

AGENDA
VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING
WEDNESDAY May 17, 2017 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 April 19, 2017 (Attachment)**
MOTION to approve the Minutes.
- 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 Update – Bill**
 - 6.2 The Sheridan Update – Bill**
 - 6.3 Green Oaks Retail (Commons) Update – Rudy/Ken**
 - 6.4 TIF Area Non-Conforming Properties Inventory Update – Al**
- 7.0 Performance of Prior TIF Projects: No action required**
- 8.0 Marketing**
- 9.0 TIF Administrator's (Committee Chairperson's) Status Report**
 - 9.1 RFPD Update – Rudy**
 - 9.2 TIF – Call Log / Correspondence – Ken**
 - 9.3 TIF Redevelopment Plan Update:**
 - 9.3a West Rondout Area Drainage Improvements Easements Update/Schedule 2017- (Attachment)**
 - 9.3a1 Olson, PCI Update – Bill**
 - 9.3b Baker Road Improvements – ROW Update/Schedule 2017 – Bill (Attachment)**
 - 9.3c Project Priorities Schedule – Update Discussion (Attachment)**

Agenda
TIF Committee Meeting
May 17, 2017
Page 2

9.4 TIF Finance Report – Pam

9.4a FY 18 Draft Budget Back-Up (Attachment)

9.5 Inland Update – Rudy

9.6 Knollwood Sign Relocation Status – Bill

10.0 New Business

11.0 Next Meeting Date: June 21, 2017

12.0 Adjourn
MOTION to 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 Denise Kafkis 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 17, 2017**

2020 O'PLAINE ROAD

Call to Order: The Meeting was called to Order by Chairperson Muskat at 6:15 PM

Present: Committee Members Muskat, Wagener, Glogovsky (arrived 6:30pm), and Milroy were present. Others in attendance included Village Attorney Rudolph Magna, Village Planner Al Maiden, Village Engineer Bill Rickert, Ben Metzler (RHMG) and TIF Administrator Kenneth Marabella (Marabella Associates, Inc.)

Absent: None

Approve last Meeting Minutes: Motion by Milroy, seconded by Wagener to approve the April 19, 2017 minutes. Approved by voice vote. (Glogovsky absent)

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: See individual items below.

Updates on Projects in the TIF District:

Green Oaks Senior Living- Bill Rickert reported work is continuing on the entrance and paved areas. No work yet on the garages. Bill expects them to request occupancy of the overall project by the end of June. Rudy reported the Tropple property sale to Spectrum is now in Court. He said the Village should have access to the final title information once it is available.

Sheridan At Green Oaks- Bill reported the Ribbon cutting is May 24. The landscaping is proceeding. The independent living section is being occupied.

Green Oaks Commons- Ken reported we are still waiting for additional information from the petitioner.

Performance of Prior TIF Projects- NO REPORT

Report on Current Marketing Efforts- Chairperson Muskat reported the Village Board would be considering the new signs this month.

Non-Conforming properties/uses in the TIF District- The Working Group will discuss this report at their next meeting.

Chairperson/TIF Administrator's Status Report-

Rockland Fire Protection District- Rudy reported that we have the Template for the next Agreement when it is needed. Rudy also reported he is following proposed legislation in Springfield related to TIFs.

TIF Call Log- Ken reported there have been no new calls.

Redevelopment Plan Update.

West Rondout Area Drainage Improvements Easement and Engineering- John reported Mr. Olson has been working with his attorney on the easement for his property. We should have more news at our next meeting. There was no news on PCI. The Project Schedule will be updated this summer.

Baker Road- The Project Schedule will be updated this summer.

Project Priorities- - Ken presented the Projected Tax Revenues for life of the TIF, recently updated by Jeramiah to include the latest revenues from Lake County to be received this summer, in FY 18.

Ken also presented the updated Draft Project Priorities he and Jeramiah have prepared. The document has been reformatted for ease of reading. Some detail is provided for the next five years (and will be provided an annual rolling basis hereafter), with the balance of the Priorities being identified over the balance of the TIF by name, responsible party, cost, TIF Incremental Revenue, and fund difference.

For the next five years, the Committee decided to continue to identify the West Rondout Drainage Project as the highest priority, with Baker Road Design and construction for associated projects being second. Also, identified as a second priority, will be the Intersection Design Study (IDS) and engineering for the Bradley/Rt 176 Intersection, and Engineering for the Bradley Road extension along the east side of the Inland property. The third Priority will be construction of the Bradley Road Extension along the Inland Property, along with the Bradley Rd/Rt 176 Intersection Improvements. Expenses were also identified for TIF Loan repayment, capital ambulance reimbursement, TIF Management costs, and a Façade/Site Improvement program. Ken will work with Bill and Jeramiah to finalize the Draft for Committee and Board consideration.

Finance Report- Pam provided the April 2017 financial reports. Ken also presented the draft Budget Back up information for the FY 18 TIF Budget. This information has been presented to the Working Group and Trustee Milroy. The Committee decided to add \$45,000 for new business area signs. Three signs were identified at Laurel, Baker and Nagel. The revised total TIF Budget for FY 18 is \$298,115. This Budget includes a proposed loan from the Village of \$109,659. The Committee concurred with this revision. Ken will revise the handout and provide to Bryan and Pam for discussion at the Village Budget Meeting.

Inland Update- No news from Inland or the potential user.

Knollwood Sign- No report.

Old Business- NONE

New Business-

The next scheduled meeting of the TIF Committee is Wednesday May 17, 2017.

Next Meeting Date: June 21, 2017

Adjourn- Motion by Milroy seconded by Wegener to adjourn.

Motion approved by voice vote.

The meeting was adjourned at 7:25 pm.

APPROVED: July 19, 2017

TIF ADMINISTRATOR:

Marbella Associates, Inc
Ken Marabella
(Kenneth Marabella)