

Minutes

Joint Review Board Meeting

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

Wednesday October 12, 2016

**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 3:02 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 (arrived 3:20pm), Chief Rich Carani representing the Libertyville Fire Protection District, Library Trustee Tom Milowski representing the Cook Memorial Library District, Superintendent Jenny Wojcik representing the Rondout School District 72 (arrived 3:35pm), Superintendent Dr. Lonny Lemon of Oak Grove School District 68, Green Oaks Village Trustee Bryan Muskat, Gordon Long representing the Village of Green Oaks, and Trustee Karl Snoblin of the Rockland Fire Protection District.

Also in attendance were Village Attorney Rudy Magna, Village Planner Al Maiden of Rolf Campbell Associates, Village Engineer Bill Rickert of RHMg, Assistant Engineer Ben Metzler of RHMg, TIF Administrator Ken Marabella of Marabella Associates, Inc., and Green Oaks Village Administrator Denise Kafkis.

Absent were Voting members from the County of Lake, CLC, and the Libertyville High School District 128

Absent were Non Voting members from Libertyville Township/Road and Bridge, Lake Bluff Mosquito Abatement District, Lake County Forest Preserve District and the Central Lake County Joint Action Water Agency.

Approval of Minutes- Motion by Lemon seconded by Milowski to approve the Minutes from September 16, 2015, as amended. 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, and entertain questions from the members and public.

He then introduced Village Attorney Rudy Magna, TIF Administrator Ken Marabella (Marabella Associates, Inc.), Al Maiden Village Planning Consultant (Rolf Campbell), Village Engineer Bill Rickert and Assistant Village Engineer Ben Metzler (both of RHMg).

FY 16 Annual Tax Increment Finance Report to the Office of the Illinois Comptroller-

Chairperson Muskat, through the use of a PowerPoint presentation, then identified the various items in the Agenda Packet and highlighted the TIF Report. He reported the Comptroller's Office requested a change in the report related to how our Auditors displayed the loan from the Village to the TIF, and distributed new copies of the TIF Report. He also drew attention to the TIF Audit and Section 3.1 of the TIF Report showing NO SURPLUS in FY 2016. In fact, there is a \$128885 deficit. Chairperson Muskat drew attention to the Tax Increment received from Tax Year 2015 of \$28,159.14. He also pointed out Village loans to the TIF totally \$150,500 through April 30, 2016, with an additional loan of \$190,000 budgeted for FY 17.

Mr. Muskat then presented updates on the public and private developments currently underway in the TIF District. He showed the West Rondout Area Drainage Project, the Baker Road Project, the Hilltop Commercial Development, and the two senior projects, Green Oaks Senior Living, and The Sheridan at Green Oaks. In addition he showed the recently relocated North Shore Distillery, and the new restaurant/OTB in the former Fatman's Bowl. Finally he showed the potential future projects of extending Bradley Road, and the intersection improvement at Bradley and Rt 176.

Administratively, Mr. Muskat showed the Village Website Page with TIF items, gave an update on the Libertyville Fire Protection District negotiations, and said the Village would be starting discussions with the Rockland Fire Protection District. In the future, he said the Village would be considering a site improvement/façade program, a streetscape improvement program, a TIF District promotion program, and additional infrastructure redevelopment/replacement program.

Questions/Comments- Member Milowski asked about the Distillery and the OTB being located in the TIF District. Mr. Muskat explained these were additions that grew naturally in the TIF District, as it is becoming a more popular destination to locate your business. No TIF funds were used for either project. Attorney explained the goal of the TIF is to increase EAV with or without TIF assistance.

Member Long asked if the TIF benefits from building improvements. Attorney Magna explained the EAV could increase depending on the type of improvements. An addition should add additional EAV, while cosmetic improvements probably would not.

Attorney Magna reiterated to the group to compare future EAVs to the original EAV of the TIF District when it was created to see the growth that will benefit all taxing districts in the end of the TIF project.

Chairperson Muskat thanked the consultant team for helping to support the overall TIF efforts. He then thanked everyone for coming.

The next meeting date is Wednesday, October 11, 2017

Motion to adjourn by O'Connor, seconded by Lemon. Upon a voice vote, all AYES, and the meeting was adjourned at 3:55pm.