

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

- 1.0 Call to Order**
- 2.0 Roll Call**
- 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 August 16, 2017 (Attachment)

MOTION to approve the 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 Senior Living Update – Ribbon Cutting October 19, 2017 (3pm-6pm)-Bill
 - 6.2 The Sheridan Update – Grand Opening September 27, 2017 (5pm-7pm)-Bill (Attachment)
 - 6.3 Green Oaks Retail (Commons) Update-Ken
 - 6.4 TIF Area Non-Conforming Properties Inventory Update-AI
 - 6.5 Baker/Nagel/Laura Signs Discussion (Attachment)
 - 6.6 TIF Newsletter Discussion (Attachment)
- 7.0 Performance of Prior TIF Projects: No action required**
- 8.0 Marketing**
- 9.0 TIF Administrator's (Committee Chairperson's) Status Report- Bryan and Ken (Attachment)**
 - 9.1 TIF-Call Log / Correspondence-Ken
 - 9.2 TIF Redevelopment Plan Update:
 - 9.2a West Rondout Area Drainage Improvements Easements Update/Schedule 2017-(Attachment)

9.2a1 Olson Recording, PCI Update-Rudy
 - 9.2b Baker Road Improvements-ROW Update/Schedule 2017-John/Bill

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9.2c Project Priorities Schedule-Update Discussion (Attachment), Plus Water & Sewer Discussion

9.2d Televising Sanitary Sewer Discussion

9.3 TIF Finance Report

9.3a Jeramiah's TIF Increment Updates-June 28, 2017 (Attachment)

9.3b FY 17 TIF Audit (Handout)

9.4 Inland Update-Rudy

10.0 New Business

10.1 JRB Save the Date (Attachment)

10.2 JRB Notice to Convene (Attachment)

10.3 JRB Meeting October 11, 2017 Agenda DRAFT (Attachment)

10.4 Annual IL Comptroller TIF Report – Due October 30, 2017

11.0 Next Meeting Date: October 18, 2017

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
September 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, Village Engineer Bill Rickert, TIF Administrator Kenneth Marabella (Marabella Associates, Inc.)

Absent: None

Approve last Meeting Minutes: Motion by Glogovsky, seconded by Milroy to approve the August 16, 2017 minutes. Approved by voice vote.

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 Senior Living- Bill Rickert reported LCDT posted the NO THRU TRAFFIC signs on St Mary's Road and also performed some tree trimming so people would stop inadvertently trying to drive thru the Cul Du Sac on Old Rockland. LCPW revised their final invoice for the sewer work to Spectrum and stayed within their "not to exceed" amount. Rich asked if the fence was being replaced. Bill will follow up. Ken reported that a Ribbon Cutting is scheduled for October 19 at 3pm.

Sheridan At Green Oaks- Ken reported their Grand Opening is scheduled for September 27 from 5-7PM.

Green Oaks Commons- Ken reported we are still waiting for additional information from the petitioner.

Performance of Prior TIF Projects- NO REPORT

Report on Current Marketing Efforts- Bill and Bryan are continuing to work on the new sign at Atkinson and Waukegan Roads, in the Village easement area.

Non-Conforming properties/uses in the TIF District- Chairperson Muskat and Al will discuss the RCCA proposal for Ordinance Amendments recommended in the Non-Conforming Study, and report at the next TIF Com meeting.

Baker/Nagel/Laura Signs Discussion- Mr. Marabella explained the multi-page attachment for this potential project. The attachment included a listing prepared by staff of the businesses on each private roadway, a picture of the Green Oaks Business district sign that would be used as the model, a rendering of the three proposed signs by North Shore Sign, and estimated costs for illuminated signs of \$50,420 and non-illuminated of \$43,750. Ken also explained there would be additional costs to run electricity to the signs and acquire necessary easements. If the project is to proceed, it would be assigned to RHMG. Due to the cost, the project would have to be formally bid. The total costs would easily exceed the

\$45,000 budgeted for the project. Thereafter, there was some discussion about how the Village would determine which names would be included on the signs, especially in light of the recent non-conforming report. There appeared to be a general consensus to put this project on hold. No further action will be taken at this time.

Potential Water and Sewer Project Discussion- Mr. Marabella reported on a meeting he had with Bill Rickert and Ben Metzler where they discussed potential water and sewer projects that were anticipated in the Redevelopment Plan. Mr. Rickert explained the watermain in the TIF District are owned and operated by the LCPW Department, are undersized, are made of what are generally considered sub-standard material, and should be replaced. A meeting has been set up with LCPW next week to further discuss this possible watermain replacement project. The Committee expressed their support to pursue this project.

Bill then explained a potential Sanitary Sewer project on Village owned sewers. The sewers require televising in order to determine which sewers can be repaired and which may need replacement. The Committee also expressed their support for this project.

Mr. Marabella then suggested that the \$45,000 in the budget earmarked for the signs, be reassigned to fund the expenses related to the water and sewer projects identified above. The Committee was in favor of this change, and asked to have a motion placed on the next TIF Committee Agenda to formally approve this reallocation.

TIF Newsletter Discussion- Mr. Marabella presented information as requested by Chairperson Muskat relative to the possibility of establishing an electronic TIF Newsletter. Village staff contacted the current Village Newsletter provider for information and costs. The information was attached and identified a cost of approximately \$250 per issue, depending on artwork, revisions and final PDF. After a Committee discussion, it was determined to put this potential activity on hold at this time.

Chairperson/TIF Administrator's Status Report-

TIF Call Log- Chairperson Muskat reported he had received an inquiry about a property located in the floodway along Rt 176, is vacant, and zoned GB. After a brief discussion relative to potential uses and limitations, the Committee members asked questions relative to how the Village, through the TIF might consider acquiring property. Issues such as appraisals, phase 1 environmental reviews, surveys, demolition were discussed. Attorney Magna said that if the Village were interested in acquiring property, the process would include authorization by the Village Board, to prepare an Offer to Purchase, wherein all of the above items would be addressed. Chairperson Muskat will take up the issue of potential land acquisition in his report to the COW this evening. It was noted that if any property were to be considered for acquisition, the funding would have to come from an increase in the Village loan to the TIF District.

Redevelopment Plan Update.

West Rondout Area Drainage Improvements Easement and Engineering- Attorney Magna reported he contacted the law firm handling the PCI/Westinhouse bankruptcy. He is trying to contact an attorney in the Asset Management Department.

Baker Road- Attorney Magna distributed the results of the information he obtained from the preliminary Title Reports on the Baker Road properties, as an add on to Ben's Property Data Sheet. This information will be most useful when we contact the owners for the ROW options. Trustee Wegener noted the report also included information on Leola as well.

Finance Report- Ken provided the expenditures for September prepared by Trustee Milroy in the amount of \$16,978.56.

Ken distributed the FY 17 TIF Audit which the Village received this week. He noted there is no surplus to report to the JRB. In addition, the Audit identified the amount due the Village from the TIF District, was \$285,500 as of April 30, 2017

Inland Update- Ken reported the Village is waiting for follow-up information from Inland after our last meeting. Rudy will contact them as a reminder.

Old Business- None

New Business-

Mr. Marabella explained the Illinois Comptroller's has not yet posted the FY 17 forms for the annual TIF report. However, he has staff and consultants working on both the draft FY 17 report, and the JRB meeting agenda and PowerPoint. The JRB meeting is scheduled for October 11. He then brought the Committee's attention to the next three attachments, the JRB Save the Date email for the annual meeting, the JRB Notice to Convene, and the JRB draft Agenda. There was some discussion regarding what would be presented at the JRB meeting. A draft FY 17 Illinois Comptroller Report, basically following the FY 16 form, will be assembled in the event the actual FY 17 forms are not received in time for the next Working Group and JRB meetings. The PowerPoint draft for the JRB will be provided to Chairperson Muskat early next week.

Next Meeting Date: October 18, 2017 6 PM

Adjourn- Motion by Milroy seconded by Glogovsky to adjourn.

Motion approved by voice vote.

The meeting was adjourned at 7:26 pm.

Approved December 20, 2017



Marabella Associates, Inc.

Kenneth Marabella, President

TIF Administrator