

# MEMO

TO: Attached Distribution List

FROM: Village of Posen

DATE: September 29, 2022

RE: **Annual Joint Review Board Meetings – FY ending April 30, 2021**  
**Village of Posen TIF No. 1 and TIF No. 2**

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The Village of Posen is required to hold an annual Joint Review Board Meeting including representatives of the following taxing districts and a public member.

- Village of Posen
- Cook County
- Thornton Township
- Bremen Township
- South Suburban Community College District No. 510
- School District No. 147
- Posen Public Library District
- Posen Park District
- Thornton Township High School District No. 205
- High School District No. 143.5
- Public Member, Tom Smith

The meetings have been scheduled for October 10, 2022 at 2:00 p.m. for TIF 1 and immediately following, TIF 2, at the Village Hall located at 2440 Walter Zimny Drive, Posen, Illinois. The meeting will be held remotely, and can be accessed on the Zoom platform. Please see call in instructions attached. The Annual TIF Reports will be reviewed at the meeting.

To view the Annual Reports in advance of the meeting, please access the Village of Posen website at <https://www.villageofposen.org/vop/document-category/finances/> and follow the link for TIF Annual Reports.

If you have any questions, please call Iryna Dziuk of Kane, McKenna and Associates, Inc., the Village's TIF consultant, at (312) 444-1702 for information or any follow-up matters. For Meeting related questions, please contact Jeannine Leveille at 708-385-0139.

cc: Robert Tyhlicki  
Iryna Dziuk

**Village of Posen TIF Districts**

**TIF No. 1 and TIF No. 2**

**Annual Joint Review Board Meetings**

**October 10, 2022**

**TIF #1 2:00 p.m.**

**TIF #2 Immediately Following**

**2440 Walter Zimny Drive**

**Posen, Illinois**

1. Call to Order
2. Roll Call
3. Review and Approval of Minutes
4. Purpose of Annual Joint Review Board Meeting
5. Selection of Public Member (if necessary)
6. Review Annual TIF Reports
7. Questions/Discussion
8. Adjournment

**MINUTES OF THE ANNUAL TIF JOINT REVIEW BOARD MEETING OF THE VILLAGE OF POSEN HELD APRIL 14, 2021 AT 2:00 P.M. IN THE POSEN MUNICIPAL BUILDING AND VIA ZOOM**

**CALL TO ORDER**

President Frank Podbielniak called the Joint Review Board Meeting for TIF #1 to order at 2:00 P.M.

**ROLL CALL** (\*Indicates voting member) (^ indicates remote participant)

Village of Posen	Frank Podbielniak – Village President*^ Melanie Myers – Village Clerk Linda Arvia – Village Accountant – Retired^ Jeaninne Levielle – Village Accountant Irina Dziuk – Kane & McKenna ^
Posen Park District	Terrence Whitcomb – Director*^ (Also Board Member of Bremen High School District 228 though will only vote once)

**Not Present**

Posen Public Library District, Cook County, Bremen Township, Thornton Township, Metropolitan Water Reclamation District, Posen Robbins School District 143.5, Thornton Township High School District 205, West Harvey-Dixmoor School District 147, South Suburban Community College District 510, South Cook County Mosquito Abatement District

Irina Dziuk stated for the record that two voting members are present from the Joint Review Board, and that we do not require a quorum. Quorum for this board consists of members present. All members were notified of the meeting date and time.

**APPROVAL OF MINUTES**

Frank Podbielniak made a motion to accept the minutes from May 25, 2020, seconded by Terrence Whitcomb. All voting members present voted Aye, motion carried.

**BUSINESS**

President Frank Podbielniak stated that this meeting is being held via video and phone conference.

Irina Dziuk, Kane & McKenna, stated that the purpose of the Annual Joint Review Board Meeting is to review the TIF 1 & 2 reports. This meeting is informational only, and no business is going to be transacted today. It was further stated that both reports were sent to the Comptroller's office. The reports are in the format that is dictated by the state. Proceeding with TIF 1, it was started in 1995 and will run through 2030 due to the 12 year extension, whereby it will then expire with final payment in 2031. There are a set of certifications involved with the report. The mayor signs Section 1 indicating that the information within the report is accurate. There is the TIF audit put together by the Village's independent auditor with a compliance letter which indicates that the Village complied with the requirements of the TIF act and their TIF plans. There are certifications from the village attorney and the mayor indicating compliance with the TIF act for the fiscal year.

Irina Dziuk proceeded with the review of the report, including activity within the past 12 months, amendment of the plan (None), new bonds or financial obligations (None.), new agreements or redevelopment agreements and acquisition or disposition of property, revenues and cash receipts received including interest earnings and disbursements. TIF 1 received \$813,445 in cash receipts and \$2,083 in interest during fiscal year 2020. There were expenditures of \$1,058,836 with a final fund balance at the end of the reporting period on April 30, 2020 of \$5,361,076.

Terrence Whitcomb asked for a clarification on the sale of property indicated, which President Podbielniak responded was the property on 147<sup>th</sup> Street where Captain D's is currently under construction. The village has acquired other lots on 147<sup>th</sup> Street which it is also seeking developments for.

TIF 1 review closed at 2:11 P.M.

President Frank Podbielniak opened the review of TIF 2 at 2:11 P.M. and requested reverification of roll call by the clerk. Upon roll call by Clerk Myers there was no change in attendance from the TIF 1 review.

TIF 2 was established in 1999. It concludes in 2022 with final payment in 2023. This is a smaller TIF located adjacent to the intersection of 147<sup>th</sup> Street & Western Avenue. Just as with TIF 1, we have the same certifications from the mayor and attorney along with reports from the auditor. There were no amendments to the TIF and no redevelopment agreements or dispositions of property during the fiscal year. TIF 2 had receipts of \$27,214 and \$48 in interest during the fiscal year, with expenditures totaling \$114,897 and an ending fund balance of \$13,455 for the fiscal year ending April 30, 2020.

Frank Podbielniak moved, seconded by Terrence Whitcomb, to close review of and accept the TIF 1 and TIF 2 reports. All voting members present voted Aye.

A motion was made by Terrence Whitcomb and seconded by Frank Podbielniak to adjourn the TIF Joint Review Board Meeting. All voting members present voted Aye. Meeting adjourned at 2:20 P.M.