

Minutes

Joint Review Board Meeting

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

Wednesday October 11, 2017

**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 3:05 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, Library Trustee David Archer representing the Cook Memorial Library District, Superintendent Jenny Wojcik representing the Rondout School District 72, Andrew Fenton Oak Grove School District 68, Kenneth Gotsch, Vice President of the College of Lake County, and Green Oaks Village Trustee Bryan Muskat,

Also in attendance were Village Attorney Rudy Magna, 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 Aaron Lawlor of the County of Lake, Daniel Stanley of District 128, Gordon Long the Public Representative of the Village of Green Oaks, and Karl Snoblin of the Rockland Fire Protection District.

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

Approval of Minutes- Motion by Carani seconded by O'Connor to approve the Minutes from October 12, 2017. 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, to provide information on TIF activities, and to take questions from the members and public.

He then introduced Village Attorney Rudy Magna, TIF Administrator Ken Marabella (Marabella Associates, Inc.) Village Engineer Bill Rickert and Assistant Village Engineer Ben Metzler (both of RHMG).

FY 17 DRAFT 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 and TIF Administrator explained the Illinois Comptroller's Office does not have the FY 17 TIF Forms available at this time, therefore the Village used the FY 16 form for this Draft report. Mr. Marabella said once the FINAL Illinois Comptroller's Report for FY 17 is available and completed, it will be emailed to all JRB members. Chairperson Muskat then drew attention to the TIF Audit and Section 3.1 of the TIF Report showing NO SURPLUS in FY 2017. In fact, there is \$285,500 due the Village as a result of loans from the Village to the TIF District. Chairperson Muskat then pointed out the Tax Increment received from FY 18 will be approximately \$171,000. In addition, a minimum additional loan of \$110,000 from the Village is budgeted.

Mr. Muskat then presented a Power Point presentation that highlighted updates on the public and private developments currently underway in the TIF District, including Hilltop Commons, Green Oaks Senior Living, the Sheridan at Green Oaks, and Post Time. He discussed the proposed West Rondout Drainage Project that needs one more easement from the bankrupt PCI, the Non Conforming Use Study prepared by Rolf Campbell, and in response to a question from Member O'Connor, explained the issues regarding obtaining Right of Way and easements on Baker Road for future upgrades. 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.

Administratively, Mr. Muskat also mentioned the interactive TIF Map on the Village Website, announced the two Intergovernmental Agreements with the Libertyville Fire Protection District. Member Carani reported the LFPD and annexed the Hilltop Property, formerly in the Rockland Fire Protection District. Attorney Magna explained the Intergovernmental Agreements were pursued with the District as a result of direction provided by the JRB to assist the Fire Districts. Mr. Magna pointed out the Agreements provide an offset for capital costs incurred by the District which were directly attributable to the TIF District. Finally, he noted that the Rockland Fire Protection District will be removed from our TIF JRB because they no longer have any property in the TIF District due to the annexation by the Libertyville Fire Protection District.

Chairperson Muskat also reported, in the future, the Village would be considering potential land acquisition for items such as Rt 176/Bradley Road intersection improvement and a Bradley Road extension, along with parking and flood control, a site improvement/façade program, a streetscape improvement program, and water/sewer infrastructure development/replacement programs.

Questions/Comments-

Mr. Muskat responded to questions from Member O'Connor about a proposed cul-du-sac on Baker Road (required because it is a dead end), and a potential connection between Baker and Bradley Roads (long range possibly, but difficult due to multiple property owners and cost). He

also responded to questions from Member Carani regarding an underpass for the bikepath at Bradley Road (not currently contemplated), and a connection between Rockland Road and Atkinson Road (not currently contemplated due to the grade separations that would be required at the railroad crossings). 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.

Motion to adjourn by O'Connor, seconded by Carani. Upon a voice vote, all AYES, and the meeting was adjourned at 3:34 pm.