



Woodridge
PARK DISTRICT

Administration Department

2022 Tax Levy Extension Info.

To: Woodridge Park District Property Owners
From: Mike Adams, Executive Director
Date: November 15, 2022
Re: 2022 Tax Levy (Fiscal Year January 1, 2023 – December 31, 2023)

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 proposed Tax Levy Ordinance compared to the actual tax levy extension the Woodridge Park District estimates it will receive by DuPage and Will Counties. The 2022 Tax Levy (Fiscal Year January 1, 2023 – December 31, 2023) will be presented to the Board of Park Commissioners to consider official adoption of the Levy Ordinance at the December 20, 2022 Regular Board Meeting. The Board of Park Commissioners will hold a public hearing on December 20, 2022 to accept public comment 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 \$1,453,981,009. The preliminary estimated EAV is an increase of 3.27% from last year's EAV of \$1,407,956,128. The average previous three-year annual EAV change was 4.16%. The EAV is based on preliminary information provided by the Lisle, Downers Grove, and DuPage Township Assessor offices and therefore is subject to change once figures are finalized by the Counties. This is the eighth consecutive year the EAV is expected to increase since the 2014 Levy Year which was the previous low EAV caused by the trailing impacts of the previous recession.

Staff estimates the 2022 New Growth (new construction & annexations) EAV will decrease by approximately -26% compared to last year from \$16,541,099 to \$4,818,630. The EAV decline is due to an overall decrease in construction activity. New construction impacting the EAV includes developments still in progress: Gallagher & Henry Farmingdale Unit 26 Subdivision (107 Lot single family residential / Construction In-Progress), Fox Wood Estates (17 Lot single family residential / Construction In-Progress), Oak Bluff Estates (57 Lot single family residential / Construction In-Progress) and Pine Hill Estates (4 Lot single family residential). For comparison, the previous New Growth 3-year annual average equaled \$13,753,423; previous 5-year annual average equaled \$13,805,138 and previous 10-year annual average equaled \$11,001,615.

The proposed total levy extension (Park District property taxes) requested in the 2022 Tax Levy Ordinance is \$7,934,396, which is 6.099% higher than 2021's actual levy extension of \$7,478,279 (excludes the Aggregate Refund of \$14,625 per Public Act 102-0519). Under the tax cap, the County will limit increases in tax capped funds to the maximum consumer

price index of 5% plus new growth (new construction and annexations). The Park District estimates the actual total levy extension to be \$7,851,928; an increase from the prior year of approximately 5.00%. Property taxes on average account for 56%+/- of total revenue receipts received annually.

DuPage & Will Counties will finalize the actual levy extension in spring of 2023. 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 2023, the Park District estimates the tax rate to increase from .5322 to .5400, an increase of .0078 cents (.0078). This estimated rate remains 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 (Woodridge Home Impact)						
	Estimated Avg. Home Assessed Value*	% Assessed Value Change**	Tax Rate***	Estimated Avg. Tax Bill	Avg. Tax Rounded off	Bill
2015-2019	\$ 271,800					
2020	\$ 283,460	4.29%	.5338	\$ 504.37	\$	504
2021	\$ 289,469	2.12%	.5322	\$ 513.52	\$	514
2022	\$ 297,934	3.27%	.5400	\$ 536.28	\$	536
Previous Year Difference:			0.0078	\$ 22.76	\$	22
			% Avg. 2022 Tax Levy Bill Change:	4.43%		

* - Quick Facts April 1, 2020 Census Owner-Occupied Housing Unit Rate, 2015-2019

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

*** - Estimated tax rate – to be finalized by County Assessor in April 2023

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 is recommended to meet the following financial/economic challenges:

- Unknown Covid-19 residual impacts combined with high inflation (CPI @ 8.2%) continue to impact overall operations and budgets.
- Ongoing supply chain issues combined with significant increases in labor, commodities, equipment and construction costs.
- State mandated minimum labor wage increases and increases in wages based on market demand for labor (e.g. life guards, after school employees, seasonal/part-

- time maintenance labor, etc.) continues to place a strain on department budgets.
- Long lead times on delivery of equipment purchases creating a strain on some departments to include increased repair and maintenance costs to maintain equipment in order to extend useful life.
 - Construction costs via bidding in some sectors has significantly increased over estimated budgets as well as a reduction in quantity of bidders resulting in less competitive bids.
 - Ongoing shortage of seasonal and part-time labor which results in recreation program waiting lists, higher wages to incentivize hiring, and considerations to reconsider full-time labor to meet current operations, services and programming demands.
 - Unknown ongoing effects of Covid variations and impact on patrons psyche as to whether or not to participate in programs, memberships and events.
 - Ongoing Covid-19 related expenses (e.g. PPE, additional sanitizing labor, etc.)
 - Maintaining competitive wage environment to combat lack of labor pool and wage adjustments caused by ongoing minimum wage increases.
 - Determining appropriate budget & appropriation levels to best manage spending levels without creating burdensome actions to management and the Board based on unknown expenditure scenarios (e.g. ordinance amendments, public hearings, etc.). Provide as much flexibility within sound reasoning.
 - Subsidizing special revenue fund (ARC, Aquatics, VGGC) potential operational budget deficits based on recent experiences and current known & unknown residual impacts related to the pandemic.
 - Continue to invest in capital assets to ensure safe and timely replacement of existing assets and consider new capital improvements to increase access to parks especially during time of high use caused by the pandemic.
 - Increases in fees and charges in order to maintain a revenue balance of property taxes versus fees/charges as desired by residents as evidenced from past statistically valid community surveys.

The 2021-2025 Strategic Master Plan guides future decisions for District operations and Capital Improvement Program projects in a strategic and fiscally responsible manner within funds generated, in part, from the levy per 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 Programs (CRP) and planned capital development projects (e.g. Town Centre Phase 2 Development Project – Picnic Grove w/ Ancillary Recreational Features & Infrastructure Architectural & Engineering Services, Hobson Corner Park Shade Structure & Pickleball Support Amenity Improvements, Orchard Hill Park Baseball Field Core Area Safety Netting, ARC Entrance Sign Addition, Active Intruder Facility Safety Improvements, etc.) in accordance with the District's Capital Development Program (CDP).

The District continues to utilize sound best management practices and analyze annually all aspects of operations and services in order to minimize tax increases above CPI and new growth by ensuring operational efficiencies, controlling expenses, and finding alternate revenues (e.g. grants, rebates, sponsorships, donations, fees & charges, etc.). For example, the District applied for a \$600,000 Illinois Department of Natural Resources Open Space Land Acquisition & Development (OSLAD) grant for the proposed Town Centre Phase 2 Development project, applied for and received \$308,317 in grant funds from the

Local American Rescue Plan Act (LARPA), received \$71,646 in Electric Utility Incentives & Discounts to convert the Fred C. Hohnke Community Center lights to LED and notified of \$330,000 in new potential State grants for capital infrastructure subject to final State appropriations. These realized and potential grant awards will add to the \$6.385 million in grants already realized over the past ten 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” (e.g. LED lighting) equipment to further conserve energy and save on utility costs, refinance debt when applicable to take advantage of lower interest rates saving interest costs (e.g. 2020 & 2021 Taxable Debt Certificates refunding saved District \$1,221,202), maintain employer contributions for health insurance reducing District premium costs, reuse 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, 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 the District’s recreation program financial assistance scholarship program for those in need (e.g. Rotary), 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, maintain a high-quality work force, and achieve the District’s Mission to enhance one’s quality of life by providing superior parks, facilities and recreational services in a safe, fiscally responsible and environmentally sustainable manner, in partnership with the community. These efforts and best management practices is why the Woodridge Park District was again awarded the Illinois Association of Park Districts & Illinois Park & Recreation Association’s Distinguished Accredited Agency Award in 2021.