

Minutes of A Special Meeting/Public Hearing Of The Board Of Trustees For The Village Of University Park, Will And Cook Counties Illinois, Held Tuesday, December 14, 2010 At #90 Town Center Drive, In The Village Of University Park.

A. CALL TO ORDER

Mayor McCowan called this special meeting/public hearing of the Board of Trustees to order at 7:34 pm.

B. ROLL CALL

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|-----------|-----------------------|----------------------------|
| Mayor: | Alvin R. McCowan | Present |
| Trustees: | Sharon A. McGuire | Present |
| | Oscar H. Brown, Jr. | Present |
| | Vivian E. Covington | Absent (arrived @ 7:37 pm) |
| | Keith Griffin | Present |
| | Joseph E. Roudez, III | Present |
| | Larry B. Brown | Present |

Also present was Interim Village Manager/Finance Director David Sevier and Deputy Village Clerk Kellye Kidd.

C. PUBLIC HEARING

C-1. Tax Levy (FY 2011 – 2012)

Manager Sevier presented the 2010 Tax Levy. His presentation defined the following:

- The Property Tax Cycle
- What is a Tax Levy
- Estimated Levy Request
- Will County Tax Rate Calculation
- Village of University Park 5 Year Tax Rate
- Source of Projected Revenue Budget and Expenditure Allocation
- Village of University Park Proposed Revenue Budget Worksheet for FY 2010/2011

Trustee McGuire asked if funds transferred from the Interfund need to be refunded. Manager Sevier answered yes.

Trustee Covington asked how the funds were reimbursed, what the levy amount is based on and what was the school district levying.

Manager Sevier replied that the funds are reimbursed through fees such as Police Fines, Code Enforcement fees, Cable Studio fees, etc.; the levy is 28.38% over last year's levy, but based on the CPI of 2.5% which incorporates new property; and the school district is levying \$50M – close to 9%.

Trustee Larry Brown asked if new property included retail/commercial and residential properties; are new retail/commercial and residential properties likely to occur next year, and why the golf club revenue is not included in the levy.

Manager Sevier responded that all forms of property are included in the levy, new residential properties are not likely, but retail/commercial properties are likely to occur. The golf club revenues are considered enterprise funds which are not levied, but the golf club debt is included in the levy.

Trustee Griffin inquired if the golf club was expected to pay back the general fund; how much are the expired TIF II companies predicted to add to the tax roll, and what is the anticipated tax rate.

Manager Sevier answered that the golf club will pay back the general fund over time, possibly within a couple of years. Currently the club is less than \$100,000 in the red for the month of December which will be made up in March and April. \$30 – 32M of new tax dollars are expected from the TIF II companies and the tax rate cannot be predicted until after the EAV is announced.

Ms. Sandra Heard did not agree with the exclusion of the golf club revenue from the levy since it is revenue generated. She also wanted to know how many companies are located in TIF II and how many had TIF Agreements. She recommended that the tax rate remain the same to benefit the residents.

Manager Sevier responded that during the budget process the general fund and other revenue generating funds are recorded to give a clear understanding of all incoming revenue and expenses. There are 42 companies located in TIF II and 41 companies have TIF Agreements expiring December 2010.

Mr. Travis mentioned that since the golf club never breaks even, how are the shortages recorded or budgeted. He also requested the EAV to be explained again and how the additional anticipated tax funds will be recorded.

Manager Sevier discussed that golf club revenue shortage does come from the general fund, but the funds are monitored to ensure expenses do not exceed the overall budget. He further clarified that it is the Board's desire to reduce the tax rate to relieve the burden from residents. Debt has been reduced in the past to keep the tax rate stable.

Trustee Covington wanted to clarify that the levy is a request of estimated available tax dollars. The levy will not affect the residents and the budget will be presented to the public.

Manager Sevier responded that the levy is only an estimate with hopes of capturing new available tax dollars. He does not anticipate the need to increase the tax rate.

Mayor McCowan wanted the public to understand that since TIF II is expiring tax funds should be available for the Village to obtain. Public hearings for the levy are needed only when the levy exceeds 105%. Since this has not occurred in previous years, public hearings were not necessary. He ended the discussion by stating standard practice for the levy is to request the maximum amount and readjust in March once the EAV is available.

ADJOURNMENT

Trustee Roudez moved, Trustee McGuire seconded a motion to adjourn this special meeting of the Board of Trustees at 8:06 p.m.

Motion to Adjourn Carried By Voice Vote.

Respectfully Submitted,

Dorothy R. Jones, CMC
Village Clerk

/drj