

Troy Township
Finance Committee Meeting Minutes
Monday, October 20, 2025
5:45 p.m.

Chairman Trustee Bryan Kopman called the meeting to order at 5:45 p.m.

The Pledge of Allegiance was recited.

Committee Members in Attendance:

- Chairman Trustee Bryan Kopman
- Supervisor Joseph D. Baltz
- Assessor Kimberly Anderson
- Vice-Chairman Trustee Jerry Nudera
- Highway Commissioner Thomas R. Ward
- Administrator Jennifer Dylík, a non-voting member (acting as Secretary)

A quorum is established.

Others in attendance: Clerk Larry Ryan and Trustee Johnnie Greenwood.

Chairman Kopman asked three times for any guests or citizen comments. No other guests were present, no comments made.

Motion made by Supervisor Baltz; seconded by Trustee Nudera to approve the minutes from the March 17, 2025, Finance Committee meeting. Roll Call Vote: Kopman – Aye; Nudera – Aye; Baltz – Aye; Anderson – Aye; Ward – Aye. 5 Ayes, 0 Nays, 0 Absent. Motion carried.

Chairman Kopman turned the meeting over to Administrator Jennifer Dylík to begin the review of the 2025 proposed Road and Bridge Fund levy and the proposed Town Fund levy presentation.

Dylík began with highlights from the budget message:

- State of Illinois factor for increase to existing property – 8.3%; calculations from the Will County Tax Extension office are closer to 7.1%
- Final deadline for new construction was September 26, 2025.
- Assessor Anderson’s estimated value for new construction was \$13,284,386; calculations from the Will County Clerk Tax Extension office are at \$8,375,645. New construction within TIF districts may account for the difference.
- CPI decreased from 3.4% in December of 2023 to 2.9% in December of 2024.
- Both levies (Road and Bridge Fund and Town Fund) are proposed to be filed at 104.92% of the prior year’s extension.
- Major projects and capital needs:
 - Shepley Road Bridge project, currently estimated at \$9.2 million.
 - Capital projects and improvement needs of the township building as it ages, including funding the Township Capital Projects Fund.
- Supervisor Baltz will voluntarily lower the 2025 Town Fund tax rate to be at least .0001 less than the 2024 tax rate of .0705, should the 2025 Town Fund tax rate be extended higher than the 2024 tax rate. The current estimate of the 2025 Town Fund tax rate is .0676.

Dylik reviewed the levy calendar noting that the Board would adopt the estimate of each levy at the November 17, 2025, meeting followed by adopting the levy ordinances at the December 15, 2025, meeting. If a proposed levy is not in excess of 105% of last year's extension, there is no need to publish the black border notice or to have a hearing.

Dylik continued through the presentation reviewing major revenue sources noting general property taxes and Corporate Personal Property Replacement taxes as the two of the highest revenue sources, then highlighting the inconsistencies in Corporate Personal Property receipts. There are three TIF districts in Troy Township that need to be monitored. They are Rockdale TIF 1, Village of Shorewood Jefferson Street & Illinois Route 59 TIF District, and Joliet TIF 7 – Rock Run Crossing. TIF Districts live for 23 years. At the expiration of the TIF a taxing body can capture the increase in value.

Dylik presented the proposed Road and Bridge levy, reviewing the new property values over the past 5 years, rate history, etc. Using the County Clerk's figures for increase to existing property, CPI of 2.9%, and new property of \$8,375,645 the road district would be limited to a tax levy extension of \$1,845,618.81 at a rate of .0804; an increase of \$58,559.74 before the municipal half share is applied. Therefore because of the estimated values used for the increase to existing property and for new property, the **Road and Bridge Fund 2025 levy is proposed to be filed at \$1,875,069.00 or 104.92% of last year's extension.**

The Committee then reviewed the municipal half share along with the Road District's facility and equipment needs and capital improvement projects for roads, bridges, and storm water/drainage needs.

Chairman Kopman asked for the anticipated ending cash balance of the Road Fund at the end of the 2025-26 fiscal year. Dylik reported the budget ordinance had an ending cash balance of approximately \$657,000 (net income of -\$992,170), while her current estimated actual is an ending cash balance of approximately \$1,500,000 (net income of -\$160,000).

Dylik presented the proposed Town Fund levy. Using the same figures referenced for the Road Fund (estimate to increase of existing property, CPI, new property) the Town Fund levy is estimated to be limited to a tax levy extension of \$1,552,348.43 at a rate of .0676; an increase of \$49,254.55 from the prior year's extension. Therefore because of the estimated values used for the increase to existing property and for new property, the **Town Fund 2025 levy is proposed to be filed at \$1,577,119.12 or 104.92% of last year's extension.**

The Committee reviewed the Town Fund's recently created Capital Projects Fund and the identified projects including a new roof top unit (recent estimate of \$180,000), two new flat roofs, boilers, pumps, Johnson Controls automation system, Generator, etc. and the importance of systematically tackling these projects before actual failure of the equipment occurs.

Chairman Kopman asked for the anticipated ending cash balance for the Town Fund at the end of the 2025-2026 fiscal year. Dylik reported that budget ordinance had an ending cash balance of approximately \$1,208,000 (net income of -\$343,025, noting \$350,000 was transferred to establish the

Capital Projects Fund), while her current estimated net income is -\$245,492. These figures are actual through September with projected revenue and expenses for October – March.

Dylik reported that \$5,000 would be allocated to the General Assistance Fund via the levy with appropriate funds budgeted for a potential transfer from the Town Fund should the need arise.

Chairman Kopman opened the meeting for general discussion.

Highway Commissioner Ward thanked Dylik for her work and complimented her on the presentation. He reminded the Committee that there is a lot of work and needs on the horizon; timing is always a factor and must be considered. The Road District spent approximately \$270,000 from Motor Fuel Tax (MFT) this year. Chairman Kopman inquired about the balance of the MFT funds. Dylik reported it is currently at approximately \$194,390, \$11,000 of which is committed to Shepley Road Bridge project.

Assessor Anderson reported that she worked closely with Administrator Dylik on the proposal and thought it was well spelled out.

Supervisor Baltz reviewed the two-page capital improvement list for the Town Fund.

Chairman Kopman expressed concern that since 2020, the CPI has averaged 4.24%, while the Town and Road Fund levies have increased at a higher rate. He suggested the Township should aim to mirror CPI growth to avoid outpacing it, noting that although the Township represents a small portion of the overall tax bill, it still impacts residents. He agreed with the current levy increase for Road and Bridge to secure county aid but emphasized keeping future budgets tight.

Supervisor Baltz noted that the Township building requires significant ongoing upkeep and maintenance. Highway Commissioner Ward added that he continues to operate out of a 1975 facility and has worked diligently to fund and complete long-needed improvements, including heating the final section of the building. Assessor Anderson emphasized that investing in updated technology is equally important to ensure efficient and effective operations.

Administrator Dylik agreed with Chairman Kopman's comments, emphasizing the importance of being mindful of every taxpayer dollar. She stated that she considers her own tax bill and strives to ensure residents receive value for what they pay. She noted that the Township must balance fiscal responsibility with growing costs and new mandates, such as ADA accessibility requirements for websites, which can be significant. Administrator Dylik explained that before presenting the levy, she worked closely with Supervisor Baltz to determine if any further reductions could be made, but given upcoming obligations, even the modest increase will be challenging to stretch. She reiterated that both the Board and administration take their responsibility to taxpayers very seriously.

Clerk Ryan commented that while housing is a factor and does drive a portion of CPI, housing and property valuations drive 90% of the township's revenue. Over 40 months the valuation of homes has increased 33-36%. Yes, the Township does need to be mindful, but CPI might not be the best barometer.

Chairman Kopman requested motions to recommend approval of the levies.

Motion made by Assessor Anderson; seconded by Vice-Chairman Nudera, to recommend the Board approve the Road and Bridge Fund 2025 levy at \$1,875,069.00. Roll Call Vote: Kopman – Aye; Nudera – Aye; Baltz – Aye; Anderson – Aye; Ward – Aye. 5 Ayes, 0 Nays, 0 Absent. Motion carried.

Motion made by Highway Commissioner Ward; seconded by Vice-Chairman Nudera, to recommend that Board approve the Town Fund 2025 Levy at \$1,577,119.12. Roll Call Vote: Kopman – Aye; Nudera – Aye; Baltz – Aye; Anderson – Aye; Ward – Aye. 5 Ayes, 0 Nays, 0 Absent. Motion carried.

Chairman Kopman stated that no further Finance Committee meetings need to be scheduled at this time.

Motion made by Supervisor Baltz; seconded by Assessor Anderson to adjourn the meeting at 6:47 p.m. Motion carried.

Submitted: 
Jennifer Dylik
Secretary