

Item #5:
Village President Rodriguez
B. TIF Disbursements Re: Sunset Grove Update



April 28, 2011

Mr. David Lothspeich
3110 RFD Old McHenry Road
Long Grove, IL 60047

RE: TIF Bond Proceeds fund reimbursement recommendation #4- retainage revised
ESI Project Number 04-026-018-01

Dear Dave,

This letter is regarding the recent comments from Jack Shum regarding the letter dated April 25, 2011 related to the release of TIF funds for reimbursement of redevelopment project costs pursuant to the RDA that had previously been held as retainage. Jack Shum of Lakewood sent these comments on April 27, 2011 in an e-mail. Per this request, there is no issue with the \$73,379.76 of retainage that can be released but there was questions regarding the calculation of the amounts required to stay in the TIF account.

The areas in question were that in ESI's calculation of the retainage and work remaining for IL Route 83 Road improvements we double counted the retainage for Orange Crush. Upon review we agree with the opinion that the retainage was double counted and therefore the total amount of security for IL Route 83 improvements due Orange Crush should total \$85,511.55. And at that time of the previous letter the retainage amount to be held should have been \$99,076.04 instead of the \$166,880.67 that was listed.

The second point of contention is about the amount of money required to be held in the TIF for the Aptakistic Road improvements. In actuality this is not money being held in the TIF, it is actually money held by Lake County Division of Transportation (LCDOT) as part of their required security for these improvements. The Village of Long Grove allowed TIF funds to be transferred to LCDOT to act as security for the Aptakistic Road improvements and LCDOT has agreed to reduce these funds in a manner more expeditiously than is their normal procedure. After discussions with LCDOT it was discovered that there is not \$137,600 remaining in this account, in actuality there is \$275,300 remaining. This total is currently being counted as part of the TIF funds when in actuality the village does not have the ability to release this amount until it is released by LCDOT. Once the funds have been released by LCDOT then the village will inspect the improvements and if they are found to be in free of patent defects then the funds will be released to Sunset Groves.

After LCDOT inspects the Sunset groves development for completion of the punchlist they will release funds so that a maintenance bond of \$137,600 will be in place for the next two years. Additionally Sunset Groves could elect to post a maintenance guarantee letter of credit in place of the TIF funds that would also satisfy the LCDOT requirements. But currently the money allocated as reimbursement for Aptakistic Road improvements in the backup spreadsheet is a placeholder used to represent the amount of money being held by LCDOT so it is not possible for this money to be released to an amount lower than the amount held by LCDOT, and in fact it will be increased to match the \$275,300 that is currently remaining in their performance guarantee.

Pursuant to the previous TIF reduction letter the total amount of money being held in the TIF account that is not recommended to be released due to other agreements should be \$396,346.79 (\$99,076.04

(retainage), \$85,511.55 (Orange crush (\$17,706.92 work remaining and \$67,804.63 retainage), and \$211,759.20 LCDOT agreement).

Sincerely,
ESI Consultants, Ltd

A handwritten signature in black ink that reads "Brian Witkowski" with a small "es" at the end.

Brian Witkowski, P.E.
Enforcement Officer

Attachment

CC: Vic Filipini, Holland and Knight
Joseph Chiczewski / File, ESI Consultants

ESI

www.esiconsultantsltd.com

VILLAGE OF LONG GROVE 11% BOND (SUNSET GROVES) SCHEDULE OF REDEVELOPMENT COSTS

No	Description of Work	Schedule Value	Contractor name	Previous Application 1	Previous Application 2	Previous Application 3	Previous Application [4]	Approved amount	Certified Compliance	%	Balance Remaining	Retainage	Payment 1	Payment 2	Payment 3	Payment 4	Current Payout
	Adaptive Road Improvement	\$ 822,218.07	Orange Crush	\$ 314,000.00	\$ 201,488.00	\$ 4,596.75			\$ 48,038.87	60%	\$ 269,113.22	\$ 25,565.22	\$ 22,077.00	\$ 16,160.12	\$ 4,596.75		\$ -
	Adaptive Road Civil Engineering	\$ 72,893.00	Manhard Consulting	\$ 27,077.00	\$ 16,340.12	\$ -			\$ 7,054.31	100%	\$ -	\$ -	\$ 7,054.31	\$ -	\$ -	\$ -	\$ -
	Adaptive Road Concrete Rehabilitation	\$ 695,752.21	Orange Crush	\$ 114,006.65	\$ 584,099.66	\$ -			\$ 46,089.00	99%	\$ 193,566.60	\$ 2,253.33	\$ 102,605.91	\$ 407,638.69	\$ -	\$ -	\$ -
	Rebate 83 Improvement	\$ 52,885.00	Orange Crush	\$ 27,203.00	\$ 1,979.00	\$ 9,385.50			\$ 31,141.09	100%	\$ -	\$ -	\$ 27,203.00	\$ 1,979.00	\$ 9,385.50	\$ -	\$ -
	Rebate 83 Civil Engineering	\$ 42,481.00	MOA Consultants	\$ -	\$ -	\$ -			\$ 31,141.09	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Rebate 83 Traffic Engineering	\$ 268,151.09	ComEd	\$ -	\$ -	\$ -			\$ 268,151.09	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Rebate 83 AT&T Pole Rehabilitation	\$ 105,970.15	AT&T	\$ -	\$ -	\$ -			\$ 105,970.15	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Rebate 83 and Adaptive Road Seeding	\$ 32,650.00	Countryside Landscaping	\$ 6,575.10	\$ -	\$ 88,992.24			\$ 148,092.24	92%	\$ 17,530.00	\$ 14,809.72	\$ 993.50	\$ 14,000.50	\$ -	\$ -	\$ -
	Rebate 83 100% Certification	\$ 16,000.00	180 Land Development	\$ 6,000.00	\$ 4,000.00	\$ -			\$ 7,248.00	100%	\$ -	\$ -	\$ 6,000.00	\$ -	\$ -	\$ -	\$ -
	Damage Improvements Excavation	\$ 71,840.00	Boil Land Development	\$ -	\$ -	\$ -			\$ 71,840.00	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Damage Improvements Retaining Wall	\$ 9,353,585.52	Classic Landscaping	\$ -	\$ -	\$ -			\$ 935,385.55	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Damage Improvements Storm Sewer	\$ 18,169.00	J&S Construction	\$ -	\$ -	\$ -			\$ 18,169.00	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Improvement Street Erosion Control & Grading	\$ 19,335.00	Countryside Landscaping	\$ -	\$ -	\$ -			\$ 4,550.00	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Silt Fence & Erosion Control	\$ 15,550.00	Silt Master	\$ -	\$ -	\$ -			\$ 147,050.00	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Sanitary Sewer Installation	\$ 39,450.00	J&S Construction	\$ -	\$ -	\$ -			\$ 68,775.00	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Sanitary Sewer Improvements	\$ 64,775.00	Manhard Consulting	\$ -	\$ -	\$ -			\$ 68,775.00	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Improvement Engineering & Surveying	\$ 1,336,537.00	Sunset Groves LLC	\$ -	\$ -	\$ -			\$ 1,336,537.00	0%	\$ 1,336,537.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Recreational FCC Sidewalk - 4" with tubular	\$ 9,294.00	Alright Concrete	\$ -	\$ -	\$ -			\$ -	0%	\$ 9,294.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Recreational Sidewalk Pavers & Furnishing	\$ 13,732.00	Countryside Landscaping	\$ -	\$ -	\$ -			\$ 32,631.00	101%	\$ 1,373.00	\$ 2,083.10	\$ -	\$ -	\$ -	\$ -	\$ -
	Drainage Improvements	\$ 87,148.54	Arrow Road Construction	\$ -	\$ -	\$ -			\$ 15,000.00	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Outlet B (Access Road) Road Improvements	\$ 15,000.00	Arrow Road Construction	\$ -	\$ -	\$ -			\$ 15,000.00	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Outlet B (Access Road) Street Lighting	\$ 364,250.00	Intertec	\$ -	\$ -	\$ -			\$ 364,250.00	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Construction Management	\$ 364,250.00	Lakeview Real Estate Solutions	\$ -	\$ -	\$ -			\$ 364,250.00	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	TOTALS	\$ 4,853,688.78		\$ 550,346.46	\$ 987,212.38	\$ 150,152.69		\$ 2,642,362.78	\$ 2,893,531.31	111%	\$ 1,860,077.47	\$ 106,649.92	\$ 501,539.80	\$ 891,726.70	\$ 137,362.65	#####	\$ 73,375.76

