

AGENDA
VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING
WEDNESDAY June 1, 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 May 4, 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**
 - 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**
- 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)**
 - 9.3c Baker Road Engineering Update**
 - 9.4 TIF Budget Back Up – Revised (attachment)**
 - 9.5 Inland Update- Rudy**
 - 9.6 General Information**
 - 9.7 RHMG Letter TIF District GIS (attachment)**
 - 9.8 2015 Tax Increment Allocation (attachment)**
- 10.0 New Business**
 - 10.1 TIF Audit Status**
- 11.0 Next Meeting Date: July 6, 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
June 1, 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, Rich Glogovsky 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: None

Approve last Meeting Minutes: Motion by Wagener seconded by Milroy to approve the Minutes from May 4, 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 proceeding. Their construction schedule shows completion in May 2017.

Sheridan At Green Oaks- Bill reported this project is now 50% complete. Their construction schedule shows completion December 2016.

Green Oaks Commons- Bill reported that work on the first building is at 75% completion. Their construction schedule shows completion this month, June 2016.

Atkinson Road- Bill received an email yesterday from the Engineer in North Chicago confirming they have approved the improvements as of May 26, 2016. He will check to see when the permit for the work will be issued.

Bill also reported the Hilltop Subdivision Plat is expected to go before the Green Oaks Plan Commission next week.

Trustee Wagener noted the Knollwood sign is located in front of the Sheridan project. Chairperson Muskat will ask Denise to contact Knollwood representatives and offer assistance in having the sign relocated.

Performance of Prior TIF Projects- NO REPORT

Report on Current Marketing Efforts- Attorney Magna suggested the recent Gun Club search for a site in Green Oaks should be referred to property in the TIF District on the Inland Property. Bryan will contact them. Bryan also suggested the Group review the Hilltop sign package for conformity with the

Special Use and to see if the name "Village of Green Oaks" is included somewhere. Al and Rudy will review.

Chairperson/TIF Administrator's Status Report-

Libertyville Fire Protection District- Rudy reported he has contacted the LFPD and suggested two dates in July for a meeting. The two main items to be resolved are to (1) assure the "true up" includes actual numbers for costs and calls, and (2) that the LFPD can demonstrate a direct correlation between their expenses and the capital cost of an ambulance on a per call basis.

TIF Call Log- No new calls in May 2016.

TIF Budget- The Committee reviewed the Draft Budget information provided by Pam and Ken.

Motion by Wagener seconded by Millroy to recommend a TIF Budget to the Village Board in the amount of \$241,865, including a loan of \$190,000 from the Village. Motion Approved with Wagener, Milroy, Muskat and Glogovsky voting YES.

Redevelopment Plan Update-

West Rondout Area Drainage Improvements Easement and Engineering- Chairman Muskat and Ken Marabella reviewed the Schedule with the Committee. The project is on schedule. Construction will depend on funding and should take place in 2017 or 2018.

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. The Project is on schedule. Bill reported field surveying is the next step. Final engineering and the beginning of construction will depend on funding, but will probably not occur until 2019.

Project Priorities- NO REPORT

Inland- Attorney Magna reported the Group met with Inland last week and discussed scope of uses. Inland will refine the list per the meeting. Inland said the costs for the public improvements are coming in far greater than originally estimated and said they may be applying for TIF assistance.

GIS Map Letter- Ken and Bill discussed the RHMG GIS work for FY 17. \$2000 will be included in the Budget for this work.

Tax Increment Allocation from Lake County- Pam and Ken reported the TIF District will receive a Tax Increment of \$28,159.14 for tax year 2015.

Old Business- NO REPORT

New Business- Ken met with the Auditor to confirm the Audit of the TIF revenues and expenses would be handled as part of the regular Village Audit, that we would have it time for the JRB meeting and filing with the Comptroller's Office. The Auditor will file the report just as they do the regular Village Financial Report.

The next scheduled meeting of the TIF Committee is Wednesday July 6, 2016

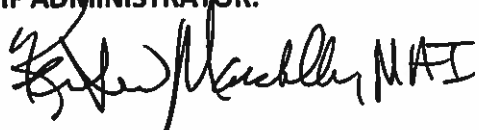
Adjourn- Motion by Glogovsky seconded by Wagener to adjourn.

Motion approved by voice vote.

The meeting was adjourned at 7:28pm

APPROVED: July 6, 2016

TIF ADMINISTRATOR:

A handwritten signature in black ink, appearing to read "Kenneth Marabella NAFI". The signature is written in a cursive style with some capital letters.

(Kenneth Marabella)