



Woodridge
PARK DISTRICT

Administration Department

2018 Tax Levy Extension Info.

To: Woodridge Park District Property Owners
From: Mike Adams, Executive Director
Date: November 14, 2018
Re: 2018 Tax Levy (Fiscal Year May 1, 2019 – April 30, 2020)

The following information is presented to better inform the property owners residing within the legal boundaries of the Woodridge Park District of the differences between the tax levy extension requested by the ordinance compared to the actual tax levy extension the Woodridge Park District estimates it will receive by DuPage and Will Counties. The 2018 Tax Levy (FYE2020) will be presented to the Board of Park Commissioners to consider official adoption of the Levy ordinance at the December 11, 2018 Regular Board Meeting. The Board of Park Commissioners will accept public comments prior to Board action to allow any person desiring to appear and be given the opportunity to comment on the proposed levy ordinance.

The Woodridge Park District's equalized assessed valuation (EAV), which is the total assessed value of all taxable property within the District's legal boundaries divided by 33.333% (one third), is projected to be \$1,246,598,625. The estimated EAV is an increase of 4.91% from last year's EAV of \$1,188,220,684. The average previous three year annual EAV change was 4.53%. The EAV is based on preliminary information provided by the Lisle, Downers Grove, and DuPage Township Assessor offices. This is the fourth consecutive year the EAV is expected to increase since the 2014 Levy Year but still below the 2008 EAV peak of \$1,297,811,087.

The proposed total levy extension (property taxes) requested in the 2018 Tax Levy Ordinance is \$7,045,201 for the 2018 levy extension, which is 4.09% higher than 2017's actual levy extension of \$6,768,105. Under the tax cap, the County will limit increases in tax capped funds to the consumer price index of 2.1% plus new growth (new construction and annexations). The Park District estimates the actual total levy extension to be \$6,951,782 - an increase from the prior year of approximately 2.71%. Property taxes on average account for 57%+/- of total revenue receipts received annually.

DuPage & Will Counties will finalize the actual levy extension in spring of 2019. It is important to note, that the Park District's levy extension ordinance request is purposely inflated more than the estimated actual amount to ensure the District captures all new growth (new construction and annexations). If property taxes from new growth (EAV) is not captured in the upcoming levy extension, those funds cannot be recouped in the future, which could consequently affect the tax rate and place a higher tax burden on the existing property owners of the Park District.

Based on the estimate of the assessed valuation to be finalized by the County in April 2019, the Park District estimates the tax rate to decrease from .5695 to .5577, a decrease of 1.18 cents (.0118). This estimated rate is below the District's highest tax rate of .6526 realized in 1988. The impact based on the average Woodridge home can be viewed in the table below.

WPD Estimated Actual Levy (Average Woodridge Home Impact)

	Avg. Home Assessed Value	% Assessed Value Change	Tax Rate	Estimated Avg. Tax Bill	Avg. Tax Bill Rounded off
2015	\$ 228,500	1.87%	.6044	\$ 460.35	\$ 460
2016	\$ 241,982	5.09%	.5776	\$ 465.89	\$ 466
2017	\$ 252,121	4.19%	.5695	\$ 478.61	\$ 479
2018	\$ 261,298	3.64%	.5577**	\$ 485.75	\$ 486
Previous Year Difference:			-0.0137	\$ 7.14	\$ 7
			% Avg. 2018 Tax Levy Bill Change:	1.49%	

* - Assessed Value Change based on Lisle, Downers Grove & DuPage Township Assessors estimates

** - Estimated tax rate – to be finalized by County Assessor in April 2019

The Board and staff continue to be sensitive to the impact of any tax rate increase to the tax payers and will continue to ensure that efficiencies and operational expenditures are managed, so that, funds can be directed to maintain residents level of expectations, provide affordable essential and new recreational services, and meet current and future park and recreational needs of the community through capital investment and conformance with legal mandates.

The proposed levy increase is recommended in order to maintain the current level of services primarily due to projected inflationary costs for overall operations and to meet current demand for capital improvements. Subsequent to assessing park and recreation needs determined from results of the 2017 Community Survey, a proposed new Five Year Strategic Master Plan (Recreation Services & Capital Improvements) will guide decisions for capital projects in a strategic and fiscally responsible manner within funds generated from the levy within the statutory limits required by the Property Tax Extension Limitation Law (PTELL)(35 ILCS 245/1-1, *et seq.*). The proposed levy will fund existing debt service payment obligations such as the SD#99 (Town Center) land acquisition and Athletic Recreation Center (ARC) development, projects to be completed per the ADA Transition Plan in accordance with federally mandated American with Disabilities Act compliance, planned capital replacement expenditures in accordance with the District's Capital Replacement Program (CRP) and planned capital development projects (e.g. Timbers Edge Neighborhood Park, 83rd Street Park Site Development, Triangle Park Storm Water Improvement Project, etc.), Jefferson Jr. High School Cooperative Athletic Facility, Village Greens Golf Course Infrastructure Improvements, Lake Harriet Improvements, etc. in accordance with the District's Capital Development Program (CDP).

The District continues to utilize sound management practices to minimize tax increases above CPI and new growth by controlling expenses, and finding alternate revenues (e.g. grants, sponsorships, donations, fees & charges, etc.). For example the District secured and received \$3.77 million in grants the past five years. Typical annual expense control practices include but are not limited to: participation in a self-insured risk management pool to reduce costs through best risk management practices, competitively bid capital projects & purchases to ensure lowest cost possible, participate in State & National cooperative purchasing programs for equipment and commodities, competitively bid utility services, implement energy conservation/green practices to reduce utility expense, install "green" equipment to further conserve energy and save on utility costs, refinance debt when applicable to take advantage of lower interest rates saving interest costs, increase employer contributions for health insurance reducing District premium costs, utilize integrated pest management program to decrease pesticide/herbicide/insecticide use & costs,

decrease fertilization costs with use of free bio solids, reutilize wood chips from tree/brush recycling program saving costs to purchase, convert mowed open space areas to natural vegetation no-mow areas reducing labor and equipment costs, maximize use of part-time seasonal employees rather than hiring full time employees where applicable to minimize salary and benefit expense, pursue intergovernmental agreements to share in costs or reduce duplication of services, pursue cost sharing initiatives with community organizations/associations to reduce capital costs and secure donations to fund to fund the District's recreation program financial assistance scholarship program for those in need, improve operational labor practices/efficiencies to minimize need to hire additional staff/labor, design and utilize storm water for irrigation purposes rather than purchasing city water, maximize recycling efforts to reduce trash expense, utilize technology to improve efficiencies reducing labor costs, etc.

The District will continue to implement strong administrative management of all budgeted expenditures and seek alternative revenues, all in an effort to stretch the tax dollar in order to meet residents' expectations in providing superior parks, facilities and affordable recreational opportunities for the Woodridge community.