$57,850 over the next 6 months for the Desktop Technician leasing agreement.

THE VILLAGE OF TINLEY PARK

Cook County, Illinois

Will County, Illinois

**RESOLUTION
NO. 2025-R-136**

**A RESOLUTION AUTHORIZING THE EXECUTION OF APPLICABLE EMPLOYEE
LEASING AGREEMENT FOR DESKTOP TECHNICIAN PROFESSIONAL SERVICES
FOR A 6-MONTH PERIOD**

**MICHAEL W. GLOTZ, PRESIDENT
NANCY M. O'CONNOR, VILLAGE CLERK**

**WILLIAM P. BRADY
WILLIAM A. BRENNAN
DENNIS P. MAHONEY
MICHAEL G. MUELLER
KENNETH E. SHAW
COLLEEN M. SULLIVAN
Board of Trustees**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Tinley Park

RESOLUTION NO. 2025-R-136

**A RESOLUTION AUTHORIZING THE EXECUTION OF APPLICABLE EMPLOYEE
LEASING AGREEMENT FOR DESKTOP TECHNICIAN PROFESSIONAL SERVICES
FOR A 6-MONTH PERIOD**

WHEREAS, the Village of Tinley Park, Cook and Will Counties, Illinois, is a Home Rule Unit pursuant to the Illinois Constitution of 1970; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have considered entering into a Desktop Technician Leasing Agreement with MGT Impact Solutions LLC; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said Agreement(s) be entered into by the Village of Tinley Park;

NOW, THEREFORE, Be It Resolved by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid Agreement(s) be entered into and executed by said Village of Tinley Park, with said Agreement(s) shall not exceed \$57,850 over a 6-month period.

Section 3: That the President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and on behalf of said Village of Tinley Park the aforesaid Agreement.

Section 4: That this Resolution shall take effect from and after its adoption and approval.

ADOPTED this 18th day of November, 2025, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED this 18th day of November, 2025, by the President of the Village of Tinley Park.

Village President

ATTEST:

Village Clerk

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

CERTIFICATE

I, Nancy M. O’Connor, Village Clerk of the Village of Tinley Park, Counties of Cook and Will and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. 2025-R-136, “**A RESOLUTION AUTHORIZING THE EXECUTION OF APPLICABLE EMPLOYEE LEASING AGREEMENT FOR DESKTOP TECHNICIAN PROFESSIONAL SERVICES FOR A 6-MONTH PERIOD,**” which was adopted by the President and Board of Trustees of the Village of Tinley Park on 18th day of November, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Tinley Park this 18th day of November, 2025.

VILLAGE CLERK



EXHIBIT A
Assigned Employee and Base Compensation

As of **12/3/2025** ("Effective Date"), **MGT Impact Solutions, LLC** ("MGT") and **Village of Tinley Park** ("Client") execute this Exhibit A pursuant to the Employee Leasing Agreement between the Parties dated **11/3/2025** ("Agreement").

ASSIGNED EMPLOYEE: Jamani Alford

POSITION/ASSIGNMENT: Onsite Desktop Technician

POSITION TERM: 6 Months / 1040 hrs

BASE COMPENSATION: \$50/hr

Other rates pursuant to Section 3.01(b) of the Agreement:

(If applicable) Overtime: \$75 per hour

(If applicable) After hours/Weekend hours: \$75 per hour

(If applicable) Sick leave: N/A

(If applicable) Holiday pay: \$50/hr Billable

EXPENSES: MGT must obtain prior written authorization from Client for reimbursement of actual expenses, and Client shall reimburse MGT for all such approved expenses.

OTHER-PAID TIME OFF: State required paid leave (Illinois Paid Leave for all Workers Act) is included in the fee for service. Employee will coordinate any leave requests with the client. Time off for paid leave paid leave shall be administered in accordance with state law.

The parties hereby represent and warrant that the individuals whose signatures appear below are authorized by resolution or by their position with that party to enter into and execute this Exhibit A and any amendment thereto on that party's behalf.

MGT IMPACT SOLUTIONS, LLC

[CLIENT]

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

This Exhibit A amends and supplements but does not replace all Exhibits A dated prior to the Effective Date of this Agreement.

**DISCUSS THE RENEWAL
OF LIABILITY
INSURANCE WITH THE
ILLINOIS MUNICIPAL
LEAGUE RISK
MANAGEMENT
ASSOCIATION (IML
RMA)**



Interoffice Memo

Date: November 18, 2025
To: Village Board
From: Anthony Ardolino, Director of Information Technology
Cc: Patrick Carr, Village Manager, Hannah Lipman, Assistant Village Manager/Interim Finance Director

Subject: Police Body Worn Camera Hardware Refresh

The Village purchased Getac body-worn cameras from Midwest Public Safety in May 2023 following a comprehensive evaluation and pilot process that established Getac as the most qualified and integrated solution for Tinley Park's operational needs. As part of the original 2023 procurement, the body-worn camera lifecycle included a planned hardware refresh to ensure continued compliance, reliability, and performance.

Getac has since released a new, enhanced model of their body-worn camera system that offers improved technical capabilities and overall durability. Rather than replacing the cameras with the same model originally specified, the Village has the option to upgrade all units to this newer model for a one-time cost.

The new Getac body-worn camera model provides several performance improvements, including:

1. 4K ultra-high-definition video recording
2. Enhanced low-light capability
3. Expanded internal storage capacity
4. Higher ruggedness and durability ratings
5. Standardized USB-C charging interface

Upgrading to the improved camera model will ensure the Police Department continues to meet operational requirements and maintain compatibility with the existing Getac in-car video system and digital evidence management platform. Midwest Public Safety will provide the replacement hardware in alignment with the existing support and service configuration. Funding for this replacement is included in the FY26 capital budget.

Funding is budgeted in the approved FY26 capital budget via the account 77-00-000-74604

PUBLIC COMMENT