

**AGENDA
VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING
WEDNESDAY, JULY 1, 2015
2020 O'PLAINE ROAD
6:00 P.M.**

- 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 from April 15, 2015**
- 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 Spectrum
 - 6.2 Hilltop
 - 6.3 Hilltop Commercial
- 7.0 Performance of Prior TIF Projects: No action required**
- 8.0 General Discussion Relative to Marketing TIF District**
 - 8.1 Website Updates
 - 8.2 Update Village Hall Maps
 - 8.3 Ground Breaking for Hilltop and Spectrum
 - 8.4 Marketing Plan
- 9.0 TIF Administrator's (Committee Chairman's) Status Report**
 - 9.1 Libertyville Fire Protection District letter
 - 9.2 TIF – Call Log
 - 9.3 Budget Status
 - 9.4 TIF Redevelopment Plan Update:
 - 9.4 A. Suggest proposal for West Rondout Area Drainage Improvements Engineering from RHMG
 - 9.4 B. Suggest proposal for Façade Improvement Program from Rolf Campbell
 - 9.5 Filing Annual TIF Report with IL Comptroller Office
 - 9.6 Annual JRB Meeting
- 11.0 New Business**
- 12.0 Next Meeting Date: August 5th, 2015**
- 13.0 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
July 1, 2015

2020 O'PLAINE ROAD

Call to Order: The Meeting was called to Order by Chairperson Muskat at 6:10 PM

Present: Committee Members Bryan Muskat, Richard Glogovsky and John Wagener were present. Others in attendance included Village Attorney Rudolph Magna, Village Engineer William Rickert, Village Planner Jeremiah Yeksavich, and TIF Administrator Kenneth Marabella (Marabella Associates, Inc.)

Absent: Trustee Pam Milroy

Approve last Meeting Minutes: Motion by Wagener seconded by Glogovsky to approve the Minutes from April 15, 2015. Motion approved 3 ayes, (Wagener, Glogovsky, Muskat), 0 nays, 1 Absent (Milroy)

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:

Spectrum Senior Living- Permit is very close to being issued. Ben explained they want the permit issued in two, one for building and one for watershed development. The consensus of the Committee was for Ben to try and issue just one permit for both. However, if they insist, issuing two permits would be OK, provided all other Agency applications have been filed. Ben also reported the total fees for both Village permits will be well over \$300,000. Trustee Glogovsky reported he will be discussing a Resolution with the Village Board regarding an engineering escrow for this and future projects.

Hilltop Senior Living- the LFD is performing the Fire review. Engineering is waiting for a resubmittal. It anticipated that it will still be some weeks before the Building Permit is issued.

Hilltop Commercial- Plans for a 14,000 square foot building have been submitted for review.

Current Pending TIF Assistance Applications – Status Report NO REPORT

New TIF Assistance Applications Since Last Meeting – Executive Summary From TIF Administrator NO REPORT

Pending Payouts of Committed TIF Assistance: Per Redevelopment Project NO REPORT

Redevelopment Municipal Project Obligations- NO REPORT

Qualified TIF Administrative Expense- Mr. Marabella reported that a total of \$16,465.81 was paid in May and June, 2015 for Administrative Expenses.

RDA Drafts for Review- NO REPORT

Board Action Required Before next TIF Committee Meeting

Performance of Prior TIF Projects- NO REPORT

Report on Current Marketing Efforts- Ben's work on the Mango Maps at now up on the Village website. Jeramiah has completed a Q&A for TIF Districts which should be posted on the Village Website this month.

Ken is in contact with both Spectrum and Hilltop to see if we can schedule groundbreaking. These could potentially provide good exposure and publicity for both of these projects, as well as the Village and the TIF Project. Representatives from both projects indicated that August should be a good month for the groundbreakings.

Other than continuing to add to the Village website, the Committee determined that no further efforts were needed at this time toward the development of a Marketing Plan.

Chairperson/TIF Administrator's Status Report-

Ken reported that Bryan, Rudy, Jeramiah and he met with the LFPD regarding their letter and potential project impacts to their district. The meeting was amicable and informative to each party. More research is needed in an effort to determine the extent of any specific impact. A second meeting has been scheduled in August.

Ken also reported that we are tentatively planning to submit the annual TIF Report to the II Comptroller's office in August/September, depending on the Village Audit. The Annual JRB Meeting will probably be scheduled in September.

Old Business- NO REPORT

New Business- NO REPORT

The next scheduled meeting of the TIF Committee is August 5, 2015

Adjourn- Motion by Member Glogovsky, seconded by Wagener to adjourn. Motion passed on a voice vote. Meeting was adjourned at 7:25 PM

Approved August 5, 2015
Zander Masabla, MAI, TIF Administrator