

AGENDA
VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING
WEDNESDAY July 19, 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 May 17, 2017 (Attachment)
June 21, 2017 Meeting Canceled
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)

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9.4 TIF Finance Report - Pam

9.4a FY 18 Draft Revised Budget (Attachment)

9.4b Jeramiah's TIF Increment Updates - June 28, 2017

9.5 Inland Update □ Rudy

9.6 Knollwood Sign Relocation Status - Bill

10.0 New Business

11.0 Next Meeting Date: August 16, 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
July 19, 2017

2020 O'PLAINE ROAD

Call to Order: The Meeting was called to Order by Chairperson Muskat at 6:0 PM

Present: Committee Members Muskat, Wagener, Glogovsky, and Milroy were present. Others in attendance included Village Attorney Rudolph Magna, Village Planner Al Maiden and Chris Heinen, 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 May 17, 2017 minutes. 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: See individual items below.

Updates on Projects in the TIF District:

Green Oaks Senior Living- Bill Rickert reported a CO was issued June 30, 2017, and people are moving into the offices. There is no work yet on the garages. The sales trailer should be removed within 30 days.

Sheridan At Green Oaks- Bill reported residents are continuing to move in the facility. There were no flooding issues are either facility.

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- Rudy has provided a link to Volo's marketing plan as an example of what some other Communities are doing.

Non-Conforming properties/uses in the TIF District- Tal and Chris presented the final Non-Conforming Report on the TIF District to the Committee. An additional link will be provided to the Village, with interactive capabilities for ease of review and/or search of the document. The report appears quite comprehensive. Additional discussion will take place regarding a plan to implement and pursue the findings of the Report. Chairperson Muskat asked Al to provide a proposal to address Ordinance amendments that may be necessary to address inconsistencies in current Village Ordinances.

Chairperson/TIF Administrator's Status Report- Ken reported the Working Group would be working on a short TIF Status report regarding projects and future revenues.

Libertyville Fire Protection District- Rudy distributed a draft of an IGA prepared by the District for the Sheridan, now that that property is included in their District. The Working Group will be reviewing the IGA at their next meeting and report to the TIF Committee.

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

Redevelopment Plan Update.

West Rondout Area Drainage Improvements Easement and Engineering- John reported Gordon Long will be meeting Mr. Olson in the next week in hopes of obtaining the signed copy of his Easement. At the urging of the Committee, Rudy and Bill are planning a conference call with the Attorney for PCI in order to again document and explain the need for the easement. They will also explain Village options.

Baker Road- Trustee Wagener reported he has the forms, the list of owners, and the preliminary engineering to pursue options for the property owners in this area.

Project Priorities- - Ken reported there will be additional discussion in upcoming meetings.

Finance Report- Trustee Milroy and Ken provided the final FY 18 TIF Budget. This information has been presented to the Working Group and Trustee Milroy. The revised total TIF Budget for FY 18 is \$302,315. This Budget includes a proposed loan from the Village of \$110,000. The Committee concurred with this revision. It was noted that Rudy has previously provided his opinion regarding Staff Reimbursement.

The Committee also reviewed the latest TIF Tax Revenue estimates dated June 28, 2017 prepared by Jeremiah as a result of information provided by the Libertyville Township Assessor Peggy Freese. Significant revenues will be received beginning in FY 19.

Inland Update- Ken reported he is contacted David Howath regarding a meeting to discuss the extension of Bradley Rd and intersection improvements, along with an update on the Inland escrow. He expects to hear back shortly. There was a discussion on what may be needed to pursue the design of the intersection improvement.

Motion by Milroy, seconded by Wegener to have Rezek prepare a diagram and legal description of any Inland property needed for the intersection improvement. AYES Milroy, Wagener, Glogovsky, Muskat NO None Motion APPROVED.

Knollwood Sign- This project is now in the hands of the HOA, and will be removed from the Agenda.

Old Business- NONE

New Business- None

Next Meeting Date: AUGUST 16, 2017 6 PM

Adjourn- Motion by Glogovsky seconded by Wagener to adjourn.

Motion approved by voice vote.

The meeting was adjourned at 7:30 pm.

Approved August 16, 2017

A handwritten signature in blue ink, appearing to read "Kenneth Marabella". The signature is fluid and cursive, with the first name "Kenneth" and last name "Marabella" clearly distinguishable.

Marabella Associate, Inc.

Kenneth Marabella, President

TIF Administrator