

AGENDA
VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING
WEDNESDAY, November 16, 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 September 7, 2016
 - 4.2 October 2016 Meeting Cancelled
- 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- Bill
 - 6.2 Sheridan at Green Oaks- Bill
 - 6.2a Lift Station Update (Attachment)
 - 6.3 Green Oaks Commons- Bill
 - 6.5 GO Commons/Retail incomplete TIF Application status (Attachment)
 - 6.4 Waukegan Road and Atkinson Road Improvements- Bill
 - 6.5 TIF Area Non-Conforming Properties Inventory- Al
- 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- Rudy
 - 9.2 TIF – Call Log / Correspondence- Ken
 - 9.3 TIF Redevelopment Plan Update:
 - 9.3a West Rondout Area Drainage Improvements Easements Update - Bill
 - 9.3b Baker Road Improvements – Easement Update - Bill
 - 9.3c Baker Road Engineering Update- Bill
 - 9.4 TIF Finance Report
 - 9.4a Projected Incremental EAVs and Tax Revenues Update – Jeramiah (Attachment)
 - 9.4b Motion to Recommend to the Village Board the Transfer of \$2,815.92 to the Incremental Tax Revenue Account from the Village General Corporate Fund for the 10% Village Match (Attachment)
 - 9.5 Inland Update- Rudy
 - 9.6 Project Priorities
 - 9.6a IDOT Meeting Update Re: Add Lanes on Rt 176 – Bill
 - 9.7 Knollwood Sign Relocation Status- Bill

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10.0 New Business

11.0 Next Meeting Date: December 21, 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 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
November 16, 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 and Rich Glogovsky 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: Pam Milroy

Approve last Meeting Minutes: Motion by Glogovsky seconded by Wagener to approve the Minutes from September 7, 2016. Motion approved by voice vote (Milroy absent)

Note: The October 2016 was cancelled.

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 that both interior and exterior are coming along nicely. The owners project occupancy in May 2017, and are currently running ads for customers.

Bill then explained the lift station issue. RHMG has responded to a memo from Cross Engineering dated October 3, 2016 relative to the work required and the associated costs for the lift station, by contacting Lake County Public Works Department. Through those discussions, it was determined there would be a substantial savings to the owner if LCPW performed the construction, with the owner (Spectrum) providing the pumps and guiderails, and LCPW providing the control panels and SCADA system, as they have for other Village lift stations. Bill recommended that the Village have LCPW install the pumps and guiderails, including bypass pumping, as well as fabrication, installation, and wiring connections of the control panel with SCADA interface. Spectrum will provide the funding for the LCPW department work through a \$55,000 escrow with the Village. Rudy suggested a letter agreement with Spectrum, and to receive the escrow payment prior to beginning the work. The Committee will recommend this approach to the Village Board for the work and payment through the escrow.

Sheridan At Green Oaks- Bill reported the contractor anticipates occupancy in March of 2017. The majority of the work to be performed is interior work. He also reported the Subdivision Plat is still being reviewed by IDOT. Rudy reminded all that no occupancy can be issued without the Plat being executed.

Green Oaks Commons- Bill also reported the first commercial building is completed.

Ken announced the Village has received the TIF Pre Application from Mr. Zisook, to be attached to the TIF Application he previously submitted for the Green Oaks Retail/Commercial project at Atkinson and Waukegan Roads. As the Developer's Escrow Agreement and check have also been submitted, the TIF

Committee concurred that the Working Group can now begin the review process. Ken has distributed both the Pre App and Application to the Working Group, and they will begin their review.

Atkinson Road- Bill reported work on the Atkinson Road improvements should be completed this month.

Performance of Prior TIF Projects- NO REPORT

Report on Current Marketing Efforts- Bryan reported he continues to work with the vendor for the sign at Atkinson and Waukegan Roads.

Non-Conforming properties/uses in the TIF District- Al reported a draft of the project report will be submitted to Ken and Rudy in the next couple of weeks.

Chairperson/TIF Administrator's Status Report-

Libertyville Fire Protection District- Rudy reported we are still waiting for the latest draft of the Agreement from the District. He also reported that his research concluded that the municipal accounting guidelines, GASB 34, do identify vehicles as capitol expenses.

TIF Call Log- No calls were reported.

TIF Finance Report- Ken attached tax rate information for the TIF District, along with EAV information updated October 10 and 11 by RCCAI for the Committee's information.

Ken also provided the Committee with a request for the Committee to recommend to the Village Board, a transfer of \$2815.92 from the Village General Corporate Fund (10% of the tax increment received by the Village for the TIF Fund as estimated by the County, 10% x \$28,159.15) to the Village TIF Incremental Tax Fund as the Village's annual 10% contribution. The Committee will recommend this to the Village Board. The transfer must be completed before the end of the December.

Inland Update- Rudy reported he had been contacted by Inland's attorney asking about having a subdivision plat approved for the property. Rudy explained what would be required, especially related to users of the site and improvements. Inland's attorney then expressed their concern about rising project costs due to public infrastructure improvements being requested, and soils issues on site. During the Committee discussion, there appeared to be some interest in possibly exploring some TIF participation, should the expenses that are creating concern, be found to be TIF eligible. Rudy will suggest they send us information relative to any such request.

Redevelopment Plan Update-

West Rondout Area Drainage Improvements Easement and Engineering- Bill reported that Phil Smith spoke to Bill Olson today about getting together on Saturday to obtain final signature documents for his easement. Duroweld is still awaiting a lien release from their financial institution. With regard to PCI, ATT has not been able to locate the fiber optics service line into their building, as there are no as-builts for this line. Bill was authorized by the Committee to continue "potholing" activities by Lake County at a not to exceed cost of \$1400 to see if the line can be located in this manner.

Baker Road- Bill noted their work on this phase of the project is on hold pending action on ROW dedications. John Wagener reported he has spoken to Gordie Long and is making some progress. Bill will provide John with five more copies of the drawings for other owners along Baker Road. While no construction work may be undertaken on this roadway until about 2020 (assuming all work on a cash basis), Rudy advises it is best to obtain the dedications/easements as soon as possible in order to assure they are in place, and to proceed with engineering.

Project Priorities- Bill reported he spoke to Bruce Christianson of LCDOT regarding the possibility of any state or county funding would be available for adding a third and or fourth lane to Rt 176 from the Village boundaries on the east to the Inland property on the west. Mr. Christianson confirmed the possibility of the Economic Development Program Fund from IDOT as a possibility. Bill was directed to work with Mr. Christianson to set up a meeting with IDOT and Village officials.

Project Priorities- Bill reported that a meeting with Programming Director Bryan Carlson of IDOT is being set up by Bruce Christianson of LCDOT to discuss how to have a 3rd and/or 4th lane along Rt 176 added to IDOT's multi-year programming. It is anticipated the Village will be represented at that meeting by some combination of Bryan, Bill, Denise and Ken.

Knollwood Sign- Bill will speak to Denise about setting up a meeting with the Knollwood representatives to discuss sign placement south of Muir Avenue.

Old Business- NONE

New Business-

The next scheduled meeting of the TIF Committee is Wednesday December 21, 2016

Adjourn- Motion by Wagener seconded by Glogovsky to adjourn.

Motion approved by voice vote.

The meeting was adjourned at 7:25 pm

APPROVED: December 21, 2016

TIF ADMINISTRATOR:



(Kenneth Marabella)