

## Minutes

### Joint Review Board Meeting

#### Green Oaks Redevelopment Project Area 1: Rondout area (RPA 1)

Wednesday September 16, 2015

Village of Green Oaks Village Hall  
2020 O'Plaine Road, Green Oaks, IL 60048

**Call to Order-** Bryan Muskat, Chairperson of the Joint Review Board called the meeting to order at 3:09 pm. Chairperson Muskat explained that the meeting was called pursuant to Statute on the date set by the JRB last year.

**Roll call-** TIF Administrator Ken Marabella called the roll. Present were Voting members: Libertyville Township Supervisor Kathleen O'Connor, Chief Rich Carani representing the Libertyville Fire Protection District, Trustee David Archer representing the Cook Memorial Library District, Board Member Susan Bush representing the Rondout School District 72, Assistant Superintendent Yasmine Dada of the Community High School District 128, Superintendent Dr. Lonny Lemon of Oak Grove School District 68, Green Oaks Village Trustee Bryan Muskat, and Trustee Karl Snoblin of the Rockland Fire Protection District. Non-voting member Zaida Torres of the Central Lake County Joint Action Water Agency.

Also in attendance were President AW Hock of the Libertyville Fire Protection District, JT Wagener Green Oaks Trustee, Superintendent Jenny Wojcik of Rondout School District 72.

**Approval of Minutes-** Motion by O'Connor seconded by Carani to approve the Minutes from September 17, 2014 continued to October 1, 2014. Upon a voice vote, all AYES, Minutes approved.

**Introduction-** Chairperson Muskat then announced the purpose of today's meeting was to meet the Statutory requirements, provide an update of active and pending projects, establish next year's meeting date, and entertain questions from the members and public.

He then introduced Village Attorney Rudy Magna, TIF Administrator Ken Marabella, President of Marabella Associates, Inc., Al Maiden Village Planning Consultant and Director of Planning at Rolf C. Campbell and Associates (not in attendance), Jeramiah Yeksavich Principal Planner at Rolf C. Campbell and Associates, and Village Engineer Bill Rickert.

#### **FY 15 Annual Tax Increment Finance Report to the Office of the Illinois Comptroller-**

Chairperson Muskat then identified the various items in the Agenda Packet and highlighted the TIF Report. He drew attention to Section 3.1 showing NO SURPLUS in FY 2015, Section 5 which identified active TIF Projects, confirmed the TIF was created November 19, 2014, and noted the

inclusion of the Redevelopment Agreement in the TIF Report submittal. In addition he commented on the two recent groundbreaking by Green Oaks Senior Living, and The Sheridan at Green Oaks developments in the TIF District.

**TIF Project Review-** Mr. Muskat reported the Village and Libertyville Protection District are pursuing an Agreement and have a third meeting scheduled in October.

Future projects may include improvements to the Bradley Road and Rt 176 intersection, the Inland vacant property, and Baker Road improvement. The Hilltop Commons commercial development is also presently under review.

Chairperson Muskat also asked those in attendance to assist the Village in promoting the TIF District in an effort to maximize the potential of the District, which will in turn maximize the ultimate EAV returned to the taxing bodies at the end of the TIF District period.

**Future Meeting Date-** Motion O'Connor, seconded by Dada to establish the 2<sup>nd</sup> Wednesday in October as the date for future JRB meetings, beginning in 2016. Upon a voice vote, all AYES, Minutes approved.

**Questions/Comments-** Member Bush asked the Village to keep the District apprised of future plans for any Bradley Road and Rt 176 intersection improvements, as construction at this location will impact the School.

Attorney Magna reiterated the goal of the District is improve the overall area and turn over an increased EAV to the taxing bodies. The TIF could go for up to 23 years, but could be less. He also asked the members to assist in promoting the TIF District.

Member Dada asked if there are any future cash projections yet. Attorney Magna said as more progress is made and EAVs begin to increase, the Village will be able to provide more information.

Chairperson Muskat thanked all for their attendance and participation.

Motion to adjourn by Bush, seconded by Lemon. Upon a voice vote, all AYES, and the meeting was adjourned at 3:35pm.