

AGENDA
VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING
WEDNESDAY April 18, 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

MOTION to approve the March 21, 2018 Minutes (Handout)

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 The Sheridan at Green Oaks TIF expense review – Rudy/Bill

7.0 Performance of Prior TIF Projects: No action required

8.0 Marketing

9.0 TIF Administrator's (Committee Chairperson's) Status Report – Bryan

9.1 TIF-Call Log / Correspondence – Bryan

9.2 TIF Redevelopment Plan Update:

9.2a West Rondout Area Drainage Improvements Easements, PCI Update – Bill
(Attachment)

MOTION to approve bidding and construction agreement with RHMG for the West Rondout Drainage Area Project.

MOTION to authorize the advertisement for bids for the West Rondout Drainage Area Project.

9.2b Baker Road Improvements and non-conforming issue – Update – Bryan/Rudy

9.2c. CDM update – Bill

9.2d Administrative Adjudication Information – Update Bryan

9.2e Inland Update- \$25,000 Escrow received; begin Village prep work – Bryan/Bill

VILLAGE OF GREEN OAKS
MINUTES OF THE TIF COMMITTEE MEETING
April 18, 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 (arrived 7:15pm), Wagener and Milroy were present. Others in attendance included Village Planner Al Maiden, Village Engineer Bill Rickert, and TIF Administrator Kenneth Marabella (Marabella Associates, Inc.)

Absent: Magna out of town

Approve last Meeting Minutes: Minutes will be available in May.

Non-Agenda Items and Visitors: There were none.

Old Business- 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 shortly.

Ken spoke to Chief Carani. He will submit a preliminary report on Ambulance Calls by May 1.

Report on Current Marketing Efforts- Chairperson Muskat reported the marketing sign at Atkinson will be going up soon.

Chairperson/TIF Administrator's Status Report-

TIF Call Log- Chairperson Muskat reported no new contacts.

Redevelopment Plan Update.

West Rondout Area Drainage Improvements Easement and Engineering- Village Engineer Rickert reported the final easement has been received, and we are ready to go out to bid. Due to changes required by CPI, both the engineering and construction are expected to higher than originally estimated.

MOTION by Trustee Wagener, seconded by Trustee Milroy to recommend the bidding and construction agreement with RHMG for the West Rondout Drainage area Project in an amount not to exceed \$63,572, to the Village Board for approval. AYES Wagener, Milroy, Muskat, NAYS None Absent Glogovsky MOTION APPROVED

MOTION by Milroy seconded by Wagener to recommend the advertisement for bids for the West Rondout Drainage Project to the Village Board. Ayes Milroy, Wagener, Muskat, NAYS None Absent Glogovsky MOTION Approved

Baker Road- No news, per Chairperson Muskat.

Administrative Adjudication Process- Chairperson Muskat reported the establishment of the administrative adjudication process is nearing completion. In the months ahead, the Truck City issues and the potential acquisition of property for parking will be discussed/addressed.

CDM land acquisition update- Mr. Muskat will be revising the letter for the "white" house. The "brick" house is on hold at this time. AI suggested both be reviewed for non-conforming issues.

Mr. Muskat also suggested a letter should be sent to TIF District property owners from whom we need easements/ROW providing information on the status of the TIF District and the West Rondout Drainage Project construction when the time is appropriate.

Inland Update- Chairperson Muskat reported the \$25,000 escrow has been received.

Bill reported Inland has begun their design. Their IDOT expeditor has already received info to assist Inland in their design. He also reported a meeting with Mr. Herschenbach, Rich, Ken and him to discuss an easement for the Village sanitary sewer line, and ROW for the Bradley/Herky connector road. An appraiser is expected to be selected in the next couple of weeks. Bill provided Mr. Herschenbach with some names.

Marabella Associated, Inc extension- Chairperson Muscat discussed extending the MAI Agreement for another year. Due to an anticipated increased workload, an increase to \$65,000 was recommended.

MOTION by Milroy, seconded by Wagener to recommend to the Village Board a one-year extension to April 30, 2019, of the MAI Agreement, in an amount not to exceed \$65,000. AYES Milroy, Wagener, Glogovsky, Muscat NAYS none. MOTION Approved

Finance Report- Ken provided the expenditures for April prepared by Trustee Milroy in the amount of \$24,776.55.

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 #8 dated April 6, 2018 in the amount of \$605.54 for TIF support. MOTION APPROVED by voice vote.

Old Business- None

New Business- TIF Administrator Marabella reported to the Committee that we need to make sure we are properly coordinating our efforts with the Village's standing committees, to make sure each Committee is aware of the other's work. Committee members said there have not been any issues to date, and to make sure we continue our excellent cooperation and coordination.

Chairperson Muskat also mentioned that Village Engineer Rickert will make sure work on Rt 176 and Bradley Rd are properly coordinated with the proposed Fiber Optics work planned in this area.

There was also a brief discussion about potential truck sales tax. Trustee Wagener/Muskat explained that generally speaking, for trucks to be registered out of state, Illinois does not receive the sales tax.

Next Meeting Date: May 16, 2018 at 6 PM

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

The meeting was adjourned at 7:25 pm.

Approved May 16, 2018



Marabella Associates, Inc.

Kenneth Marabella, President

TIF Administrator