



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 MEETING
WEDNESDAY June 20, 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 TIF Committee

4.0 Approve Meeting Minutes (Attachment)

MOTION to approve the May 16, 2018 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 The Sheridan at Green Oaks TIF expense review- 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 Project bids- Bill (**Attachment**)

MOTION to recommend to the Village Board accepting Village Engineer's recommendation to award West Rondout Area Drainage Improvements bid to the low, responsive, responsible bidder, Copenhagen Construction of Gilberts, IL, in the amount of \$468,362.

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

9.2c. CDM update- Bill

9.2d Administrative Adjudication Information – Update- Bryan

9.2e Inland Update- Bryan/Rudy

9.2f Proposed Bradley/Herky Connector Road- Sanitary Sewer Televising - Bryan
(Attachment)

MOTION to recommend to the Village Board accepting Visu-Sewer of Illinois proposal to televise sanitary sewers relating to the Inland property in the amount of \$22,202.10

9.2g Discussion of TIF Priorities

9.3 TIF Finance Report

9.3a **MOTION to recommend to the Village Board approval of the Village Staff Invoice #10 dated June 8, 2018 in the amount of \$454.16 for TIF Support. (Attachment)**

9.3b Pam's Financial Report May 2018 (Attachment)

9.3c Libertyville Fire Protection District Annual Ambulance Reimbursement- Bryan, Rudy, Ken (Attachments)

MOTION to recommend to the Village Board payment to the Libertyville Fire Protection District in the amount of \$7,437.73 for certain ambulance calls within the Rondout TIF District, pursuant to an Agreement dated April 26, 2017 & September 11, 2017

9.3d Proposed FY 19 TIF Budget- \$1,308,607 - Bryan, Pam, Ken (Attachment)

MOTION to recommend to the Village Board, inclusion of the Proposed FY 19 TIF Budget in the amount of \$1,308,607 into the overall Village of Green Oaks FY 19 Budget.

9.3e Projected TIF District Incremental Tax Revenues, updated June 13, 2018 (Attachments) Executive Summary and Spreadsheets, prepared by RCA- Bryan, Ken

9.3f Discussion of funding options for Capital Improvements- Tentative

9.3g Tax Increment Distribution Received from Lake County June 7, 2018 - \$318,838.72

10.0 New Business

10.1 Attorney Information- Rudy

11.0 Next Meeting Date: July 18, 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
June 20, 2018

2020 O'PLAINE ROAD

Call to Order: The Meeting was called to Order by Chairperson Muskat at 6:04 PM

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

Absent: Glogovsky

Approve last Meeting Minutes:

MOTION Wagener seconded by Milroy to approve the May 16, 2018 Minutes. **APPROVED** by voice vote

Non-Agenda Items and Visitors: There were none.

Old Business- None

Updates on Projects in the TIF District:

The Sheridan- Bill reported we are still waiting for a response on the eligible expenses and the Certificate of Occupancy review issues.

Report on Current Marketing Efforts- Chairperson Muskat reported the marketing sign at Atkinson should be installed shortly.

Chairperson/TIF Administrator's Status Report- No report

TIF Call Log- No new calls were reported.

Redevelopment Plan Update.

West Rondout Area Drainage Improvements Bid Opening- Bill reported receiving six bids. Two were within 5% of each other, and 22% below the Engineer's estimate. The low bidder was Copenhaver Construction at \$468,362. Bill noted there are penalties for late completion dates (105 days for substantial completion, 135 for final completion). If awarded, the contractor is expected to start in July.

MOTION by Milroy, seconded by Muskat to recommend to the Village Board accepting the Village Engineer's recommendation to award West Rondout Area Drainage Improvements bid to the low, responsive, responsible bidder, Copenhaver Construction of Gilberts, IL, in the amount of \$468,362.

MOTION approved by voice vote.

Baker Road- Now that the drainage project is about to begin, Trustee Wegener wants to meet with the Baker Road owners about the potential project on Baker Road.

Administrative Adjudication Process- Village Administrator Kafkis will be meeting with Attorney Magna and his staff to finalize forms and procedures for this new project.

CDM land acquisition update- Bill reported the Appraiser has not yet been able to gain access to the house on Rt 176, but is expected to be on site soon.

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- Attorney Magna reported speaking to Inland's Attorney Jerry Callaghan, who said Inland now has a contract with Panattoni Construction for a 150,000 sq ft building, in addition to their contract with CIT. Trustee Wagener asked if it was for a truck terminal, and Mr. Magna said that was not a permitted use. They expect to begin submitting petitions for mixed uses soon. Chairperson Muskat would like to see any truck docks to the rear (North) of the building. CIT is expected to generate significant Sales Taxes based on their previous experience. TIF Administrator Marabella suggested using any new Sales Tax generated in the TIF District, that is related to a TIF project, be applied to the 10% Tax Increment match paid by the Village annually into the TIF Fund. The Committee indicated their concurrence with that idea.

Mr. Maiden reported providing a draft Zoning Ordinance to the Plan Commission for discussion. Inland has it for review. All of Inland's Uses would be Special Uses.

Bradley/Herky Connector Road Sanitary Sewer Televising Proposal- Mr. Rickert explained the need to televise the sanitary sewers in the Bradley/Herky area prior to undertaking any construction in this area. He received two proposals and negotiated with the low proposal provided by Visu-Sewer.

MOTION by Wagener seconded by Milroy to recommend to the Village Board accepting the Visu-Sewer of Illinois proposal to televise sanitary sewers relating to the Inland property in the amount of \$22,202.10 MOTION approved by voice vote.

Village Staff Invoice- Ken provided the Village Invoice #10 for consideration

MOTION by Milroy, seconded by Muskat to recommend to the Village Board approval of Village Invoice #10, dated June 8, 2018 in the amount of \$454.16 for TIF support. MOTION approved by voice vote.

Libertyville Fire Protection District Capital Reimbursement- Ken provided the worksheets for determining the amount of reimbursement to the LFPD for both The Sheridan and Green Oaks Senior Living. The amount is \$7,437.73.

MOTION BY Wagener seconded by Milroy to recommend to the Village Board payment to the LFPD in the amount of \$7,437.73 for Capital Reimbursement within the Rondout TIF District, pursuant to Agreements dated April 26, 2017 and September 11, 2017 from the TIF Fund. MOTION APPROVED by voice vote.

FY 19 Proposed TIF Budget- Bryan, Pam, Ken Over the past two months the Proposed FY 19 TIF was developed including our first Public Construction projects; the West Rondout Drainage Project, Sanitary Sewer Televising and land acquisition. The Budget used revenues for the TIF Increment, the Village's 10% match, and a \$250,000 loan from the Village.

MOTION by Milroy, seconded by Muskat to Recommend to the Village Board inclusion of the Proposed FY 19 TIF Budget in the amount of \$1,308,607 into the overall Village of Green Oaks FY 19 Budget. MOTION APPROVED by voice vote.

TIF Increment and EAV updates- Jeramiah Yeksavich of RCCA provided updates to the TIF Increment and EAVs based on the most recent County information. He also provided estimates for the life of the TIF. The updates are dated June 13, 2018.

Discussion of Funding Options for Capital Improvements in the TIF- Dan Forbes of Speer was in attendance to provide options to finance the upcoming roadway improvements to the Rt 176 Bradley Road intersection, the extension of Bradley road, the Bradley/Herky Connector and other roadways to be constructed in conjunction with the development of the Inland Property. Handouts were provided showing three options, TIF Revenue Bonds, Alternate TIF Revenue Bonds, and Debt Certificates (counts against the Villages' ability to issue GOs in the future). Examples of \$3,500,000 and \$7,000,000 bonds with repayments schedules were included. Dan noted the fees for a \$3.5M issue would be about \$50,000, while the \$7M issue would be about \$70,000. The Committee also discussed the possibility of adding additional projects in the issue, potentially including Baker Road improvements, land acquisition, and other construction projects. The Working Group should consider which projects should be prioritized.

MOTION by Muskat seconded by Milroy to consider an Alternate Revenue Bond Issue and obtain additional information to include the Inland Roadway related work, additional TIF projects and land acquisition. MOTION approved by a voice vote.

Old Business- None

New Business- None

Next Meeting Date: July 18, 2018 at 6 PM

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

The meeting was adjourned at 7:30 pm.

Approved July 18, 2018



Marabella Associates, Inc.

Kenneth Marabella, President

TIF Administrator