



Woodridge
PARK DISTRICT

Administration Department

2023 Tax Levy Extension Info.

To: Woodridge Park District Property Owners
From: Mike Adams, Executive Director
Date: November 17, 2023
Re: 2023 Tax Levy (Fiscal Year January 1, 2024 – December 31, 2024)

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 2023 Tax Levy (Fiscal Year January 1, 2024 – December 31, 2024) will be presented to the Board of Park Commissioners to consider official adoption of the Levy Ordinance at the December 19, 2023 Regular Board Meeting. The Board of Park Commissioners will hold a public hearing on December 19, 2023 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 \$1,570,072,664. The preliminary estimated EAV is an increase of 8.17% from last year's EAV of \$1,452,836,940. The average previous three-year annual EAV change was 3.20%. 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 ninth 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 2023 New Growth (new construction & annexations) EAV will increase by approximately 55% compared to last year from \$5,232,550 to \$8,096,730. The EAV increase is due to an overall increase 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), Finan Animal Hospital, M/I Homes (78-Unit Townhomes), Ridgeway Speculative Industrial Building (217,100 SF), etc. For comparison, the previous New Growth 3-year annual average equaled \$7,488,448; previous 5-year annual average equaled \$12,059,755 and previous 10-year annual average equaled \$11,099,244.

The proposed total levy extension (Park District property taxes) requested in the 2023 Tax Levy Ordinance is \$8,484,282, which is 7.816% higher than 2022's actual levy extension (excluding the Aggregate Refund of \$8,247 per P.A. 102-0519) of \$7,869,234. Under the

tax cap, the County will limit increases in tax-capped funds to the consumer price index of 5% plus new growth (new construction and annexations). The Park District estimates the actual total levy extension to be \$8,317,225; an increase from the prior year of approximately 5.69%. Based on the preliminary 2024 budget, property taxes are estimated to account for 47%+/- of total income estimated to be received, with the balance generated from fees, charges, grants and other income.

DuPage & Will Counties will finalize the actual levy extension in spring of 2024. 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 2024, the Park District estimates the tax rate to decrease from .5422 to .5297, a decrease of 1.25 cents (.0125). This estimated rate remains below the District's highest tax rate of .6526 realized in 1988. The District's percentage share of the total tax bill is typically 6%. 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	\$ 298,703	3.19%	.5422	\$ 539.86	\$	539
2023	\$ 322,600	8.00%	.5297	\$ 569.60	\$	569
Previous Year Difference:			-0.0125	\$ 29.74	\$	29
			% Avg. 2023 Tax Levy Bill Change:	5.51%		

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

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

*** - Estimated tax rate – to be finalized by County Assessor in April 2024

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 inflation based on CPI currently at 3.7%, ongoing State

mandated annual increases to minimum wage (note: WPD is largest employer of youth and are therefore subject to minimum wage increases), residual competitive salary/wage pressures due to minimum wage increases, lack of labor pool and market demands, adequate funding of increased construction pricing for capital improvements & fleet/equipment purchases, and continue to meet current demand for capital improvements. Subsequent to assessing park and recreation needs determined from results of the 2017 Community Survey, the 2021-2025 Strategic Master Plan will continue to guide future decisions for operations and capital projects in a strategic and fiscally responsible manner within funds generated 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 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. Jubilee Point Park (Town Centre) Phase 2 Development Project – Natural Area Improvements, Walkways, Picnic Grove w/ Ancillary Recreational Features & Infrastructure Architectural & Engineering Services, Hawthorn Hill Woods Recreational Trail Addition, Orchard Hill Park Baseball Field Core Area Safety Netting, 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 and received a \$600,000 Illinois Department of Natural Resources Open Space Land Acquisition & Development (OSLAD) grant for the proposed Jubilee Point Park (Town Centre) Phase 2 Development project, applied for and received \$308,317 in grant funds from the Local American Rescue Plan Act (LARPA), \$50,000 DCEO grant for Ide's East & West Parks Pathway Connector, \$200,000 DNR Recreational Trail Program grant for Hawthorn Hill Woods recreational trail improvement and DCEO \$225,000 grant for capital infrastructure. These 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, 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, 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 (unmanned GPS remote control maintenance equipment), etc.

The District continues 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 workforce, 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.