

AGENDA
VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING
WEDNESDAY, NOVEMBER 19, 2014
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 Last Meeting's Minutes**
- 5.0 Review POA (Points of Action) From Last Meeting – Update from person assigned to handle the POA**
- 6.0 Updates on TIF Projects:**
 - 6.1 Current Pending TIF Assistance Applications – Status Report**
 - 6.2 New TIF Assistance Applications Since Last Meeting – Executive Summary From TIF Administrator**
 - 6.3 Pending Payouts of:**
 - i. Committed TIF Assistance: Per Redevelopment Project**
 - ii. Redevelopment Municipal Project Obligations**
 - iii. Qualified TIF Administrative Expenses**
 - 6.4 RDA Drafts for Review**
 - 6.5 Board Action Required Before next TIF Committee Meeting**
- 7.0 Performance of Prior TIF Projects**
- 8.0 Report On Current Marketing Efforts**
- 9.0 TIF Administrator's Status Report**
- 10.0 Old Business**
- 11.0 New Business**
 - 11.1 Recommendation to Village Board to Approve TIF Pre-Application Form & Process**
- 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
HELD ON NOVEMBER 19, 2014 AT 6:00 P.M.
2020 O'PLAINE ROAD**

Call to Order: The Meeting was called to Order by Chairperson Dorsey at 6PM.

Present: Chairperson Dennis Dorsey, Committee Members Richard Glogovsky, Pamela Milroy, and John Wagener- others in attendance included Mayor Bernard Wysocki, Plan Commission Chairperson Bryan Muskat, Village Administrator Elaine Palmer, Village Attorney Rudolph Magna, Village Engineer William Rickert, Village Planners Al Maiden and Jeramiah Yeksavich, and Consultant Kenneth Marabella

Absent: none

Approve Last Meeting's Minutes: There were none as this was the first meeting.

Non-Agenda Items and Visitors: There were no items. There were no visitor comments.

Review POA (Points of Action From Last Meeting-Update from person assigned to handle the POA:
There were none.

Updates on TIF Projects:

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- NO REPORT

RDA Drafts for Review- NO REPORT

Board Action Required Before next TIF Committee Meeting- Chairperson Dorsey explained the need for Village Board action to approve the TIF Pre-Application Form and Process. There was a consensus to recommend Village Board approval.

Performance of Prior TIF Projects- NO REPORT

Report on Current Marketing Efforts- NO REPORT

TIF Administrator's Status Report- NO REPORT

Old Business- NO REPORT

New Business- Chairperson Dorsey welcomed all to the first meeting of the TIF Committee. In his introduction, he explained the purpose and background of the Committee. The purpose of this evening's meeting was to bring everyone up to speed, and encouraged all to become engaged in this exciting new Village activity.

Chairperson Dorsey then asked Mr. Marabella to explain the past activities of the TIF Working Group. Mr. Marabella provided some history of the Working Group and the current status of items they follow on their weekly agendas. Most of their items will now be incorporated into the TIF Committee.

Chairperson Dorsey then asked Mr. Yeksavich to provide additional perspective on the Working Group and Committee, and to discuss the Pre-Application Package for TIF projects. Mr. Yeksavich explained the TIF Committee would be advising the Village Board on "all things TIF." He then explained the Pre Application Process in detail. He said the Working Group would be the "information gatherers," and would anticipate the Village would receive about 2-3 applications per year. There are presently 156 PINS in the TIF area.

The Committee members then asked several questions. Attorney Magna responded to several regarding the County's process of "blending" TIF revenues, which he said needs to be addressed.

Committee Member Milroy explained a recent meeting with Chairperson Dorsey and staff regarding setting up a method to track TIF properties by PIN, EAV, and taxes.

Mr. Magna discussed the need for an outside Auditor for TIF funds once revenues in the TIF exceed \$100,000. Member Milroy will be discussing this with present Village Auditors for recommendations.

Chairperson Dorsey said at the next Committee Meeting the Committee will be discussing, among other items, the staff needs, roles, and responsibilities.

The next meeting will be Wednesday, December 3, at 6PM.

Adjourn- Upon motion by Member Wegener, seconded by Member Glogovsky, the meeting was adjourned at 7:25 PM.

Approved December 3, 2014

Kenneth Marshall, MAI, TIF Coordinator