

AGENDA
VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING
WEDNESDAY January 17, 2018 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 (Attachment)

MOTION to approve the December 20, 2017 Minutes- (Attachment)

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 The Sheridan at Green Oaks TIF expense review update - Bill

7.0 Performance of Prior TIF Projects: No action required

8.0 Marketing

8.1 Discussion of Developer Escrow (Attachment)

MOTION to recommend to the Village Board, that given Inland has previously reimbursed the Village more than \$32,000 since 2014 for discussions related to potential development issues into their Developer Escrow Fund related to potential development opportunities, the TIF Increment Fund will reimburse the Village for the current outstanding balance of \$6499.77 incurred from September 2016 thru December 2017 as part of the TIF District Marketing expenses.

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

9.1 TIF-Call Log / Correspondence- Bryan

9.2 TIF Redevelopment Plan Update:

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

Agenda
TIF Committee Meeting
January 17, 2018
Page 2

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 and Inland impact. Further Committee advised discussion (Attachments)

9.2c Discussion of potentially engaging the services of a professional service to pursue the acquisition of easements, options, land acquisition and the like - Bill (Attachment)

9.2d Administrative Adjudication Information – Update - Rudy

9.2e Inland Meeting update - Bryan/Rudy

9.3 TIF Finance Report

9.3a **MOTION** to recommend to the Village Board approval of the Village Staff Invoice #5 dated January 9, 2018 in the amount of \$409.63 for TIF Support. (Attachment)

9.3b Pam's Financial Report

10.0 New Business

11.0 Next Meeting Date: February 21, 2018

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
January 17, 2018

2020 O'PLAINE ROAD

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

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

Absent: Trustee Wagener

Approve last Meeting Minutes: Motion by Milroy, seconded by Glogovsky to approve the December 20, 2017 minutes. Approved by voice vote. Wagener Absent.

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 there has been no contact since the last meeting.

The Sheridan- Bill reported he is nearing completion of the initial review of the Sheridan's submission of their TIF eligible costs, consistent with our RDA. Attorney Magna will submit his comments to Bill shortly.

Report on Current Marketing Efforts- The Committee discussed the issue of Developer Escrows in the TIF District. Rich and Bryan suggested considering Escrows on a case by case basis, depending on the specific situation. Direct work on an RDA should always be subject to an Escrow.

Rudy will work on appropriate language to take to the Village Board. Consultant costs incurred to meet with owners and prospective developers would be charged to TIF Marketing efforts.

The Committee then discussed the outstanding balance of the Inland Escrow.

MOTION by Milroy seconded by Glogovsky to recommend to the Village Board, that given Inland has previously reimbursed the Village more than \$32,000 since 2014 for discussions related to potential development issues into their Developer Escrow Fund related to potential development opportunities, the TIF Increment Fund will reimburse the Village for the current outstanding balance of \$6499.77 incurred from September 2016 thru December 2017 as part of the TIF District Marketing expenses. MOTION APPROVED by voice vote, Wagener Absent

Chairperson/TIF Administrator's Status Report-

TIF Call Log- Chairperson Muskat reported he had reached out to Brian Panek regarding the Inland site. Panek has not yet selected a new site for their facility. Bryan will stay in touch with him. If they are interested in Green Oaks, we will discuss how TIF funds could be used to assist them.

Bryan also contacted a representative of property along Rt 176 to follow up on potential land acquisition.

Redevelopment Plan Update.

West Rondout Area Drainage Improvements Easement and Engineering- Village Engineer Rickert reported Todd Brosco, Director of Operations at Westinghouse regarding the PCI easement. He will be following up on Bill's request for the easement.

Baker Road- As Mr. Muskat noted in December, he was bringing up the issue of Code Enforcement in the TIF District, especially on Baker Rd. Given the recent violations and other problems on Baker Rd that have been brought to the Board's attention, Mr. Muskat suggested that the violations should be addressed before the Village makes any commitments to invest TIF Funds in the area. Trustees Milroy and Glogovsky both stated that compliance should be sought before we do a project in this Baker Rd area.

Mr. Muskat suggested once we have completely identified what compliance is desired, that we reach out with an olive branch to secure that compliance. He further suggested that Zoning relieve may be considered where compliance is not reasonably possible. Attorney Magna suggested we need an "end date" in order to pursue this course in a timely fashion.

It was also noted that the newly considered Administrative Adjudication process will be most helpful. He said that Denise was in the process of obtaining a draft agreement from Libertyville to review.

Everyone noted that Trustee Wegener's input is needed on all of the above.

Professional Service to Assist with obtaining easements/options/property- Engineer Rickert reported that during a recent meeting with LCPW, he and Ken concluded that a Master Plan was needed to pursue the multitude of water, sanitary sewer, rights-of-way and property in which the Village is interested. The Village needs to avoid going back to the same property owners (in many instances), at different times, to request their cooperation. Bill recommended we talk to Melody Carvajal of CDM Smith Engineering who does this kind of work. Her standard rate is \$155 per hour. Al recommended the Village consider her to negotiate property acquisition as well. The Committee had copies of her resume and suggested Bill obtain a proposal from her. Thereafter he and Ken should interview her and report back to the Committee.

Inland Update- Chairperson Muskat and Attorney Magna reported on a recent meeting with Inland representatives relative to a preliminary proposal on their property. They have a vehicle sales company that wishes to locate on the property and wants to proceed quickly. They also discussed the possibility of another warehouse/manufacture type operation of approximately 150,000 sq ft in the future, and a commercial gas station/truck stop along Rt 176. They would improve the intersection and extend Bradley Rd 350 ft to the North. They are seeking TIF Funding assistance along with some zoning/use modifications. The Village representatives expressed interest in the project. Inland will be providing additional information soon.

Finance Report- Ken provided the expenditures for January prepared by Trustee Milroy in the amount of \$16,946.24.

In addition, the Village's invoice for Staff assistance was provided.

MOTION BY Milroy seconded by Glogovsky to recommend to the Village Board approval of the Village Staff Invoice #5 dated January 9, 2018 in the amount of \$409.63 for TIF support. MOTION APPROVED by voice vote. Wagener Absent

Old Business- None

New Business- None

Next Meeting Date: February 21, 2018 at 6 PM

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

The meeting was adjourned at 7:25 pm.

Approved February 21, 2018



Marabella Associates, Inc.

Kenneth Marabella, President

TIF Administrator