



Village of Green Oaks

2020 O'Plaine Road • Green Oaks, IL 60048 • (847)362-5363 • Fax (847)362-5375

**AGENDA
VILLAGE OF GREEN OAKS
TIF COMMITTEE
December 19, 2018 6:00P.M.
2020 O'PLAINE ROAD**

1.0 Call to Order

2.0 Roll Call Trustees Muskat, Wagener, Glogovsky, Milroy

2.1 Mayor Bernard Wysocki- Comments

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 TIF Committee

4.0 Approve Meeting Minutes (Attachment)

4.1 MOTION to approve Minutes from the November 28, 2018 TIF Committee Meeting

5.0 Updates on TIF Area Projects

5.1 Baker Road Status- Bryan

5.1a Draft Letter to Baker Road Owners Discussion

5.1b Revised TIF Project Priorities (Attachment)

MOTION to approve the revised TIF Project Priorities.

5.2 The Sheridan reimbursement- Eligibility and TIF Increment Payment

MOTION to recommend approval of the Ordinance to provide payment to the Sheridan, per their Redevelopment Agreement with the Village dated April 29, 2015, for their annual Tax Increment Reimbursement for calendar years 2017 in the amount of \$2,177.34 and for 2018 in the amount of \$117,950.23 for a total of \$120,127.23 from the TIF Incremental Revenue Fund (Handout)

6.0 Marketing

7.0 TIF Administrator's (Committee Chairperson's) Status Report- Bryan

7.1 TIF-Call Log / Correspondence- No New Contacts

7.2 FY 19 Cash Flow

8.0 TIF Redevelopment Plan Update:

8.1 West Rondout Area Drainage Improvements Project Update- Contract Modifications Discussion- Bryan

8.2. 13648 Land Acquisition Update- Rudy/Bill

8.3 Administrative Adjudication Information – Update- Rudy

8.4 Inland Update- MX Zoning Category- Rudy

8.5 Bradley/Herky Connector Road- Property Closing January 10, 2019- Rudy

8.6 Sanitary Sewer Televising Update - Bill

9.0 TIF Finance Report

9.1 Village Administrator's Office Financial Report November 2018- (**Attachments**)

9.2 FY 18 TIF Audit Update- Ken

9.3 MOTION to recommend to the Village Board approval of the Village Staff Invoice #16 dated November 30, 2018 in the amount of \$516.49 for TIF Support. (Attachment)

9.4 MOTION to recommend approval of an Ordinance increasing the amount of the total loan from the Village's General Fund to the Village's TIF Incremental Revenue Fund from FY 15 to date, to \$860,500, and to further direct the transfer of \$410,000 to the Village TIF Incremental Revenue Fund by January 2, 2019. (Handout)

9.5 Projected Incremental Tax Revenues Update December 2, 2018- Jeramiah (**Attachment**)

10.0 New Business

10.1 Attorney Information- Rudy

11.0 Next Meeting Date: TIF Committee Meeting January 16, 2019

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
December 19, 2018
2020 O'PLAINE ROAD

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

Present: Committee Members Muskat, Glogovsky and Milroy were present. Others in attendance included Village Attorney Rudy Magna (of counsel John Magna, Bianca Saviano), Village Planner Al Maiden, Assistant Village Engineer Ben Metzler, and TIF Administrator Kenneth Marabella (Marabella Associates, Inc.)

Absent: Wagener (joined the meeting at 7 PM)

Approve last Meeting Minutes:

MOTION by Milroy seconded by Glogovsky to approve the November 28, 2018 TIF Committee Minutes. MOTION APPROVED by voice vote.

Non-Agenda Items and Visitors: There were none.

Mayor Bernard Wysocki Comments- Mayor Wysocki addressed the Committee regarding the overall financial position of the Village. After reviewing the recent Treasurer's Report and the FY 19 Revenues and Expenses, he explained in detail, the upcoming obligations of the Village as they relate to future road work and the TIF District. The recent passage of the referendum to fund road work in the Village also triggers the additional contribution of the promised \$1,000,000 from the Village's General Fund. The contribution, along with the need to increase the Village loan for the TIF District to a total of \$860,500, puts a strain on the cash flow of the Village. This month, for the first time in Village History, a Certificate of Deposit was cashed early in order to pay bills. The next CD matures in February. A General Obligation Bond for road construction will be issued in April or May. The road construction bids are expected to be submitted in the Spring.

Even though it is anticipated the TIF District will be paying back the vast majority of the loan by September 2019, there will be a cash flow issue that requires careful monitoring. The TIF District will have to pare down its expenses, especially for the next five months. As an example, he said there are to be no additional expenses on the Baker Road or Truck City projects.

Finally, the Mayor expressed the need for careful budgeting going forward.

TIF Project Priorities- As requested at the November TIF Committee meeting, Chairperson Muskat brought the Committee's attention to the Project Priorities attachment in the Agenda Packet. After considerable discussion by all members and the Mayor, it was determined to include the following projects; 1) Rt 176/Bradley Rd intersection including Bradley Road Extension, the Bradley to Herky Connector, and the Bradley right turn on to Rt 176 if required; 2) Watermain Replacement; 3) Sanitary Sewer Repairs/Replacement; 4) Rt 176 Widening Project initial steps; 5) Land Acquisition; and 6) Streetscape including Rt 176 tree planting/Buckthorn removal and potential grant coordination.

**MOTION by Milroy seconded by Glogovsky to approve the revised list of TIF Project Priorities. Upon a roll call the vote AYES-3 Milroy, Glogovsky, Muskat NAYES- none ABSENT Wagener
MOTION APPROVED**

Chairperson Muskat said he would write a letter to the Baker Road owners notifying them the Baker Road project is no longer included on the Priorities List. There was also some discussion about some zoning and/or building violations in the area. The Mayor said the Village needs to pursue code enforcement in this area.

The Sheridan- Attorney Magna reported he prepared the Memo of Understanding for the Sheridan (SHI-II SLD Green Oaks, LLC), which identifies the final TIF Assistance Eligible costs of \$3,896,039.92. The first payment of TIF Increment funds is \$120,127.56 (for tax years 2016 payable in 2017, and 2017 payable in 2018). The Sheridan representatives have already signed the Memo.

MOTION by Glogovsky seconded by Milroy to recommend approval of the Memorandum of Understanding to provide payment to the Sheridan, per their Redevelopment Agreement with the Village dated April 29, 2015, for their annual Tax Increment for calendar years 2017 in the amount of \$2177.33 and for 2018 in the amount of \$117,950.23 for a total of \$120,127.56 from the TIF Incremental Revenue Fund. Upon a roll call the vote AYES-3 Milroy, Glogovsky, Muskat NAYES- none ABSENT Wagener MOTION APPROVED

West Rondout Drainage Project- Chairperson Muskat said he had reviewed the information submitted so far regarding the increase in cost for both construction and engineering for the project. Trustee Glogovsky said he was aware of several coordination issues related to the contractor and PCI which contributed to the additional cost. He said that project schedules kept changing. Trustee Wagener said that Mr. Rickert had submitted a letter explaining the basic reasons for the additional costs. Assistant Village Engineer Metzler said the contractor is presently preparing the paperwork to formally request the additional funding. He said there are some offsets to the request due to final quantities. He also said they encountered some subsurface issues at the end of the project that could not be anticipated. Mayor Wysocki said that a 30% increase without any change order or notice to the Village should not have happened. There was no paperwork submitted regarding the additional costs prior to the end of the project. He was also concerned about a lack of transparency with regard to this matter and wants to make sure there is no reoccurrence of this kind of issue in the future. The Mayor and Board will be reviewing the latest information when it becomes available.

Land Acquisition for 13648 Rockland Road- Mr. Magna reported the Phase I Environmental is currently underway. He pointed out that since we have already purchased the property, that perhaps the Village May wish to only pursue the Asbestos Assessment which is needed for the demolition permit. He said there is always some risk involved, but that it was minimal. Trustee Wagener said he believes we should continue with the Phase I. The matter was referred back to the Working Group for discussion. Mr. Magna suggested the contractor be advised that the property was vacant, is institutional property, is part of a floodplain, and that no buildings will be constructed on this property. He also suggested that a Phase II Environmental should not be needed. The Asbestos Assessment and lead assessment will be authorized since the Village needs these items before it can apply for a demolition permit.

STAFF Invoice- Mr. Marabella introduced the November Staff Invoice from the Village.

MOTION by Glogovsky seconded by Milroy to recommend to the Village Board approval of the Village Staff Invoice #16 dated November 30, 2018 in the amount of \$516.49 for TIF Support. Upon a roll call vote AYES 4- Milroy, Muskat, Glogovsky and Wagener, NAYES- 0 MOTION PASSED 4-0

Village Loan to the TIF- Following up on last month's discussion, Chairperson Muskat said Attorney Magna prepared an Ordinance increasing the total amount of the Village loan to the TIF.

MOTION by Milroy seconded by Wagener to recommend approval of an Ordinance increasing the amount of the total loan from the Village's General Fund to the Village's TIF Incremental Revenue Fund from FY 15 to date, to \$860,500, and further direct the transfer of \$410,000 to the Village TIF Incremental Revenue Fund by January 2, 2019. Upon a roll call vote AYES 4 Milroy, Wagener, Glogovsky, Muskat NAYES- 0 MOTION PASSED 4-0

Inland Update- Mr. Magna reported that he anticipates January will be a very busy month for Inland related items. The RDA may be ready for Board consideration at the January Village Board meeting.

TIF Finance Report- Mr. Marabella said the November 2018 financial report prepared by the Village Administrator's office was included in the Agenda Packet. He also said that Jeramiah's spreadsheet for the Tax Increment to be generated for the life of the TIF was updated December 2, 2018 and included in the Agenda Packet.

Old Business- None New Business- None

Next Regular Meeting Date January 16, 2019 at 6PM

Adjourn- Motion by Milroy seconded by Glogovsky to adjourn. MOTION APPROVED by voice vote

The meeting was adjourned at 7:15pm

Approved February 20, 2019



Marabella Associates, Inc.

Kenneth Marabella, President

TIF Administrator