

Minutes

Joint Review Board Meeting

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

Wednesday October 10, 2018

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 3:10 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, Superintendent Dr. Lonnie Lemon of the Oak Grove School District 68, Kenneth Gotsch, Vice President of the College of Lake County, Assistant Superintendent Daniel Stanley of Libertyville High School District 128, Gordon Long the Public Representative of the Village of Green Oaks, and Green Oaks Village Trustee Bryan Muskat.

Also in attendance were Village of Green Oaks Mayor Bernard Wysocki and Village Administrator Denise Kafkis, Village Attorney Rudy Magna, Village Engineer Bill Rickert of RHMG, Village Planner Al Maiden of RCCA, TIF Administrator Ken Marabella of Marabella Associates, Inc.

Absent were Voting members Interim Board Chairperson Carol Calabresa of the County of Lake, Susan Bush of the Rondout School District 72, 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 Gotsch seconded by Carani to approve the Minutes from October 11, 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 noted it has been almost four years since the TIF District was created, and that there has been significant progress. He will cover progress made from the creation of the TIF to date in the Power Point presentation.

He then introduced Mayor Bernard Wysocki, Village Administrator Denis Kafkis, Village Attorney Rudy Magna, TIF Administrator Ken Marabella (Marabella Associates, Inc.) Village Engineer Bill Rickert and Village Planner Al Maiden of RCCA.

Chairperson Muskat then identified the various items in the Agenda Packet and highlighted the FY 18 Draft Annual Tax Increment TIF Report for the Office of the Illinois Comptroller. He explained the Village Auditors are currently in the process of conducting the annual Village Audit. They were only recently selected due to the passing of the former Village Treasurer, the selection of a new Treasurer, and subsequent selection of a new Auditor. Consequently, since the Village Audit is an integral part of the FY 18 Illinois Comptroller's Annual TIF Report prepared by the Village, the Report cannot be completed. Chairperson Muskat explained the Village has prepared a Draft TIF Report that includes the Village of Green Oaks Treasurer's Report for the TIF District and has included that report in the Packet and in the Draft TIF Report for the JRB's information and review. Once the final Illinois Comptroller's Report for FY 18 is completed and available, it will be emailed to all JRB members.

Chairperson Muskat then drew attention to the Treasurer's Report showing NO SURPLUS in FY 2018. In fact, there is deficit of \$329,912 due the Village as a result of loans from the Village to the TIF District. In addition, a minimum additional loan of \$250,000 from the Village is budgeted in FY 19, all of which will be repaid to the Village from future TIF Revenues. The Village has not charged any interest on this loan to date.

Mr. Muskat then presented the TIF District FY19 Budget. The total Budget is \$1,308,607. The three revenue sources are a Loan from the Village (\$250,000), TIF Property Incremental Tax Revenues (\$957,891), and the annual 10% Village Contribution in lieu of property tax (\$95,789). The largest expenses are for the W Rondout Drainage Project (\$473,362), land acquisition (\$337,435), and the Sheridan Redevelopment Agreement payment (\$118,000).

Chairperson Muskat then gave a Power Point presentation that provided updates on the public and private developments constructed or currently underway in the TIF District, including the W Rondout Drainage Project, the Sanitary Sewer Televising Project, an update on Baker Road planning and meetings, along with Green Oaks Senior Living, the Sheridan at Green Oaks, and Post Time. He also noted that the Village is pursuing environmental acquisition opportunities in the floodway.

He also provided preliminary information on a proposed development for the Inland Property located at the northeast corner of the Tollway and Rt 176. The current proposal includes a CIT Truck Sales and Service business, along with a significant office warehouse user in the rear, and a three-property commercial development along Rt 176. The Village is hopeful of working with the developer to have them undertake intersection improvements, extend Bradley Road and connect it to Herky Drive. If the project proceeds, the planned public roadway improvements would be constructed by the developer and paid for by the TIF District.

Administratively, Mr. Muskat also mentioned the various TIF information available on the Village website, including the interactive TIF Map, various news articles and other documents. He also announced that due to the annexation of the Sheridan Property (formerly the Hilltop property) by the Libertyville Fire Protection District, the Rockland Fire Protection District will no longer be a member of the Village of Green Oaks JRB.

Chief Carani noted the Village and the Fire Protection District are monitoring the ambulance calls on the senior living projects. The first annual payment was made this summer and was small. He said now that the projects are almost fully occupied, and the fact that their calls have increased, he expects the Village cost to rise. Mr. Magna asked for an interim report with the number of calls, which Chief Carani agreed to provide.

Questions/Comments-

Mr. Muskat and Attorney Magna responded to questions from Member Dan Stanley regarding why some private projects in the TIF District receive TIF Assistance and some do not. They explained that each project is different, and that some have business plans that require assistance to make them viable and other do not. The Village treats each project on an individual basis. Member Stanley also asked about the Village's 10% contribution to the TIF Revenues. Mr. Magna explained since the Village has no property tax, they are required by Statute to contribute 10% of the annual Property Tax Increment that comes to the Village. In FY 19, the estimated amount will be \$95,789. Finally, Mr. Stanley asked about the Arcadia development issue and if it is in the TIF District. Mr. Muskat and Mr. Magna explained the Arcadia annexation petition that was initiated by the petitioner and submitted for consideration by the Village, was withdrawn, that the property is not presently in the Village, and certainly not in the TIF District. The Village has no plans to annex this area.

Member Gordon Long asked about the Baker Road project. Mr. Muskat explained the Village has met with property owners along the road and undertaken some preliminary activities to evaluate what needs to be done. He said that this potential project is very expensive, that there are multiple non-conforming conditions along the road, that each TIF project will be evaluated at least in part by the elimination of blight and the increase in EAV when the project is completed. He said the Village will be reviewing this project and perhaps have additional meetings. No decision on this project has been made at this time. Mr. Long also asked if funding has been ear-marked for the FY 20 TIF Budget. Other than commitments included in the Sheridan RDA and loan repayments, no commitments have been made.

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

Motion by Lemon seconded by Gotsch to set the 2019 JRB meeting for October 9, 2019 at 3pm at the Village of Green Oaks Village Hall. Upon a roll call vote, the AYES were unanimous. The motion passed.

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