

AGENDA
VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING
WEDNESDAY April 6, 2016 6:00P.M.
2020 O'PLAINE ROAD

- 1.0 Call to Order**
- 2.0 Roll Call**
- 3.0 Non Agenda Items and Visitors**
The Village of Green Oaks TIF Committee Allocate Fifteen (15) Minutes At This Time for those Individuals Who Would like the Opportunity to Address the Village
- 4.0 Approve Meeting Minutes**
 - 4.1 December 2, 2015 Minutes (Attachment)
 - 4.2 January 6, 2016 Minutes (Attachment)
- 5.0 Old Business - Review POA (Points of Action) From Last Meeting – Update from person assigned to handle the POA**
- 6.0 Updates on TIF Projects Permits**
 - 6.1 Green Oaks Senior Living
 - 6.2 Sheridan at Green Oaks
 - 6.3 Green Oaks Commons
 - 6.4 Atkinson Road Improvements
- 7.0 Performance of Prior TIF Projects: No action required**
- 8.0 Marketing – TIF District (Attachment)**
- 9.0 TIF Administrator's (Committee Chairman's) Status Report**
 - 9.1 LFPD update
 - 9.2 TIF – Call Log
 - 9.3 March 2016 Budget Report Update – Trustee Milroy (Attachment)
 - 9.4 TIF Redevelopment Plan Update:
 - 9.4a West Rondout Area Drainage Improvements Easement and Engineering
 - 9.4b Baker Road – Private to Public Roadway (Attachment)
 - 9.5 Discuss Project Priorities alternatives from TIF Redevelopment Plan Dated January 18, 2016 (Attachment)
 - 9.6 Inland Update – Rudy
 - 9.7 General Information
 - 9.7a TIF Association
 - 9.7b 2015 Village Audit
- 10.0 New Business**
- 11.0 Next Meeting Date: May 4, 2016**
- 12.0 Adjourn**

The Village of Green Oaks is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting or the facilities are required to contact Village Administrator Elaine Palmer at (847) 362-5363 promptly to allow the Village to make reasonable accommodations for those persons.

VILLAGE OF GREEN OAKS
MINUTES OF THE TIF COMMITTEE MEETING
April 6, 2016

2020 O'PLAINE ROAD

Call to Order: The Meeting was called to Order by Chairperson Muskat at 6:00 PM

Present: Committee Members Bryan Muskat, John Wagener and Pam Milroy were present. Others in attendance included Village Administrator Denis Kafkis, Village Attorney Rudolph Magna, Village Planner Al Maiden, Village Engineer Bill Rickert and TIF Administrator Kenneth Marabella (Marabella Associates, Inc.)

Absent: Richard Glogovsky

Approve last Meeting Minutes: Motion by Wagener seconded Milroy to approve the Minutes from December 2, 2015. Motion approved by voice vote.

Motion by Milroy seconded by Wagener to approve the Minutes from the January 6, 2016 CANCELLED Meeting. Motion approved by voice vote.

Non-Agenda Items and Visitors: There were none.

Old Business/Review POA (Points of Action from Last Meeting-Update from person assigned to handle the POA: NO REPORT

Updates on Projects in the TIF District:

Green Oaks Senior Living- Bill Rickert reported the work on the building is now 35% complete. He further reported that Ben had followed up on Mr. Troppel's comments at a recent Village Board Meeting. Staff is presently reviewing the latest Hilltop Subdivision Plat and Bill will provide comments to SPACECO.

Sheridan At Green Oaks- Bill reported this project is also 35% completed. The IDOT permit on Waukegan Road has not yet been issued.

Green Oaks Commons- Bill reported the first building is now 50% completed.

Atkinson Road- Hilltop is continuing to work out issues with North Chicago. Bill will remind Hilltop they still need to continue submitting their quarterly report to the Village.

Performance of Prior TIF Projects- NO REPORT

Report on Current Marketing Efforts- Ken Marabella provided a copy of a recent article in the Daily North Shore on the progress of both Senior Living projects.

Chairperson/TIF Administrator's Status Report-

Libertyville Fire Protection District- Chairperson Muskat and Attorney Magna provided information on the latest information from the District. Trustees Wegener and Milroy suggested modifications to the methodology and formula provided by the District. Rudy will prepare a response to circulate to the Committee, and after comments, will provide to the LFPD.

TIF Call Log- No new calls in March 2016.

TIF Budget- Trustee Milroy provided her March 2016 report which showed a balance of \$24,497.37 available in the FY 16 TIF Budget. She asked Village Administrator Kafkis to transfer the final \$25,000 from the Village to the TIF account.

Redevelopment Plan Update-

West Rondout Area Drainage Improvements Easement and Engineering- Trustee Wegener reported he is continuing to pursue the required easement in order to undertake the project. Engineering is on hold pending the receipt of the easement. Mr. Wegener asked Bill to provide Rudy whatever information he needs in order to begin preparation of the easement documents (ie, legal description). Mr. Wegener set a target date of July 30, 2016 to obtain the easement. Ken offered the assistance of the Working Group, as this project is the first design and construction scheduled to be undertaken.

Baker Road- Mr. Wegener reported he is making progress obtaining the cooperation of the owners along Baker Road to provide the ROW required to take Baker Road from private to public. He further set September 30, 2016 as the target date to obtain concurrence from the owners. Ken also offer the assistance of the Working Group, as this project is the second project scheduled to be undertaken.

Project Priorities- Ken provided the draft TIF Project Schedule with Possible Prioritization for discussion. This exhibit, prepared by Jeramiah, and shows potential projects and revenues for the life of the TIF, with more specific detail by year for the first ten years. The projects are all of those included in the initial estimated project costs included in the documentation to create the TIF. At Mr. Muskat's request, Ken also provided some thoughts for an alternative draft of projects in the event the first two projects are delayed.

Bill Rickert then reported that while he has the contract to proceed with the West Rondout Area Drainage Improvements Engineering design, it is still in a holding pattern due to the need to resolve one final easement issue.

Inland- Attorney Magna reported that Inland is still proceeding with their planning on their project. They will be updating their KLOA traffic study proposal once their new plan is finalized.

Old Business- NO REPORT

New Business-

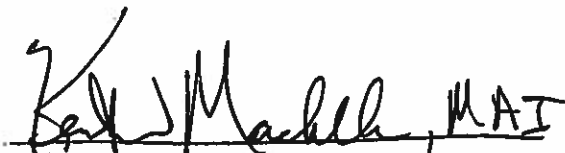
Attorney Magna reported he had spoken to a potential provider of a fiber optics data backbone provider about considering our TIF District as a possible location for a high tech facility.

The next scheduled meeting of the TIF Committee is May 4, 2016

Adjourn- Motion by Milroy, seconded by Wagener to adjourn.

Motion approved by voice vote.

The meeting was adjourned at 7:30pm


TIF Administrator

Approved: May 4, 2016
Page | 2