

AGENDA
VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING
WEDNESDAY August 16, 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 July 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- Bryan and Ken (Attachment)**
 - 9.1 LFPD Agreement Update-Rudy (Attachment) (Final Version to be provided at meeting)**
 - 9.1a Motion to Recommend Approval of the LFPD Covering the Sheridan Property**
 - 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)**

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9.3c Project Priorities Schedule-Update Discussion (Attachment)

9.4 TIF Finance Report

9.4a Jeramiah's TIF Increment Updates-June 28, 2017 (Attachment)

9.5 Inland Update-Rudy

10.0 New Business

11.0 Next Meeting Date: September 20, 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
August 16, 2017

2020 O'PLAINE ROAD

Call to Order: The Meeting was called to Order by Chairperson Muskat at 6:00 PM

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

Absent: None

Approve last Meeting Minutes: Motion by Wagener, seconded by Milroy to approve the July 19, 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: None

Updates on Projects in the TIF District:

Green Oaks Senior Living- Bill Rickert reported the need for NO THRU TRAFFIC on Rockland Road so people would stop trying to drive thru the Cul Du Sac. The garbage that had been placed on private property at the entrance to the project was removed, but then replaced. Spectrum is hiring an attorney to resolve the issue. Ken reported that a Ribbon Cutting is scheduled for October 19 at 3pm. Open Houses will be held this weekend.

Sheridan At Green Oaks- Bill and Bryan reported they are working on completing the Village sign that will be placed in the Village easement in the next few months. Ken said the Village is anticipating the submission of final costs from the owner to begin the final steps in confirming the eligible expenses process consistent with the RDA.

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- Bill and Bryan are working on the new sign at Atkinson and Waukegan, in the Village easement area.

Non-Conforming properties/uses in the TIF District- Al sent Chairperson Muskat a proposal for Ordinance Amendments recommended in the Non-Conforming Study. Additional discussion will take place regarding a plan to implement and pursue other findings in the Report.

Chairperson/TIF Administrator's Status Report- Ken presented his memo dated August 2, 2017 which highlighted TIF accomplishments over the past three years, and raised awareness of the more than \$9,000,000 anticipated in the next five years from Tax Increment. He also pointed out that we are now running behind schedule in securing the easements and options for the West Rondout and Baker Road projects. Several pictures were reviewed that indicated Baker Road issues regarding parking, setbacks,

and code violations that will need to be discussed with the owners and Village Board prior to coming to a conclusion on how to process with this project. Bill's office has prepared more detailed exhibits to highlight the issues. He was asked to stake the area prior the future meetings that John will be having with the owners to make sure everyone understands how the project will look and affect the properties.

Libertyville Fire Protection District- Rudy distributed the anticipated final draft of an IGA prepared by the District for the Sheridan, now that that property is included in their District. It closely follows the previous agreement on the Spectrum property. The Working Group recommends approval of the Agreement to the TIF Committee.

MOTION by Milroy, seconded by Wagener to recommend approval of the LFPD Agreement covering the Sheridan Property to the Village Board. **MOTION APPROVED** by voice vote.

TIF Call Log- Ken reported there have been two phone conversations with David Horwath of Inland to set up a meeting.

Redevelopment Plan Update.

West Rondout Area Drainage Improvements Easement and Engineering- John and Bill said they would be following up with Mr. Olson in the next week in hopes of obtaining the signed copy of his Easement. There has been no news from PCI. Ken reinforced the earlier discussion that we must re-double our efforts to pursue the easement. This project is anticipated to begin in FY 19, which begins in nine months.

Baker Road- Trustee Wagener reported expects to contact owners very soon. Bill will stake out the ROWs prior to his meetings to physically identify the proposed ROW. If this project is to move ahead, Ken noted the final engineering for this project should also begin in FY 19.

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

Finance Report- Ken reported he spoke to Libertyville Township Assessor Peggy Freese and learned the overall increase in Township-wide assessments, without counting new construction, averages 5.47%. Jeremiah will revise the Tax Increment estimates.

Inland Update- Ken also reported the Working Group will be meeting soon with Inland representatives to discuss the Bradley Road extension, the intersection improvement, and specific issues with the Inland site. Bill has prepared the diagram and legal descriptions needed for the anticipated roadwork, per the Committee's direction.

Old Business- None

New Business- Rudy distributed a memo dated August 16, 2017, requested by Ken, regarding Commitment and Utilization of TIF Incremental Revenues or Refunding Revenues Back to Taxing Districts. The memo is directed to explain "...the legally sufficient level of commitment of the incremental revenues in order to avoid all or a portion of those revenues becoming Surplus Revenues..." Rudy explains the estimates we have generated regarding revenues and expenditures, the relevant statutes, and identifies the minimum actions needed to "commit" to TIF projects. The actions he recommends to the Village include... 1) Budget of project preliminary steps, 2) Consideration of formal commitment to project by Resolution of the Village Board and 3) When available, estimated project

costs and deadlines, 4) Have alternate projects designated so if a project blows up, the committee funds can be seamlessly committed to the alternate project, and 5) Establish a reasonable reserve for each project..."

Next Meeting Date: September 20, 2017 6 PM

Adjourn- Motion by Glogovsky seconded by Muskat to adjourn.

Motion approved by voice vote.

The meeting was adjourned at 7:27 pm.

Approved September 20, 2017

A handwritten signature in black ink, appearing to read "Ken Marabella", written over a horizontal line.

Marabella Associates, Inc.

Kenneth Marabella, President

TIF Administrator