

AGENDA
VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING
WEDNESDAY December 20, 2017 6:00P.M.
2020 O'PLAINE ROAD

1.0 Call to Order

2.0 Roll Call Trustees Muskat, Wagener, Glogovsky, Milroy

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 September 20, 2017 (Attachment)

4.2 October 18, 2017 – Cancelled

4.3 November 15, 2017- Cancelled

MOTION to approve the September 20, 2017 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 Retail (Commons) Update- KEN

6.2 As a result of the TIF Area Non-Conforming Properties Inventory, Rolf Campbell and Associates Proposal, Village requested proposal to review current zoning ordinance and prepare outline of potential zoning ordinance text amendments-A1 (Attachment)

MOTION to approve RCA proposal dated July 31, 2017, and split the cost for the three Phase project 50/50 between the General Corporate Fund and the TIF Increment Fund, with a first Phase not to exceed cost of \$19,000.

6.3 Explore Rt 176 add-lanes process for inclusion in FY 19 Budget- Discussion

7.0 Performance of Prior TIF Projects: No action required

8.0 Marketing

8.1 Discussion of Developer Escrow

MOTION to recommend to the Village Board to utilize TIF Increment funds to attract, meet with developers, and undertake preliminary project discussions in the TIF District In lieu of Developer Escrows and for meetings with, and for reviews of, developer potential planning documents, where developer has an established record of development and appears to be capitalized to fund a project within the TIF.

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9.0 TIF Administrator's (Committee Chairperson's) Status Report- Bryan and Ken (Attachment)

9.1 TIF-Call Log / Correspondence- Bryan

9.2 TIF Redevelopment Plan Update:

9.2a West Rondout Area Drainage Improvements Easements, PCI Update- Bill

9.2b Baker Road Improvements- Update- Discussion of recent activities to prepare Project Explanation letter, PowerPoint presentation, and potentially addressing private sector non-conforming issues. Presentation/discussion with Village Board requested prior to meeting with Baker Road owners/lessees. (Attachments)

9.2c Project Priorities Schedule- Update Discussion from the Working Group based on RHMG's listing dated December 6, 2017 and alternatives to acquiring easements, right-of-ways, and options - (Attachment)

MOTION to direct staff to pursue multiple projects, including but not limited to the RHMG listing dated December 6, 2017, in order to provide the Village with options based on ever-changing circumstances and funds available.

9.2d MOTION to recommend to Village Board adding 13640 Rockland Road to the Village Board's Authorization to Chairperson Muskat to pursue land acquisition. (Attachment)

9.2e Televising Sanitary Sewer update-Bill (Attachment)

MOTION to recommend to Village Board approval of the RHMG proposal dated November 28, 2017 in the not to exceed amount of \$18,500 to prepare bid documents and perform Preliminary Engineering Study for the televising sanitary sewer projects in the TIF District.

9.2f Inland update- Rudy

9.3 TIF Finance Report

9.3a MOTION to recommend to Village Board approval of the Village's annual 10% contribution to the TIF Increment Fund in the amount of \$17,133. (Attachment)

9.3b MOTION to recommend to the Village Board approval of the Village Staff Invoice #4 dated December 4, 2017 in the amount of \$293.87 for TIF Support. (Attachment)

9.3c MOTION to accept and place on file the TIF Administrator's Annual Report to the Illinois Comptroller's Office as soon as the Comptroller's Office can receive them. (Attachment)

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10.0 New Business

11.0 Next Meeting Date:

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
December 20, 2017
2020 O'PLAINE ROAD

Call to Order: The Meeting was called to Order by Chairperson Muskat at 6:05 PM

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

Absent: None

Approve last Meeting Minutes: Motion by Muskat, seconded by Wagener to approve the September 20, 2017 minutes. Approved by voice vote. (NOTE: October and November meetings canceled)

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 Commons- Ken reported a conference call between Village consultants and Mr. Laube and Mr. Oshinski to further discuss their \$6,000,000 TIF assistance request. Staff explained again, that the Village believes they should follow the template established on their neighboring property, The Sheridan, which would result in an estimated potential TIF participation of approximately \$2,000,000. Staff is now waiting for additional response from the petitioner.

Ben reported that RHMG is presently reviewing a 722 page submission from the Sheridan in order to process the final TIF eligible costs for their project, consistent with our RDA. Their review is expected to take until at least the end of January.

Zoning Ordinance Review- Al explained the RCA proposal review current zoning ordinances and prepare an outline of potential zoning ordinance modifications for Board consideration.

MOTION by Glogovsky, seconded to approve the RCA proposal dated July 31, 2017, and split the cost for the three Phase project 50/50 between the General Corporate Fund and the TIF Increment Fund, with a first Phase not to exceed cost of \$19,000. MOTION APPROVED by voice vote

Report on Current Marketing Efforts- Rudy and Ken led a discussion on Developer Escrow issues in the TIF District. Given the overall purpose of the TIF District is economic redevelopment, Village consultants suggest that rather than requesting a Developer Escrow before speaking to prospects, that Village consultant expenses for initial meetings be considered part of the TIF Marketing expenses, on a case by case basis and reviewed at the Working Group.

MOTION by Wagener seconded by Glogovsky to recommend to the Village Board to utilize TIF Increment funds to attract, meet with developers, and undertake preliminary project discussions in the TIF District In lieu of Developer Escrows, and for meetings with, and for reviews of, developer

potential planning documents, where developer has an established record of development and appears to be capitalized to fund a project within the TIF. MOTION APPROVED by voice vote

Chairperson/TIF Administrator's Status Report-

TIF Call Log- Chairperson Muskat reported he had received an inquiry about a waste and recycling operation interested in the Inland Property. He informed them it did not have proper zoning, and therefor would not be an appropriate use at this location. He did however, give them general Village contact information if he wished to pursue.

Redevelopment Plan Update.

West Rondout Area Drainage Improvements Easement and Engineering- Assistant Engineer Metzler reported they have been in contact with the Global Director of Facilities in Pittsburg and that he is reviewing our request for an easement.

Baker Road- Chairperson Muskat noted that he had included several attachments to the Agenda for the Committee's information, ie, Project Explanation letter, PowerPoint presentation, ownership listings and the like. In addition, Ben mentioned several recent Code Enforcement issues, an urgent sanitary sewer backup needing immediate attention, new electrical issues, buried sanitary manholes, work on buildings, and paving. Most, if not all of the new work issues was done without permits. Ben also reported that certain electrical life-safety issues were going to be inspected by the LFPD tomorrow. Finally, Ben will be listing all outstanding code/enforcement/ sanitary sewer issues as soon as it is prepared.

Attorney Magna suggested looking into utilizing a neighboring community or County Administrative Hearing Officer for Code violations. He also suggested that neighboring communities or the County may have Code Enforcement Officers available through an IGA if the Village were interested.

Mr. Muskat said, come January, if not sooner, this needs to be a Village priority, along with non-conforming issues. Rudy mentioned that an Administrative Search Warrant could be useful to Marvin and Ben if they believe there are other issues that require inspection.

Mr. Muskat also suggested devoting a COW meeting to Baker Road and or Enforcement related issues.

Project Priorities Listing- Bill, Ben and Ken have worked on a listing of active projects to pursue. The list prepared by RHMG and attached to the Agenda included West Rondout Drainage, Rt 176/Bradley Rd Intersection, Baker Road, Watermain Replacement, Sanitary Sewer Repair/Replacement, and Land Acquisition. It was noted that, due to multiple obstacles associated with each project (usually easement/ROW related) several projects must be pursued simultaneously, with the flexibility to gravitate to those projects most available to pursue. The list was well received, and three were added at the suggestion of Chairperson Muskat (pursue initial steps to begin an add lanes project on Rt 176, a transportation plan, and a review of options/consultants to pursue options, easements, and ROWs).

MOTION by Wagener seconded by Milroy to direct staff to pursue multiple projects, including but not limited to the RHMG listing dated December 6, 2017, in order to provide the Village with options based on ever-changing circumstances and funds available. MOTION APPROVE by voice vote

MOTION by Glogovsky seconded by Wagener to recommend to Village Board adding 13640 Rockland Road to the Village Board's authorization to Chairperson Muskat to pursue land acquisition. MOTION APPROVED by voice vote

MOTION by Milroy seconded by Glogovsky to recommend to the Village Board approval of the RHMG proposal dated November 28, 2017 in the not to exceed amount of \$18,500 to prepare bid documents and perform Preliminary Engineering Study for the televising sanitary sewer projects in the TIF District. MOTION APPROVED by voice vote

Inland Update- Attorney Magna reported Inland has recently submitted a preliminary plan for their site that would include TIF assistance. He anticipates a meeting with them in the coming weeks to discuss.

Finance Report- Ken provided the expenditures for December prepared by Trustee Milroy in the amount of \$16,614.37.

MOTION by Milroy seconded by Glogovsky to recommend to the Village Board approval of the Village's annual 10% contribution to the TIF Increment Fund in the amount of \$17,133. MOTION APPROVED by voice vote

MOTION BY Milroy seconded by Glogovsky to recommend to the Village Board approval of the Village Staff Invoice #4 dated December 4, 2017 in the amount of \$293.87 for TIF support. MOTION APPROVED by voice vote

MOTION by Milroy seconded by Wagener to accept and place on file the TIF Administrator's Annual Report to the Illinois Comptroller's Office as soon as the Comptroller's Office can receive them. MOTION APPROVED by voice vote

Old Business- None

New Business- Rudy said the new federal tax law will affect TIF funding to the private sector, as it will treat revenues they receive through TIF as income. The Village may have to issue 1099s in the future. The details on the actual impact will be out later.

Next Meeting Date: January 17, 2018 6 PM

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

The meeting was adjourned at 7:26 pm.

Approved January 17, 2018



Marabella Associates, Inc.
Kenneth Marabella, President
TIF Administrator