

2021

# Proposed Road and Bridge Fund Levy and Proposed Town Fund Levy Presentation



25448 Seil Rd.

Shorewood, IL 60404

815-744-1968

[www.troytownship.com](http://www.troytownship.com)

October 18, 2021



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### Elected Officials

Joseph D. Baltz

*Supervisor*

Larry Ryan

*Clerk*

Kimberly Anderson, CIAO

*Assessor*

Thomas R. Ward

*Highway Commissioner*

Dawn Damiani

*Collector*

Johnnie Greenwood

Bryan W. Kopman

Jerry Nudera

Brett Wheeler

*Trustees*

### Administrative Staff

Jennifer Dylik

*Township Administrator*



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**October 18, 2021**

Troy Township Board of Trustees,

Supervisor Joseph D. Baltz and I are pleased to present you with the proposed 2021 levy proposals for the Road and Bridge Fund and the Town Fund which also includes General Assistance. The 2021 levy funds will be received during the 2022-2023 fiscal year funding the budgets for the General Town Fund, General Assistance Fund, and the Road and Bridge Fund for Troy Township.

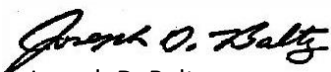
Both levies are proposed to be filed at 104.95% of the prior year's extension to ensure that the township has captured all possible new property and that the Road and Bridge Fund has filed to the maximum allowable rate so that the Road and Bridge Fund is able to petition Will County for County Aid to Road and Bridge if necessary.

Every year when preparing the levies, we are faced with the challenge of estimating the increase in value to existing property as well as the addition of new property to the assessment books. The current estimate for new property is \$21,602,136, however, the Township Assessor has until October 8<sup>th</sup> to continue to enter new property. A revised new property figure will be received from the Will County Supervisor of Assessment's office around November 1, 2021.

It would be prudent to mention that Covid is still very much present and is affecting our operations in ways that we could not have imagined a few years ago. In 2020, as a way of trying to ease the financial burden during Covid, the Will County Board voted to allow taxpayers to pay general property taxes in four installments instead of the traditional two installments. These same four installments were approved again for payments made in 2021. This new payment structure has changed the amounts and times during which the Township receives tax dollars. Additionally, the 2020 payment installment schedule for taxing bodies extended the tax revenue cycle one additional month with tax payments to the local taxing bodies wrapping up in January instead of December. The impacts of Covid, its subsequent effect on our local economy, and how that all might impact the Township is still unknown and yet to be seen.

Thank you in advance for your time and consideration. We look forward to the upcoming Board Workshops and/or Finance Committee meetings and some very productive conversations.

Respectfully Submitted,



Joseph D. Baltz  
Supervisor



Jennifer Dylik  
Administrator

## Mission Statement

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Our goal at Troy Township is simple – extraordinary customer service as we provide for our constituents’ needs in the arena of public service. Our goals are accomplished by a commitment from every employee.

Our values and beliefs require that we:

- Treat each employee with respect and give them an opportunity for input on how to continually improve our service goals.
- Treat each employee fairly and with mutual respect. The Township does not tolerate discrimination of any kind and encourages all managers and department heads to involve employees in problem solving and the creativity process. When problems arise, the facts should be analyzed to determine ways to avoid similar problems in the future.
- Provide the most effective and efficient corrective action, resolve customer service issues, ensure our constituents’ satisfaction and that the problem not be repeated in the future. In this way, we will maintain our leadership position in providing service.
- Foster an open-door policy which encourages interaction, discussions and ideas to improve the work environment, thus increase our productivity.
- Deliver impeccable service to our constituents and, where required, try to provide services that may be too difficult for others to achieve.

Make “Do It Right the First Time” our commitment as a team and our only way of doing business. This commitment will assure continued satisfaction.

Township government, established in Providence, Rhode Island, in 1636, is the oldest existing form of government continuing to serve on the North American Continent. Township government was in existence for 140 years prior to the signing of the Declaration of Independence in 1776. The wording of the Declaration of Independence reflects the fact that 38 of its 56 signers had experienced the benefits of township government.

The Declaration's statement that "government should derive its just powers from the consent of the governed" is demonstrated at the Annual Town Meeting held on the second Tuesday of each April. The Annual Town Meeting is still an important function of our nation's 17,000 townships after more than 360 years.

In 1849, the first townships were formed in Illinois and began operating one year later. Troy Township was one of the first organized in the County, and on April 2, 1850, the first election was held. The first Troy Township Supervisor elected was J.H. Robinson. Today, 85 of Illinois' 102 counties operate under the township government system with 1,433 townships serving Illinois residents.

Troy Township continues to provide the same basic services it did over 170 years ago.

- General Assistance
- Property Assessment
- Road and Bridge Maintenance

Other Troy Township services include a senior program, voter registration, polling place for elections, notary services, weed control, Micro Pantry, durable medical equipment loan program, recycling services, Township Communicator newsletter, referral services and more.

### Troy Township Services

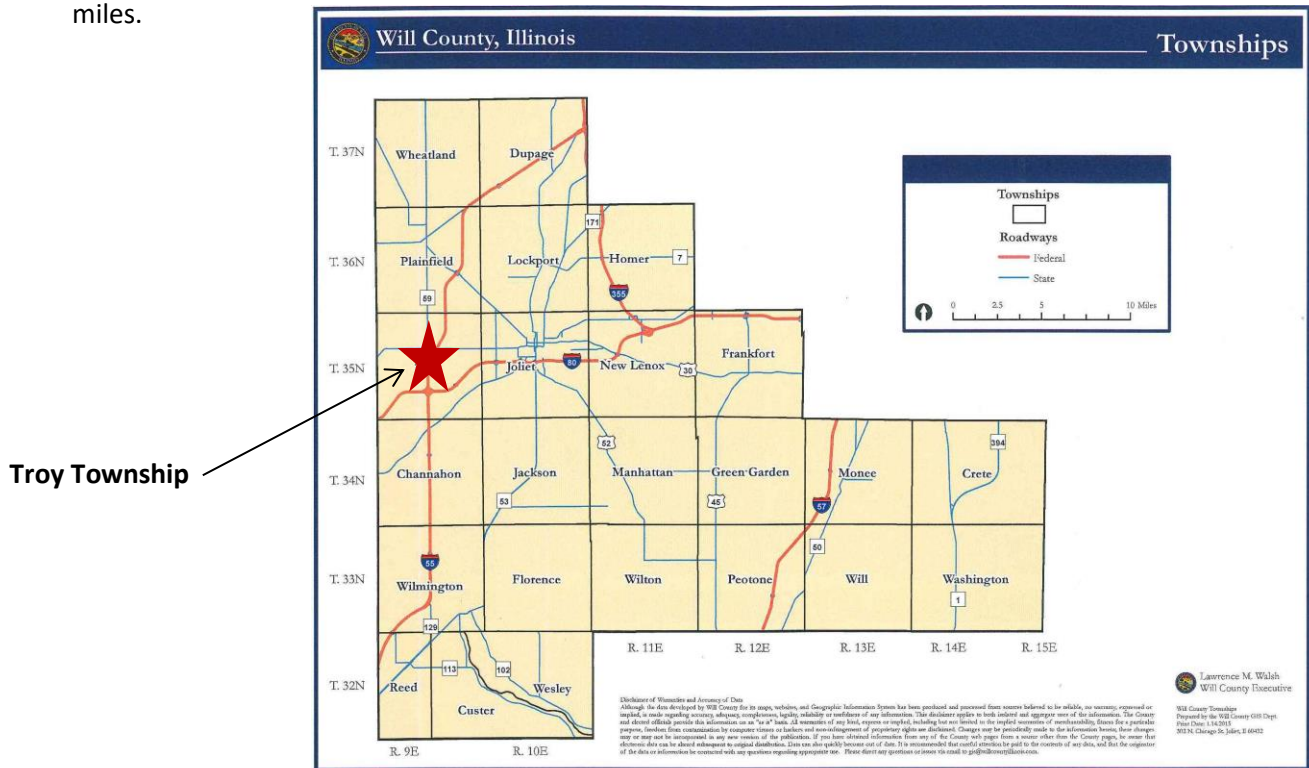
- Annual Spring Clean Up\*
- Community Center
- Community Garden\*
- Early & Absentee Voting
- Educational Seminars
- Emergency Preparedness
- Expos & Community Events
- General Assistance
- Leaf Pick Up\*
- Medical Equipment Exchange Closet
- Medication Disposal Events\*\*
- Micro Pantry
- Mosquito Abatement\*
- Notary Public Services
- Pace Dial-A-Ride
- Polling Place
- Property Tax Information
- Recycling Program
- Referral Services
- Road Maintenance\*
- Senior Activities
- Salvation Army Service Extension Office
- Shredding Events\*\*
- Snow Removal & Salting\*
- Temporary Handicapped Parking Placards
- Tree Branch Pick Up\*
- Veterans Honor Roll
- Voter Registration
- Warming & Cooling Center\*\*\*
- Weed Control\*

\*Unincorporated Areas Only  
\*\*Event Offered Twice Per Year  
\*\*\* When activated by Will County EMA

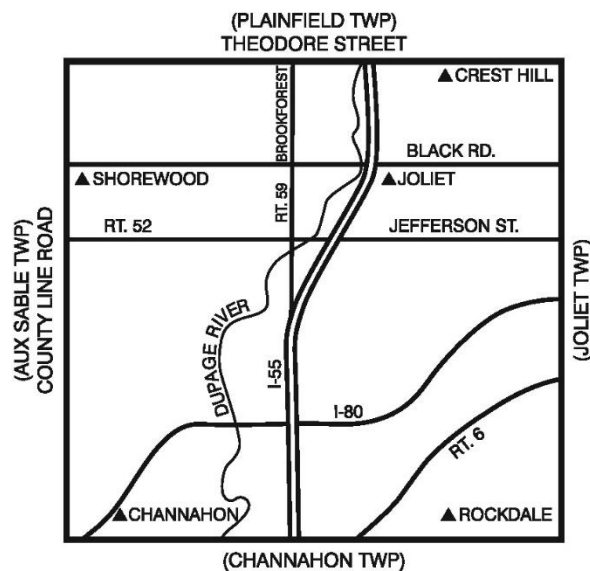


## Township Location

Troy Township is located in the far west portion of Will County and encompasses the entire Village of Shorewood and parts of Channahon, Crest Hill, Joliet, and Rockdale. Troy Township covers 36 square miles.



## Troy Township Boundary Map



## Township Demographic Data

Statistics are based on the 2010 Census Data and the 2019 American Community Survey 2015-2019 5 Year estimates, unless otherwise noted.

	2010 Census Data	2019 ACS 5 Year Estimates		2010 Census Numbers	2019 ACS 5 Year Estimates
<b>Demographics</b>					
Total Population	45,991	47,460	Median Age	36.3	40.2
Male	22,438	23,010	Age 0-19	13,591	12,417
Female	23,553	24,450	Age 20-54	21,936	21,506
White	33,694	32,585	Age 55 and above	10,464	13,537
African American	3,947	4,640			
American Indian	63	7			
Asian	850	1,036			
Native Hawaiian	10	0			
Other	50	11			
Total Hispanic	6,726	8,381			
Two or more races	651	800			
<b>Education</b>					
Population 25 and Over					
Less than High School	6.9%	7.8%			
High School Graduate	27.7%	28.5%			
Some College or Associate's	33.7%	32.9%			
Bachelor's Degree or higher	31.8%	30.7%			
<b>Housing</b>					
Total number of housing units	17,522	17,817			
Occupied homes	16,602				
Vacant Homes	920				
<b>Population by Municipality</b>					
Channahon	1,612		Shorewood	15,615	
Crest Hill	949		Unincorporated	3,582	
Joliet	24,233				
EAV <sup>1</sup>	1,670,459,820				

<sup>1</sup> EAV Figures are from the 2020 levy extension from the Will County Clerk's office.

## 2021 Levy Calendar

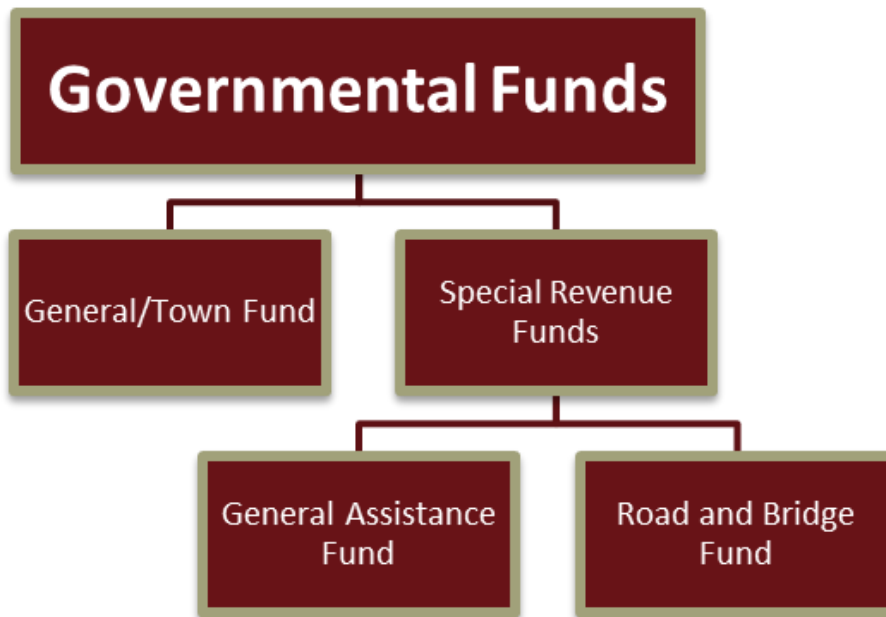
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October 18, 2021	Administrator Dylik and Supervisor Baltz distribute levy proposal to the Board
October 19, 2021 to November 14, 2021	Finance Committee/Board Levy Workshops
November 1, 2021 (Approx.)	Receive updated new construction estimates from Will County.
November 15, 2021	Troy Township Board to adopt the levy estimates in open meeting <u>20</u> days prior to adopting the levies. This will determine if the levy is greater than 105% of the preceding year's levy and if a hearing must be scheduled.
December 6, 2021 to December 13, 2021	Notice must be published at least seven days but no longer than fourteen days before the public hearing (if needed).
December 20, 2021	Public hearing (if needed) and adoption of the levies by the Troy Township Board.
December 28, 2021	Last day to certify levies to the Will County Clerk.

*(35 ILCS 200/18-15)*

*Sec. 18-15. Filing of levies of taxing districts.*

*(a) Notwithstanding any other law to the contrary, all taxing districts, other than a school district subject to the authority of a Financial Oversight Panel pursuant to Article 1H of the School Code, shall annually certify to the county clerk, on or before the last Tuesday in December, the several amounts that they have levied.*



The financial transactions of the Township are recorded in individual funds. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures.

Governmental funds are those by which most governmental functions of the Township are financed. The Township's expendable financial resources are accounted for through governmental funds. The measurement focus is upon determination of changes in financial position, rather than upon net income determination. The Township reports the following major governmental funds:

**General Town Fund** – the Town Fund is the general operating fund of the Township and accounts for all financial resources except those required to be accounted for in another fund.

**General Assistance Fund (special revenue)** – accounts for the revenue and all expenditures of activities related to General Assistance programs and services for low-income residents.

**Road and Bridge Fund (special revenue)** – accounts for the revenue and expenditures needed to finance the maintenance and construction of the Township's roads and bridges.

## Major Revenue Sources



Troy Township does not receive any sales tax or income tax. General property taxes are the Township's major revenue source with other revenue coming from personal property replacement taxes, grants, fines and interest income.

### Revenue Summary for Fiscal Year Ending March 31, 2021

	Road & Bridge Fund		General Town Fund		General Assistance	
Ordinary Income/Expense						
Income						
4150 · Other Federal Funds	0.00	0.00%	10,000.00	0.82%	0.00	0.00%
4200 · State Grants	0.00	0.00%	2,098.45	0.17%	0.00	0.00%
4300 · Fines	2,022.66	0.21%	0.00	0.00%	0.00	0.00%
4500 · Interest Income	2,969.25	0.32%	2,986.28	0.24%	20.22	0.04%
4600 · State Maint. Agreement	14,336.50	1.52%	0.00	0.00%	0.00	0.00%
4700 · R&B Permit Fees (Permit fees)	37,350.00	3.97%	0.00	0.00%	0.00	0.00%
4800 · Rental Income	0.00	0.00%	300.00	0.02%	0.00	0.00%
4850 · Sale of Fixed Asset	3,082.00	0.33%	0.00	0.00%	0.00	0.00%
4900 · General Property Tax	749,478.74	79.57%	1,167,703.24	95.50%	20,556.95	44.81%
4950 · Corporate Personal Prop Tax	130,081.36	13.81%	36,500.10	2.99%	0.00	0.00%
4990 · Miscellaneous Income	2,607.77	0.28%	3,106.23	0.25%	300.00	0.65%
4999 · Operating Transfer In	0.00	0.00%	0.00	0.00%	25,000.00	54.49%
Total Income	941,928.28	100.00%	1,222,694.30	100.00%	45,877.17	100.00%

**Property Taxes** – The Township levies for property taxes for the Road and Bridge Fund and for the General Town Fund, which also funds the Assessor's budget and the General Assistance Fund. The amount of funds received in general property taxes is limited by the Property Tax Extension Limitation Law (PTELL) 35 ILCS 200/18-185. PTELL limits the increase in property tax that the Township may levy to 5% over the prior year's extension or the increase in the Consumer Price Increase (CPI) during the 12 calendar months for the year preceding the levy year, whichever is less.

**Replacement Tax** – Both the General Town Fund and the Road and Bridge Fund receive payment for replacement taxes. Replacement taxes are revenues collected by the State of Illinois and paid to local governments to replace money that was lost by local governments when their powers to impose personal property taxes on corporations, partnerships, and other business entities were taken away. Payments to the Township for Replacement Tax are made in January, March, April, May, July, August, October, and December.

As you can see, general property taxes account for most funds received by both the Town Fund and Road and Bridge Fund.

## Personal Property Replacement Tax

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While Personal Property Replacement Tax (PPRT) continues to be the second largest revenue stream for both the Road District and the Town Fund, the available funds from PPRT have varied over the past few years.

The State of Illinois estimated that their fiscal year:

- [2018 PPRT payments](#) would decrease by 23.84% from the prior year allocations.
- [2019 PPRT payments](#) would decrease by 7% from the prior year allocations.
- [2020 PPRT payments](#) would increase by 15.4% from the prior year allocations.
- [2021 PPRT payments](#) would decrease by 17.4% from the prior year allocations.

The State of Illinois recently announced that the [2022 PPRT payments are estimated to increase](#) by 14.3% from the prior year allocations. Per the Illinois Department of Revenue's website "*PPRT allocations are estimated to be higher for several reasons:*

- *Legislative changes affecting corporate taxpayers and continued improvement of economic conditions are expected to translate into strong deposits into the PPRT fund for FY 2022.*
- *There will be a transfer from the Income Tax Refund Fund to the Personal Property Tax Fund in September 2021 of approximately \$121 million. This statutory transfer is because the estimated deposits into the Income Tax Refund Fund exceeded the money paid out for PPRT refunds in FY 2021.*
- *The annual business income tax reconciliation of tax payments and returns will result in a transfer of approximately \$66 million from corporate income tax to replacement tax. This reconciliation is needed because monies are disbursed based on a historical estimate and the actual tax-split calculation is not known until the returns are received much later. This is a significant increase compared to last year's reconciliation, resulting in an additional \$23.3 million in the PPRT fund.*
- *The anticipated year-over-year increase will be offset slightly due to the April 2020 payment deadline extension, which artificially increased FY 2021 deposits into the PPRT fund by approximately \$120 million. No such extension was available to taxpayers in April 2021.*
- *The pandemic significantly affected cashflow patterns for FY 2021; accordingly, year-over-year comparisons will be distorted."*

## Personal Property Replacement Tax



### Personal Property Replacement Tax Revenue by Fund

Fund/Fiscal Year Ending*	March 31, 2017	March 31, 2018	March 31, 2019	March 31, 2020	March 31, 2021
Troy Town Fund	\$ 35,150.49	\$ 32,650.19	\$ 30,246.47	\$ 40,849.67	\$ 36,500.10
Troy R&B Fund	\$ 125,272.38	\$ 116,361.87	\$ 107,795.27	\$ 145,583.09	\$ 130,081.36

\*Troy Township Fiscal Year April 1st to March 31st

### State of Illinois' Estimate Vs. Actual Personal Property Replacement Tax

State Fiscal Year Ending**	June 30, 2017	June 30, 2018	June 30, 2019	June 30, 2020	June 30, 2021	June 30, 2022
Troy Town Fund Estimate	\$ 30,038.00	\$ 28,438.00	\$ 29,059.00	\$ 39,128.00	\$ 30,544.00	\$ 53,637.00
Troy Town Fund Actual	\$ 37,338.76	\$ 31,243.21	\$ 33,799.42	\$ 36,998.61	\$ 46,928.91	

State Fiscal Year Ending**	June 30, 2017	June 30, 2018	June 30, 2019	June 30, 2020	June 30, 2021	June 30, 2022
Troy R&B Fund Estimate	\$ 107,051.00	\$ 101,350.00	\$ 103,563.00	\$ 139,448.00	\$ 108,856.00	\$ 191,153.00
Troy R&B Fund Actual	\$133,071.46	\$ 111,347.54	\$ 120,457.61	\$ 131,857.89	\$ 167,248.31	

\*\*State of Illinois Fiscal Year July 1st to June 30th

## Calculating the Limiting Rate

The levy is the process of calculating the funds from general real estate taxes that are expected to be needed to fund operations for the fiscal year which will start the following April.

How much a township can levy for is restricted by:

**CAP Rate** - The absolute maximum rate. (.2500 for the Town Fund, .1000 for General Assistance, .6600 for R&B)

**PTELL – Property Tax Extension Limitation Law** (see full description on page 17) limits the increase in property tax that the Township may levy to 5% over the prior year's extension<sup>2</sup> or the increase in the Consumer Price Increase (CPI) during the 12 calendar months for the year preceding the levy year (this is known as the limiting rate), whichever is less.

Other factors that go into calculating the limiting rate include **increase or decrease in value of existing property, addition of new property, new annexations**, and any **disconnections**.

### Calculating the Limiting Rate

LIMITING RATE: CALCULATE BY MULTIPLYING THE AGGREGATE EXTENSION BASE, BY THE EXTENSION LIMITATION (CPI Urban Index), BY ANY RATE INCREASE FACTOR. THEN DIVIDE THAT ANSWER BY THE SUM OF NET EAV MINUS NEW PROPERTY, MINUS ANNEXATIONS, PLUS DISCONNECTIONS. THIS QUOTIENT IS THE LIMITING RATE.

$$\frac{(\text{AGGR. EXT. BASE}) \times (\text{EXT. LIMITATION \%}) \times (\text{RATE INCR. FACTOR})}{(\text{NET EAV}) - (\text{NEW PROPERTY}) - (\text{ANNEXATIONS}) + (\text{DISCONNECTIONS})} = \text{Limiting Rate}$$

The example below is the Town Fund 2016 Levy being collected in 2017


AGG. EXT. BASE X	EXT. LIMITATION % X	RATE INCR. FACTOR =				Limiting Rate
1,043,001.45	100.70%	N/A			1,050,302.46	0.0801%
1,334,640,621	22,819,250	0.00	0.00	1,311,821,371.00		
NET EAV	MINUS NEW PROPERTY	MINUS ANNEXATIONS	PLUS DISCONNECTIONS =			

<sup>2</sup> If a district reduced its aggregate extension in the prior year, the highest of the previous three years' aggregate extensions may be used as the aggregate extension base.



## Property Tax Extension Limitation Law - PTELL

When calculating the levy for either the Town Fund or the Road Fund, one must remember that the Township is subject to PTELL. As explained by the Illinois Department of Revenue:



**Illinois Department of Revenue**

### An Overview of the Property Tax Extension Limitation Law by Referendum

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**What is the Property Tax Extension Limitation Law (PTELL)?**

The PTELL is designed to limit the increases in property tax extensions (total taxes billed) for non-home rule taxing districts.

Although the law is commonly referred to as “tax caps,” use of this phrase can be misleading. The PTELL does not “cap” either individual property tax bills or individual property assessments. Instead, the PTELL allows a taxing district to receive a limited inflationary increase in tax extensions on existing property, plus an additional amount for new construction.

The limit slows the growth of revenues to taxing districts when property values and assessments are increasing faster than the rate of inflation. As a whole, property owners have some protection from tax bills that increase only because the market value of their property is rising rapidly.

Payments for bonds issued without voter approval are subject to strict limitations.

If a taxing district determines that it needs more money than is allowed by the limitation, it can ask the voters to approve an increase.

The collar counties (DuPage, Kane, Lake, McHenry, and Will) became subject to the PTELL for the 1991 levy year for taxes paid in 1992; Cook County was added for the 1994 levy year for taxes paid in 1995. Public Act 89-510 allows county boards to give voters in all other counties the opportunity to decide if the PTELL should apply to their counties. In addition, Public Act 89-718 allows county boards of counties that are subject to the PTELL by referendum to give voters the opportunity to rescind the PTELL using the same referendum process.

Public Act 94-976 amended PTELL effective June 30, 2006. The significant amendments include:

- New supplemental ballot and election notice information.
- Additional taxing district voter-approved referenda and other referenda changes.
- Authority for taxing districts in some instances to exceed a voter-approved rate limit for a fund as long as the sum of all the rates for funds subject to PTELL, does not exceed the limiting rate.

**What is the “limitation”?**

Increases in property tax extensions are limited to the lesser of 5% or the increase in the national Consumer Price Index (CPI) for the year preceding the levy year. The limitation can be increased for a taxing body with voter approval.

The CPI used is for all urban consumers for all items as published by the United States Department of Labor. A CPI history of the limitation is available on our website at [tax.illinois.gov/LocalGovernment/PropertyTax/CPIhistory](http://tax.illinois.gov/LocalGovernment/PropertyTax/CPIhistory).

**Can the district receive more than a 5% or the CPI increase?**

Taxing districts are allowed additional increases for

- new construction,
- annexations to the district,
- voter-approved increases in the extension limit or limitation for one or more levy years,
- voter-approved increases in tax rates and voter-approved new tax rates for one or more levy years, and
- the Tax Increment Financing district (TIF) increment when the TIF expires.

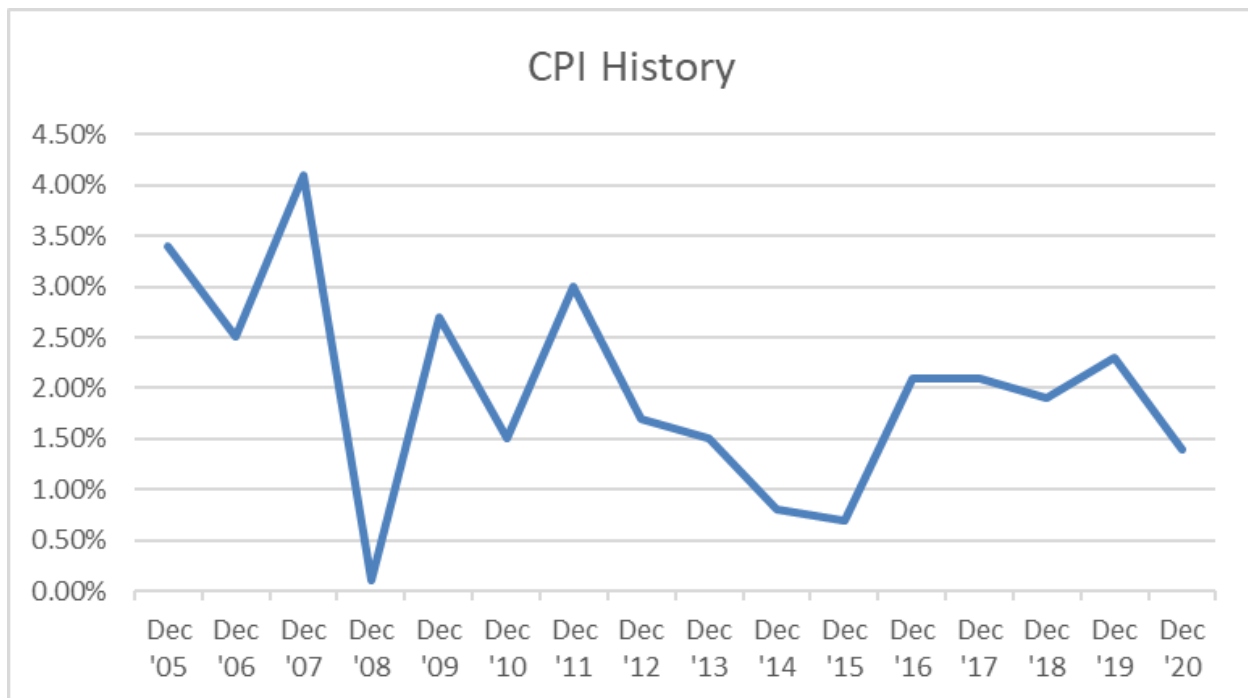
PIO-62 (R-02/12)  
Visit <https://www2.illinois.gov/rev/research/publications/Documents/pios/pio-62.pdf> for additional information on PTELL

## History of CPI

Sixteen-year history of the Consumer Price Index All Urban Consumers (CPI-U) U.S. City Average All Items December – December Percentage Change:

This is the same index used by the County Clerk in the formula to determine a taxing body's limiting rate. <http://www.bls.gov/cpi/#tables>

Dec-05	3.40%	Dec-13	1.50%
Dec-06	2.50%	Dec-14	0.80%
Dec-07	4.10%	Dec-15	0.70%
Dec-08	0.10%	Dec-16	2.10%
Dec-09	2.70%	Dec-17	2.10%
Dec-10	1.50%	Dec-18	1.9%
Dec-11	3.00%	Dec-19	2.3%
Dec-12	1.70%	Dec-20	1.4%



## Estimating EAV and New Property

When calculating the estimated limiting rate, look at the value of your existing property, estimate how much the value has increased or decreased over the past year, and estimate how much new property was added.

Assessor Anderson has informed us that a factor of 1.0294% was the final increase for existing property.

As of August 28, 2021, the Will County Supervisor of Assessments has estimated new property to date as \$21,602,136 but the deadline to enter new property is not until October 8, 2021.

TIF Districts and exemptions must also be taken into consideration.

To help better understand how new property impacts the levy limitation, please see the chart below.

Town Fund							
		2020 Extended Levy: \$ 1,241,151.63		104.95%		= \$ 1,302,588.64	
New Property Value	Existing Property Increase %	Limiting Rate	Levy Limitation	Percentage Over Prior Year	Increase	Funds Generated From New Property	Funds Generated From Existing
20,000,000.00	0.80000%	0.0749%	\$ 1,273,507.07	2.61%	\$ 32,355.44	\$ 14,979.32	\$ 17,376.12
20,000,000.00	1.02940%	0.0747%	\$ 1,273,473.06	2.60%	\$ 32,321.43	\$ 14,945.30	\$ 17,376.13
20,000,000.00	2.00000%	0.0747%	\$ 1,273,330.84	2.59%	\$ 32,179.21	\$ 14,803.09	\$ 17,376.12
21,602,136.00	0.80000%	0.0749%	\$ 1,274,707.01	2.70%	\$ 33,555.38	\$ 16,179.26	\$ 17,376.12
21,602,136.00	1.02940%	0.0747%	\$ 1,274,670.28	2.70%	\$ 33,518.65	\$ 16,142.52	\$ 17,376.13
21,602,136.00	2.00000%	0.0740%	\$ 1,274,516.67	2.69%	\$ 33,365.04	\$ 15,988.92	\$ 17,376.12
25,000,000.00	0.80000%	0.0749%	\$ 1,277,251.90	2.91%	\$ 36,100.27	\$ 18,724.15	\$ 17,376.12
25,000,000.00	1.02940%	0.0747%	\$ 1,277,209.38	2.91%	\$ 36,057.75	\$ 18,681.63	\$ 17,376.12
25,000,000.00	2.00000%	0.0740%	\$ 1,277,031.61	2.89%	\$ 35,879.98	\$ 18,503.86	\$ 17,376.12
35,000,000.00	0.80000%	0.0749%	\$ 1,284,741.56	3.51%	\$ 43,589.93	\$ 26,213.80	\$ 17,376.13
35,000,000.00	1.02940%	0.0747%	\$ 1,284,682.04	3.51%	\$ 43,530.41	\$ 26,154.28	\$ 17,376.13
35,000,000.00	2.00000%	0.0740%	\$ 1,284,433.16	3.49%	\$ 43,281.53	\$ 25,905.41	\$ 17,376.12
45,000,000.00	0.80000%	0.0749%	\$ 1,292,231.22	4.12%	\$ 51,079.59	\$ 33,703.46	\$ 17,376.13
45,000,000.00	1.02940%	0.0747%	\$ 1,292,154.69	4.11%	\$ 51,003.06	\$ 33,626.93	\$ 17,376.13
45,000,000.00	2.00000%	0.0740%	\$ 1,291,834.70	4.08%	\$ 50,683.07	\$ 33,306.95	\$ 17,376.12
59,790,000.00	0.80000%	0.0749%	\$ 1,303,308.42	5.01%	\$ 62,156.79	\$ 44,780.67	\$ 17,376.12
59,790,000.00	1.02940%	0.0747%	\$ 1,303,206.74	5.00%	\$ 62,055.11	\$ 44,678.99	\$ 17,376.12
59,790,000.00	2.00000%	0.0740%	\$ 1,302,781.59	4.97%	\$ 61,629.96	\$ 44,253.84	\$ 17,376.12

Road Fund							
		2020 Extended Levy: \$ 1,463,322.80		104.95%		= \$ 1,535,757.28	
New Property Value	Existing Property Increase %	Limiting Rate	Levy Limitation	Percentage Over Prior Year	Increase	Funds Generated From New Property	Funds Generated From Existing
20,000,000.00	0.80000%	0.0883%	\$ 1,501,469.99	2.61%	\$ 38,147.19	\$ 17,660.68	\$ 20,486.51
20,000,000.00	1.02940%	0.0881%	\$ 1,501,429.89	2.60%	\$ 38,107.09	\$ 17,620.57	\$ 20,486.52
20,000,000.00	2.00000%	0.0873%	\$ 1,501,262.22	2.59%	\$ 37,939.42	\$ 17,452.90	\$ 20,486.52
21,602,136.00	0.80000%	0.0883%	\$ 1,502,884.73	2.70%	\$ 39,561.93	\$ 19,075.42	\$ 20,486.51
21,602,136.00	1.02940%	0.0881%	\$ 1,502,841.42	2.70%	\$ 39,518.62	\$ 19,032.10	\$ 20,486.52
21,602,136.00	2.00000%	0.0873%	\$ 1,502,660.32	2.69%	\$ 39,337.52	\$ 18,851.00	\$ 20,486.52
25,000,000.00	0.80000%	0.0883%	\$ 1,505,885.16	2.91%	\$ 42,562.36	\$ 22,075.84	\$ 20,486.52
25,000,000.00	1.02940%	0.0881%	\$ 1,505,835.04	2.91%	\$ 42,512.24	\$ 22,025.72	\$ 20,486.52
25,000,000.00	2.00000%	0.0873%	\$ 1,505,625.45	2.89%	\$ 42,302.65	\$ 21,816.13	\$ 20,486.52
35,000,000.00	0.80000%	0.0883%	\$ 1,514,715.50	3.51%	\$ 51,392.70	\$ 30,906.18	\$ 20,486.52
35,000,000.00	1.02940%	0.0881%	\$ 1,514,645.32	3.51%	\$ 51,322.52	\$ 30,836.01	\$ 20,486.51
35,000,000.00	2.00000%	0.0873%	\$ 1,514,351.90	3.49%	\$ 51,029.10	\$ 30,542.58	\$ 20,486.52
45,000,000.00	0.80000%	0.0883%	\$ 1,523,545.84	4.12%	\$ 60,223.04	\$ 39,736.52	\$ 20,486.52
45,000,000.00	1.02940%	0.0881%	\$ 1,523,455.61	4.11%	\$ 60,132.81	\$ 39,646.29	\$ 20,486.52
45,000,000.00	2.00000%	0.0873%	\$ 1,523,078.35	4.08%	\$ 59,755.55	\$ 39,269.03	\$ 20,486.52
59,790,000.00	0.80000%	0.0883%	\$ 1,536,605.91	5.01%	\$ 73,283.11	\$ 52,796.59	\$ 20,486.52
59,790,000.00	1.02940%	0.0881%	\$ 1,536,486.03	5.00%	\$ 73,163.23	\$ 52,676.71	\$ 20,486.52
59,790,000.00	2.00000%	0.0873%	\$ 1,535,984.77	4.97%	\$ 72,661.97	\$ 52,175.45	\$ 20,486.52

## TIF (Tax Incremental Financing) Districts

### What is a TIF District?

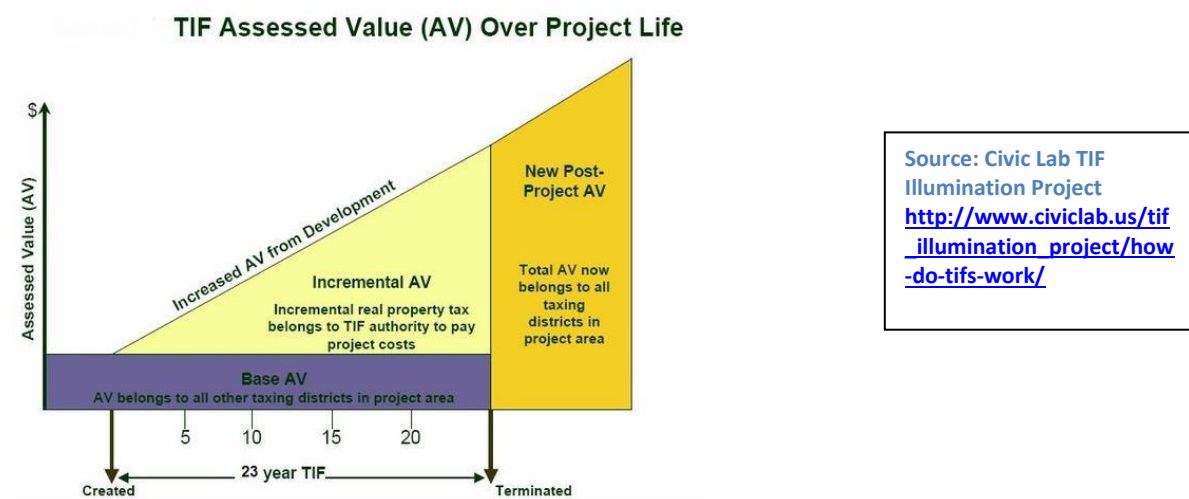
As found on the Village of Shorewood's website:

*Tax Increment Financing, or TIF, is a municipal financial incentive tool created by the Illinois State Legislature in 1978 to assist communities in implementing sound economic development and combat or prevent blight. TIF helps local governments restore areas going through economic change or jumpstart economically sluggish parts of town. With this tool, financially strapped local governments can make the improvements they need, like new roads or new sewers, to attract businesses or help existing businesses expand, without tapping into general funds or raising taxes.*

*Once the TIF District is established, the property tax dollars that are collected annually and distributed to the various taxing bodies is maintained at the current levels. If property in the TIF District increases in assessed value, such as if new development were to occur on vacant property, the additional property tax revenue that is generated by this new development (known as the Increment) will go into the TIF funds to be used for TIF qualified costs such as public improvements. Creation of a TIF District does not in and of itself mean that development or redevelopment will occur. Market factors will be the principal factor driving any development.*

This means that the assessed value of all property located within the defined boundaries of the approved TIF District will be frozen at the “base” assessed value, and the Township will not realize any increase in the tax dollars generated by the increase in assessed value of the TIF District until the TIF is terminated.

The chart below shows an example of the TIF assessed value over the life of the TIF District:



### TIF Districts that Impact Troy Township

## TIF (Tax Incremental Financing) Districts

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While Troy Township is impacted by **Rockdale TIF 1** which was enacted in 2012 with a base year of 2011 for assessed value, there are only two parcels in this TIF which are in Troy Township. Those two parcels have an assessed value totaling 239,646 representing only a miniscule percentage of the Township total assessed value. Neither parcel has seen an increase in assessed value since the TIF was enacted.

In January of 2017, the Village of Shorewood created the **Jefferson Street & Illinois Route 59 TIF District** with a base year of 2015 for assessed value. The Will County Clerk's Office has estimated the following values for us:

- 2015 Base EAV for TIF District 20,516,403
- [2020 Levy TIF Increased Value 3,441,958](#)

More information and a detailed map of the Village of Shorewood Jefferson Street and Route 59 TIF District can be found on the Village's website at [http://vil.shorewood.il.us/departments/community-development/52and59\\_tifdistrict.aspx](http://vil.shorewood.il.us/departments/community-development/52and59_tifdistrict.aspx).

## Road and Bridge Fund 2021 Levy Calculations

The chart below shows a six-year history of the figures used in calculating the levy including EAV, New Property, CPI, Rates and Levy Amounts. These figures are used to calculate the estimated limiting rate.

An estimate of \$21,602,136 was used for new property, and an estimate of 1.0294% was used to calculate the increase in existing EAV. The necessary reduction for the TIF Districts is included within the value for inflation.

	2015 Actual	2016 Actual	2017 Actual	2018 Actual	2019 Actual	2020 Actual	2021 Estimate
± Inflation	25,092,744	52,157,765	43,374,360	56,725,768	80,088,250	53,062,600	13,718,324
+ New Property	16,392,399	22,819,250	14,631,621	19,307,679	36,025,759	32,603,162	21,602,136
+ Annexation							
-- Disconn.					-	-	
= All Changes	41,485,143	74,977,015	58,005,981	76,033,447	116,114,009	85,665,762	35,320,460
n NET EAV	1,259,663,606	1,334,640,621	1,392,646,602	1,468,680,049	1,584,794,058	1,670,459,820	1,705,780,280
CPI History	0.80%	0.70%	2.10%	2.10%	1.90%	2.30%	1.40%

Aggregate Extension	2015	2016	2017	2018	2019	2020
	1,230,691.34	1,261,235.38	1,300,731.92	1,345,310.92	1,402,542.74	1,463,322.80

RATE CAP .6600	0.0989	0.0977	0.0945	0.0934	0.0916	0.0876
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**LIMITING RATE:** CALCULATE BY MULTIPLYING THE AGGREGATE EXTENSION BASE, BY THE EXTENSION LIMITATION, BY ANY RATE INCREASE FACTOR. THEN DIVIDE THAT ANSWER BY THE SUM OF NET EAV MINUS NEW PROPERTY, MINUS ANNEXATIONS, PLUS DISCONNECTIONS. THIS QUOTIENT IS THE LIMITING RATE.

$$\frac{(\text{AGGR. EXT. BASE}) \times (\text{EXT. LIMITATION \%}) \times (\text{RATE INCR. FACTOR})}{(\text{NET EAV}) - (\text{NEW PROPERTY}) - (\text{ANNEXATIONS}) + (\text{DISCONNECTIONS})}$$

AGG. EXT. BASE X	EXT. LIMITATION % X	RATE INCR. FACTOR =		Limiting Rate
1,463,322.80	101.400%	N/A	1,483,809.32	0.0881%
1,705,780,280	21,602,136.00	0.00	0.00	
NET EAV	MINUS NEW PROPERTY	MINUS ANNEXATIONS	PLUS DISCONNECTIONS =	

**The estimated limiting rate for Road and Bridge is 0.0881%.**

## Road and Bridge Fund 2021 Levy Calculations

Using the estimated limiting rate, the chart below shows what the Road and Bridge Fund can expect to be limited to and shows how the increase in tax dollars breaks down between existing property and new property.

Estimated Revenue: Calculate by Multiplying the limiting rate estimate by the net eav estimate					
LIMITING RATE % X	NET EAV EST. =				
0.0881%	1,705,780,279.87	\$	1,502,841.42		
This is an increase of \$ 39,518.62 and 2.70% over last year's extension.					
Break Down the Estimated Limiting Rate Increase Between CPI and New Property: \$ 39,518.62					
<b>A: Multiply the prior year's extension by CPI:</b>					
Prior Year's Extension:		CPI		Increase as a result of CPI:	
1,463,322.80	X	1.40%	=	\$ 20,486.52	52%
<b>B: Multiply the estimated new property figure by the estimated limiting rate:</b>					
Estimated New Property		Estimated Limiting Rate		Increase as a result of new property:	
21,602,136	X	0.0881%	=	\$ 19,032.10	48%
Step 3: Add A plus B for the total:				\$ 39,518.62	

## Road and Bridge Proposed Levy

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### Proposed 2021 R&B Levy \$1,535,757.28

#### Summary:

Proposed Increase from Prior Year:	4.95% or \$72,434.48 Increase / Rate .0900
2020 Extended Levy	\$1,463,322.80 / Rate .0876
Dec. 2020 CPI	1.4%

It is estimated that the Road and Bridge Fund will be limited to \$1,502,841.42; an increase of \$39,518.62 or 2.70% above the prior year extension.

### Factors Supporting Proposed Levy

- County Aid to Road and Bridge: In order to petition Will County to financially assist the Road District with costly projects, specific levy requirements must be met.
  - *Pursuant to Section 605 ILCS 5/5-501 in order to petition the County for aid, the road district must have filed for the maximum allowable tax rate for the two prior years. ...and the cost of which work will be more than .02% of the value of all the taxable property in such road district or municipality, as equalized or assessed by the Department of Revenue, and the tax rate for road purposes in such road district was in each year for the 2 years last past not less than the maximum allowable rate...*
- Shepley Road Bridge replacement is estimated at approximately \$2,565,000 (as of the summer of 2019). Phase 1 Engineering started in September of 2020. The estimated Phase 1 Engineering costs are \$149,811.31. The project is 80% funded through a federal grant, 10% funded by the Township, and 10% funded by Will County via the County Aid to Road and Bridge program. This project is expected to take several years to complete and costs will continue to increase over time.
- Preliminary estimates for new construction are being used. Final new construction figures must be submitted to Will County on October 8, 2021. Final new construction figures will not be received back from Will County until the end of October or early November.
- Levying for higher than what you expect to be limited to in order to ensure capturing all new property.
- Financial security to maintain a reserve balance of six to nine months.
- Saving for upcoming Capital Improvement Projects.
  - Equipment repairs and replacement.
  - Road maintenance including drainage improvements and paving.
  - Facility repairs and renovations.
- Due to the municipal half share, the Road District will only receive approximately 53.5% of the increase. The balance is distributed directly to the municipalities.



## Road and Bridge - Capital Improvement Projects/Needs



**All costs listed below are approximate.**

### Bridges

- SHEPLEY RD. BRIDGE \$2,565,000: (IDOT Structure #0994252). Anticipated cost split 80% grant funding, 10% Will County via County Aid to Road and Bridge, 10% Troy Road District
- RIVER RD. BRIDGE OVER I-80: Bridge Deck surface repairs, sidewalks & handrails \$75,000.00 (IDOT Structure #0990177) **IDOT has the bridge slated for full replacement in 2023.**

### Roads

- Camelot Subdivision Grind and Resurface:
  - Camelot Road \$65,000
  - Camelot Frontage Rd. \$100,000
  - Althea Ct. \$60,000
- Red Oak Estates Grind and Resurface:
  - W. Red Oak Lane and S. Burr Ridge Dr. \$70,000
- Ron Lee Estates Grind and Resurface:
  - Entire Subdivision. \$225,000
- Timberline Subdivision Grind and Resurface:
  - Timberline Dr. \$125,000
- County Farm Rd. & Rock Run Drive Resurface \$125,000
- Main Collector Streets Grind and Resurface:
  - County Line Rd. \$225,000
  - Seil Rd. (Troy Hwy Portion) \$56,000
  - River Rd. (Troy Hwy. Portion) \$65,000
  - Shepley Rd. \$125,000
  - Canal Rd. \$125,000

### Storm Water

- Ron Lee Estates:
  - After completion of Seil Road improvements, replace deteriorating storm sewer along S. Sarver Drive from Seil Rd. to Jensen St. including W. Clarage Ct. and W. Ronnie Ct. \$375,000 not including engineering work.
- Murphy Acres:
  - Erosion control blanket in a ditch that carries overflow water from Joliet City detention pond from Barber Ln. to Rosary Ln. \$35,000
- Murphy Acres and Rooney Heights:
  - Update ditch drainage and add storm work \$tbd
- Longleat Subdivision:
  - Replace deteriorating storm sewer catch basins and drainage pipe \$70,000

### Building/Facility Infrastructure Improvements

- Road District - SALT DOME \$175,000
- Road District – NEW ROOF on main building \$80,000
- Road District – Convert cold storage garage to heated service shop \$100,000

## Road and Bridge – History of the Half Share

(605 ILCS 5/6-507) (from Ch. 121, par. 6-507) states that *one half the tax required to be levied by Section 6-501 of this Code, on the property lying within a municipality in which the streets and alleys are under the care of the municipality shall be paid over to the treasurer of the municipality, to be appropriated to the improvement of roads or streets, either within or without the municipality and within the road district under the direction of the corporate authorities of the municipality. However, when any of the tax is expended beyond the limits of the municipality it shall be with the consent of the highway commissioner of the road district.*

Below is a five year history of the half share as applied to the Road District levy.

Levy Year	Year Paid	Levy as Filed		Extended	Received by Troy R&B	Percentage to Troy R&B
2020	2021	\$	1,471,969.61	\$	1,463,322.80	\$ 781,926.55 53.44%
2019	2020	\$	1,411,904.00	\$	1,402,542.74	\$ 750,623.75 53.52%
2018	2019	\$	1,364,467.78	\$	1,345,310.92	\$ 720,890.23 53.59%
2017	2018	\$	1,323,666.00	\$	1,300,731.92	\$ 697,523.70 53.63%
2016	2017	\$	1,291,000.00	\$	1,261,235.38	\$ 676,962.85 53.67%

***The past three-year average of the percentage to R&B is 53.51%.***

### Estimated Limiting Rate:

Although an increase of 4.95% has been requested in the levy, it is estimated that the R&B Fund will be limited to an increase of 2.70% or \$1,502,841.42; an increase of \$39,518.62 over the prior year's extension once the limiting rate is applied by the County. In addition, the Road District will only net approximately 53.51% of the \$39,518.62 increase or \$21,146.41 once the municipal half share is applied.

We are seeking the 104.95% increase to ensure that the Road District is able to:

- capture the property taxes generated from new property,
- ensure that we retain an adequate reserve balance,
- be able to fund the capital improvement projects needed in the future, and
- be able to petition for County Aid to Road and Bridge if needed.

The chart below shows a six-year summary of the levy as filed, the extended levy, the actual dollars received, the R&B Fund's ending cash balance, and the R&B Fund tax rate. Please take note of the trend of actual dollars received being less than the approved extension.

R&B Fund Levy as Filed For:						
Levy Year	2015	2016	2017	2018	2019	2020
Paid in Fiscal Year	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
<b>R&amp;B Levy</b>	<b>\$ 1,263,813.00</b>	<b>\$ 1,291,000.00</b>	<b>\$ 1,323,666.00</b>	<b>\$ 1,364,467.78</b>	<b>\$ 1,411,904.00</b>	<b>\$ 1,471,969.61</b>
Max. Levy Per County's Limiting Rate Calcs.						
<b>Total Allowable</b>	<b>\$1,230,691.34</b>	<b>\$ 1,261,235.38</b>	<b>\$ 1,300,731.92</b>	<b>\$ 1,345,310.92</b>	<b>\$ 1,402,542.74</b>	<b>\$ 1,463,322.80</b>
Approved Extension						
Paid in Fiscal Year	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Total Extended Levy	\$ 1,230,691.34	\$ 1,261,235.38	\$ 1,300,731.92	\$ 1,345,310.92	\$ 1,402,542.74	\$ 1,463,322.80
<b>Half Share</b>	<b>\$ 660,972.42</b>	<b>\$ 676,962.85</b>	<b>\$ 697,523.70</b>	<b>\$ 720,890.23</b>	<b>\$ 750,623.75</b>	<b>\$ 781,926.55</b>
Actual Dollars Received						
Year Paid	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022 <sup>1</sup>
R&B	\$ 660,777.62	\$ 676,171.52	\$ 696,642.63	\$ 719,781.34	\$ 749,478.74	\$ 711,925.11
Extended Vs. Received	\$ (194.80)	\$ (791.33)	\$ (881.07)	\$ (1,108.89)	\$ (1,145.01)	\$ (70,001.44)
Percent of Extended Levy	99.97%	99.88%	99.87%	99.85%	99.85%	91.05%
Percent Less	-0.03%	-0.12%	-0.13%	-0.15%	-0.15%	-8.95%
Ending Cash Balances						
Fiscal Year	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
R&B Fund	\$ 711,968.29	\$ 780,272.64	\$ 787,247.70	\$ 900,946.02	\$ 968,561.16	
<i>Months of Reserve</i> <sup>2</sup>	11.54	12.37	12.26	12.86	12.72	
R&B Fund Tax Rates						
Levy Year	2015	2016	2017	2018	2019	2020
Fiscal Year	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
R&B Fund	0.0977	0.0945	0.0934	0.0916	0.0885	0.0876
Change From Prior Year	-0.0012	-0.0032	-0.0011	-0.0018	-0.0031	-0.0009
Percentage Change From Prior Year	-1.21%	-3.28%	-1.16%	-1.93%	-3.38%	-1.02%

#### Footnotes

1 - YTD Receipts as of 10.12.21. Four installments remain. Based on a three year average of receiving approximately 99.86% of the extended levy, the R&B Fund is estimated to receive \$780,798.81 in property taxes in the 2021-2022 fiscal year.

2 - Months of reserve based on the annual average expenditure of the previous 3 fiscal years.

The chart below shows the potential dollar amount increase to a \$175,000 home. Two scenarios are depicted: one if the levy is extended at 104.95% of the prior year's extension and one if the levy is extended at the anticipated limiting rate.

Cost to a \$175,000 Home if Levy Approved at 104.95% of Prior Year's Extension				
R&B Fund	2020 Rate	2021		
		If Levied at 104.95%	Difference	Half Share
Rates*	0.0876%	0.0900%	0.0024	
Funds	\$ 1,463,322.80	\$ 1,535,757.28	\$ 72,434.48	\$ 38,759.69
Home's Market Value	\$ 175,000.00	\$ 175,000.00		
Approx. EAV (1/3)	58,333.33	58,333.33		
Taxes Paid Per Household*	\$ 51.10	\$ 52.52	\$ 1.42	
*If Incorporated, divide in half.				
	\$ 25.55	\$ 26.26	\$ 0.71	

Cost to a \$175,000 Home if Levy Approved at Estimated Limiting Rate				
R&B Fund	2020 Rate	2021		
		Est. Limiting Rate	Difference	Half Share
Rates*	0.0876%	0.0881%	0.0005	
Funds	\$ 1,463,322.80	\$ 1,502,841.42	\$ 39,518.62	\$ 21,146.41
Home's Market Value	\$ 175,000.00	\$ 175,000.00		
Approx. EAV (1/3)	58,333.33	58,333.33		
Taxes Paid Per Household*	\$ 51.10	\$ 51.39	\$ 0.29	
*If Incorporated, divide in half.				
	\$ 25.55	\$ 25.70	\$ 0.15	

## Town Fund 2021 Levy Calculations

The chart below shows a six-year history of the figures used in calculating the levy including EAV, New Property, CPI, Rates and Levy Amounts. These figures are used to calculate the estimated limiting rate.

An estimate of \$21,602,136 was used for new property, and an estimate of 1.0294% was used to calculate the increase in existing EAV. The necessary reduction for the TIF Districts is included within the value for inflation.

	2015 Actual	2016 Actual	2017 Actual	2018 Actual	2019 Actual	2020 Actual	2021 Estimate
± Inflation	25,092,744	52,157,765	43,374,360	56,725,768	80,088,250	53,062,600	13,718,324
+ New Property	16,392,399	22,819,250	14,631,621	19,307,679	36,025,759	32,603,162	21,602,136
+ Annexation							
-- Disconn.							
= All Changes	41,485,143	74,977,015	58,005,981	76,033,447	116,114,009	85,665,762	35,320,460
NET EAV	1,259,663,606	1,334,640,621	1,392,646,602	1,468,680,049	1,584,794,058	1,670,459,820	1,705,780,280
CPI History	0.80%	0.70%	2.10%	2.10%	1.90%	2.30%	1.40%

Aggregate Extension	2015	2016	2017	2018	2019	2020
	1,043,001.45	1,069,047.13	1,102,976.09	1,141,164.39	1,190,180.33	1,241,151.63

RATE CAP .2500						
.1000 GA	0.0828	0.0801	0.0792	0.0777	0.0751	0.0743

**LIMITING RATE: CALCULATE BY MULTIPLYING THE AGGREGATE EXTENSION BASE, BY THE EXTENSION LIMITATION, BY ANY RATE INCREASE FACTOR. THEN DIVIDE THAT ANSWER BY THE SUM OF NET EAV MINUS NEW PROPERTY, MINUS ANNEXATIONS, PLUS DISCONNECTIONS. THIS QUOTIENT IS THE LIMITING RATE.**

**(AGGR. EXT. BASE) X (EXT. LIMITATION %) X (RATE INCR. FACTOR)**

**(NET EAV) - (NEW PROPERTY) - (ANNEXATIONS) + (DISCONNECTIONS)**

AGGR. EXT. BASE X	EXT. LIMITATION % X	RATE INCR. FACTOR =		
1,241,151.63	101.400%	N/A	1,258,527.75	
1,705,780,280	21,602,136.00	0.00	0.00	1,684,178,143.87
NET EAV	MINUS NEW PROPERTY	MINUS ANNEXATIONS	PLUS DISCONNECTIONS =	

Limiting Rate
0.0747%

**The estimated limiting rate for the Town Fund is 0.0747**

## Town Fund 2021 Levy Calculations

Using the estimated limiting rate, the chart below shows what the Town Fund can expect to be limited to and shows how the increase in tax dollars breaks down between existing property and new property.

Estimated Revenue: Calculate by Multiplying the limiting rate estimate by the net eav estimate					
LIMITING RATE % X	NET EAV EST. =				
0.0747%	1,705,780,279.87	\$	1,274,670.28		
This is an increase of \$ 33,518.65 and 2.701% over last year's extension.					
Break Down the Estimated Limiting Rate Increase Between CPI and New Property: \$ 33,518.65					
A: Multiply the prior year's extension by CPI:					
Prior Year's Extension:		CPI		Increase as a result of CPI:	
1,241,151.63	X	1.40%	=	\$ 17,376.12	52%
B: Multiply the estimated new property figure by the estimated limiting rate:					
Estimated New Property		Estimated Limiting Rate		Increase as a result of new property:	
21,602,136	X	0.0747%	=	\$ 16,142.52	48%
Step 3: Add A plus B for the total:				\$ 33,518.65	

### Proposed 2021 Town Fund Levy \$1,302,588.64

#### Summary:

Proposed Increase from Prior Year:	4.95% or \$61,437.01 Increase / Rate .0764
2020 Extended Levy	\$1,241,151.63 / Rate .0743
Dec. 2020 CPI	1.40%

### Factors Supporting Proposed Levy

- Preliminary estimates for new construction are being used. Final new construction figures must be submitted to Will County on October 8, 2021. Final new construction figures will not be received back from Will County until the end of October or early November.
- Financial security to maintain a reserve balance of six to nine months.
- Saving for upcoming capital improvement projects as the township office building ages.

### Capital Improvement Projects/Needs

The Township maintains a list of capital improvement projects/needs. Some of the larger projects include:

#### Building/Facility Needs

- Space renovations needed to establish central reception area at the Community Center entrance, secure office space, and renovate/rework office space (majority is located in the 1985 section of the building).
- Community Center tables and chairs, replacement rotation.
- Mechanical Systems (Boilers, Pumps, RTU) – Repairs/Replacements
- 6,000 Sq. Ft. Roof Replacement (Community Center Addition) – 2025
- 4,000 Sq. Ft. Roof Replacement (South Office) – 2035 (paid \$80K in 2015)
- Township SUV 2019-2024 (replace every 5 to 10 years. Purchased new in 2014)

#### Technology/Equipment Needs

- Computers – individually evaluated every 2 - 3 years to assess need for replacement. (ongoing)
- Community Center – technology updates for sound system, wireless microphones, monitors, digital displays, etc.
- Assessor's residential software upgrades or changes. 2020-2025
- Assessor's commercial software program (purchase). 2020-2025
- New multifunction copy/scan/fax units – 2019-2024 (every 5-10 years)

## A Note Regarding General Assistance

The General Assistance Fund is estimated to end the 2021-2022 fiscal year with a carryover balance of approximately \$29,600.00<sup>3</sup>. With monthly expenses averaging approximately \$3,600.00, that equates to an approximate 8.2 month reserve balance. The amount allocated towards General Assistance in the 2021 levy will again be \$20,000.00. Reminder, funds will be budgeted in the Town Fund to transfer to General Assistance if and when needed.

### Estimated Limiting Rate:

**Although an increase of 4.95% has been requested in the levy, it is estimated that the Town Fund will be limited to an increase of 2.70% or \$1,274,670.28; an increase of \$33,518.65 over the prior year's extension once the limiting rate is applied by the County.**

**We are seeking the 4.95% increase to ensure that the Town Fund is able to:**

- **capture the property taxes generated from new property,**
- **ensure that we retain an adequate reserve balance, and**
- **be able to fund future capital improvement projects.**

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<sup>3</sup> Estimated ending cash balance of the General Assistance Fund for the fiscal year ending March 31, 2022, as of September 10, 2021.



The chart below shows a six-year summary of the levy as filed, the extended levy, the actual dollars received, the Town Fund's ending cash balance, and the Town Fund tax rate. Please take note of the trend of actual dollars received being less than the approved extension in most years.

Town Fund Levy as Filed For:						
Levy Year	2015	2016	2017	2018	2019	2020
Paid in Fiscal Year	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Town	\$ 812,210.00	\$ 831,088.00	\$ 845,869.00	\$ 839,731.92	\$ 863,652.00	\$ 920,713.46
Assessor	\$ 248,645.00	\$ 253,020.00	\$ 256,095.00	\$ 297,290.00	\$ 314,000.00	\$ 308,380.80
Town Subtotal	\$ 1,060,855.00	\$ 1,084,108.00	\$ 1,101,964.00	\$ 1,137,021.92	\$ 1,177,652.00	\$ 1,229,094.26
GA	\$ 10,000.00	\$ 10,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Total Levy	\$ 1,070,855.00	\$ 1,094,108.00	\$ 1,121,964.00	\$ 1,157,021.92	\$ 1,197,652.00	\$ 1,249,094.26

Max. Levy Per County's Limiting Rate Calcs.						
Total Allowable	\$ 1,043,001.45	\$ 1,069,047.13	\$ 1,102,976.09	\$ 1,141,164.39	\$ 1,190,180.34	\$ 1,241,151.63

Approved Extension						
Paid in Fiscal Year	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Town	\$ 1,032,924.15	\$ 1,058,370.01	\$ 1,082,086.40	\$ 1,120,602.87	\$ 1,169,578.01	\$ 1,221,106.12
GA	\$ 10,077.30	\$ 10,677.12	\$ 20,889.69	\$ 20,561.52	\$ 20,602.32	\$ 20,045.51
Total Extended Levy	\$ 1,043,001.45	\$ 1,069,047.13	\$ 1,102,976.09	\$ 1,141,164.39	\$ 1,190,180.33	\$ 1,241,151.63

Actual Dollars Received						
Year Paid	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022 <sup>1</sup>
Town	\$ 1,032,988.85	\$ 1,057,216.04	\$ 1,080,893.08	\$ 1,118,889.94	\$ 1,167,703.24	\$ 1,112,204.54
GA	\$ 10,118.20	\$ 10,678.99	\$ 20,822.45	\$ 20,509.23	\$ 20,556.95	\$ 18,314.44
Total Dollars Received	\$ 1,043,107.05	\$ 1,067,895.03	\$ 1,101,715.53	\$ 1,139,399.17	\$ 1,188,260.19	\$ 1,130,518.98
Extended Vs. Received	\$ 105.60	\$ (1,152.10)	\$ (1,260.56)	\$ (1,765.22)	\$ (1,920.14)	\$ (110,632.65)
Percent of Extended Levy	100.01%	99.89%	99.89%	99.85%	99.84%	91.09%
Percent Less	0.01%	-0.11%	-0.11%	-0.15%	-0.16%	-8.91%

Ending Cash Balances						
Fiscal Year	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Town Fund	\$ 453,641.14	\$ 595,305.59	\$ 645,982.23	\$ 808,079.74	\$ 996,455.54	
Months of Reserve <sup>2</sup>	5.90	7.58	8.04	9.80	11.79	
GA	\$ 63,387.09	\$ 32,488.02	\$ 36,100.03	\$ 38,127.08	\$ 35,799.00	
Months of Reserve <sup>2</sup>	16.32	11.06	12.10	11.72	9.95	
Combined Town and GA	\$ 517,028.23	\$ 627,793.61	\$ 682,082.26	\$ 846,206.82	\$ 1,032,254.54	

Town Fund Tax Rates						
Levy Year	2015	2016	2017	2018	2019	2020
Fiscal Year Paid	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Town Fund	0.0820	0.0793	0.0777	0.0763	0.0738	0.0731
GA Fund	0.0008	0.0008	0.0015	0.0014	0.0013	0.0012
Total Rate	0.0828	0.0801	0.0792	0.0777	0.0751	0.0743
Change From Prior Year	-0.001	-0.0027	-0.0009	-0.0015	-0.0026	-0.0008
Percentage Change From Prior Year	-1.19%	-3.26%	-1.12%	-1.89%	-3.35%	-1.07%

#### Footnotes

1 - YTD Receipts as of 10.12.21. Four installments remain. Based on a three year average of receiving approximately 99.86% of the extended levy, the Town Fund is estimated to receive \$1,219,354.63 in property taxes in the 2021-2022 fiscal year while GA is expected to receive \$20,016.76 for a total of \$1,239,371.38.

2 - Months of reserve based on the annual average expenditure of the previous 3 fiscal years.

The chart below shows the potential dollar amount increase to a \$175,000 home. Two scenarios are depicted: one if the levy is extended at 104.95% of the prior year's extension and one if the levy is extended at the anticipated limiting rate.

**Cost to a \$175,000 Home if Levy Approved at 104.95% of Prior Year's Extension**

Town Fund	2020 Rate	2021	
		If Levied at 104.95%	Difference
Rates	0.0743%	0.0764%	0.0021
Funds	\$ 1,241,151.63	\$ 1,302,588.64	\$ 61,437.01
Home's Market Value	\$ 175,000.00	\$ 175,000.00	
Approx. EAV (1/3)	58,333.33	58,333.33	
Taxes Paid Per Household	\$ 43.34	\$ 44.55	\$ 1.20

**Cost to a \$175,000 Home if Levy Approved at Estimated Limiting Rate**

Town Fund	2020 Rate	2021	
		Est. Limiting Rate	Difference
Rates	0.0743%	0.0747%	0.0004
Funds	\$ 1,241,151.63	\$ 1,274,670.28	\$ 33,518.65
Home's Market Value	\$ 175,000.00	\$ 175,000.00	
Approx. EAV (1/3)	58,333.33	58,333.33	
Taxes Paid Per Household	\$ 43.34	\$ 43.59	\$ 0.25



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End of Presentation