

AGENDA
VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING
WEDNESDAY May 4, 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 (attachment)**
 - 4.1 April 6, 2016**
- 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 Area Projects**
 - 6.1 Green Oaks Senior Living (attachment)**
 - 6.2 Sheridan at Green Oaks (attachment)**
 - 6.3 Green Oaks Commons**
 - 6.4 Atkinson Road Improvements**
- 7.0 Performance of Prior TIF Projects: No action required**
- 8.0 Marketing**
- 9.0 TIF Administrator's (Committee Chairman's) Status Report**
 - 9.1 LFPD update**
 - 9.2 TIF – Call Log**
 - 9.3 TIF Redevelopment Plan Update:**
 - 9.3a West Rondout Area Drainage Improvements Schedule (attachment)**
 - 9.3b Baker Road Improvements Schedule (attachment)**
 - 9.4 TIF Budget Backup information (attachment)**
 - 9.5 Inland update- Rudy**
 - 9.6 General Information**
- 10.0 New Business**
 - 10.1 Consider recommendation for RHMG Baker Road engineering letter agreement (attachment)**
 - 10.2 Discussion of Meeting date change to 3rd Wednesday prior to the COW**
- 11.0 Next Meeting Date: June 1, 2016 or June 15, 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
May 4, 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 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 Milroy seconded by Wagener to approve the Minutes from April 6, 2016. 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 42% complete. Their construction schedule shows completion in May 2017.

Sheridan At Green Oaks- Bill reported this project is now 45% completed. Their construction schedule shows completion December 2016.

Green Oaks Commons- Bill reported that work on the first building is continuing. Their construction schedule shows completion June 2016.

Atkinson Road- Since we have not received an update, Bill will contact Nancy for an update and a copy of the most current comment letter from North Chicago.

Performance of Prior TIF Projects- NO REPORT

Report on Current Marketing Efforts- NO REPORT

Chairperson/TIF Administrator's Status Report-

Libertyville Fire Protection District- Rudy relayed the Committee's comments from the last meeting regarding depreciation and the "true up." He is awaiting a response.

TIF Call Log- No new calls in April 2016.

TIF Budget- The Committee reviewed the Draft Budget Backup information provided by the Working Group. It provides for \$239,000 of expenses. Revenues, including a loan from the Village in the amount of \$200,000, will balance the proposed Budget.

with a loan from the Village in the amount of \$200,000. Motion Approved with Wagener, Milroy and Muskat voting YES; Glogovsky absent and not voting.

Redevelopment Plan Update-

West Rondout Area Drainage Improvements Easement and Engineering- Chairman Muskat and Ken Marabella reviewed the Schedule with the Committee. All easements (Olson, DCI and Duroweld) and Engineering are anticipated for completion this fall. Construction will depend on funding and should take place in 2017 or 2018.

Motion by Wagener, seconded by Milroy to approve the elements of the West Rondout Drainage schedule. Motion approved on a voice vote.

Baker Road- Chairman Muskat and Ken Marabella reviewed the Baker Road Schedule with the Committee. Phase 1 of the Schedule takes the Village through the acquisition of the land dedications for Baker Road and Conceptual engineering. These tasks are anticipated to be completed by April-June, 2017. Final engineering and the beginning of construction will depend on funding, but will probably not occur until 2019.

Motion by Wagener, seconded by Milroy to approve the elements of the Baker Road Area Improvements schedule. Motion approved on a voice vote.

Project Priorities- NO REPORT

Inland- Attorney Magna reported he has had several conversations with their attorney. He is expecting an update from him shortly.

Old Business- NO REPORT

New Business-

Attorney Magna reported he has read that a School Association has suggested state-wide changes to the TIF legislation that would give JRBs more authority, and possibly prohibit extensions of the twenty three year time period for TIFs.

Mr. Magna continues to speak 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.

Al Maiden reported his firm has hired a new planner who has TIF experience and will be available to assist the Village as needed.

The Committee discussed the pros and cons of changing their meeting schedule. It was determined that the TIF Committee Schedule would remain the same. However, the Working Group may consider changing their schedule to the second Tuesdays.

The next scheduled meeting of the TIF Committee is June 1, 2016

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

Motion approved by voice vote.

The meeting was adjourned at 9:00pm

TIF Administrator:

[Handwritten signature: Keith J. Marshall MAT]

Approved: June 1, 2016