



Minutes
Village of Glen Ellyn
Finance Commission
Regular Meeting
Friday, December 11, 2015
7:00 AM
Glen Ellyn Civic Center, Room 301

A. Call to Order

This Regular Meeting of the Glen Ellyn Finance Commission was called to order at 7:05 AM by Commissioner Ford in Room 301 at the Civic Center at 535 Duane Street; Glen Ellyn, Illinois. Roll was taken, and it was determined that a quorum was present.

Attendee Name	Title	Status
Erik G Ford	Chairman	Present
Lisa A Cleaver	Commissioner	Present
Jose G DeLeon	Commissioner	Present
Scott R Greeno	Commissioner	Present
Matthew L Halkyard	Commissioner	Present
Yadav N Nathwani	Commissioner	Absent
Steve Rackl	Commissioner	Present
Jeremy S VanEk	Commissioner	Present
Jeffrey S Wallace	Commissioner	Present
Connor Oshea	Commissioner	Absent
Tim O'Shea	Village Trustee	Present
Mark Franz	Village Manager	Present

B. Public Comment (Non Agenda Items)

None.

C. Approval of Minutes

It was noted that Student Commissioner O'Shea was in attendance at both the October 9, 2015 and the November 13, 2015 meeting. Commissioner VanEk moved and Commissioner DeLeon seconded approving both sets of minutes as revised. The motion was carried unanimously.

1. Finance Commission - Regular Meeting - Oct 9, 2015 7:00 AM

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Jeremy S VanEk, Commissioner
SECONDER:	Jose G DeLeon, Commissioner
AYES:	Ford, Cleaver, DeLeon, Greeno, Halkyard, Rackl, VanEk, Wallace
ABSENT:	Nathwani

2. Finance Commission - Regular Meeting - Nov 13, 2015 7:00 AM

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Jeremy S VanEk, Commissioner
SECONDER:	Jose G DeLeon, Commissioner
AYES:	Ford, Cleaver, DeLeon, Greeno, Halkyard, Rackl, VanEk, Wallace
ABSENT:	Nathwani

D. Financial Update

Director Coyle noted that the State is behind in reimbursing municipalities for the use tax it has collected. However, legislation has passed both Legislatures in Springfield directing that undistributed local revenues be released by the State. The use taxes may be received by the end of the year, the MFT somewhat later. These receipts total \$150,000. Director Coyle said that the Village will be see positive financial results for 2015 even without these funds.

Director Coyle pointed out that building permit fees have been trending down from the previous year, along with cable franchise fees. In response to questions, she said that the income received pursuant to the ambulance contract will be audited to determine whether the Village will receive any cost-sharing revenues. Overall, the key general fund revenues continue to perform well.

In response to questions, Manager Franz said that up to \$1.2 million of drug forfeiture revenues are expected to be used for some aspects of the new police station.

Although the financial statements for the Village Links were not available for this meeting, Director Coyle reviewed the dashboard results, and noted that the December debt payment has been made. In response to questions, Trustee O'Shea said that the Recreation Commission is overall satisfied with the facility operations, although work is ongoing to obtain and keep consistent help, as they are limited by the Village's IMRF and health insurance coverage concerns. This issue has the greatest impact in May and October if the weather is nice and activity warrants more staff hours than available. Manager Franz said that the Board of Trustees will be considering a 5% increase in the fees for golf at its next meeting. Director Coyle said that the financial reporting system is now working well.

E. Police Pension Recommendation to Village Board

This item was discussed at the November 13, 2015 Finance Commission meeting, but could not be voted on because there was not a quorum. It was presented to the Board as a consensus view. The recommendation urges that the investment return assumption employed in calculating the funded status be set at 6.5% if the fund invests in equities at the statutory allowed maximum, and 6.25% if invested under the current allocation. Chairman Ford noted that this Commission feels that the return assumption should be in the 5-5.9% range and it should continue trending down. Trustee O'Shea said that the Board is comfortable with reducing it a ¼ percent each year, and that this Commission has done a good job in keeping the pension matter in front of the Board.

The second part of the recommendation was to devote excess revenues to an additional payment to the pension fund. No action was taken by the Board on this as the year-end figures are not complete. Commissioners discussed the impact of an extra payment on the deficit in the pension fund. If the surplus is not used for this purpose, it will probably be put into reserves. Commissioners also discussed the capital expenditures on the horizon, and the impact of changes on the road project schedule.

Commissioner Halkyard moved and Commissioner Cleaver seconded approving Recommendations 1 and 2 as stated in the memorandum for Agenda Item ID #2034 contained in the meeting packet materials. The recommendations were approved unanimously.

Commissioners noted that the Pension Board recommends a return assumption of 6.75%. Additionally, the RFP for a new investment advisor has been issued, and responses are due in January. This may signal a change in investment strategy in the future.

1. Pension Recommendation to the Village Board

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matthew L Halkyard, Commissioner
SECONDER:	Lisa A Cleaver, Commissioner
AYES:	Ford, Cleaver, DeLeon, Greeno, Halkyard, Rackl, VanEk, Wallace
ABSENT:	Nathwani

F. Trustee Liaison Report

Trustee O'Shea reported that the Board has passed the 2016 budget. The levy was increased; however the valuation of new homes was also increased. Additional property annexations into the Village will have to take place and new homes continue to be built to keep the levy flat.

Trustee O'Shea reviewed the current status of the new police station. Originally, \$12 million was budgeted, which included the building and property acquisition. The architect and design build team have reduced the size of the building by 25%, but the cost has still grown to \$13.5 million for an adequate facility. The cost of the building as desired by the police department would be approximately \$15.4 million, not including additional property acquisition. There will be approximately \$1.2 million available from drug forfeitures, and an expected \$350,000 additional capital dollars. As of this time, the estimated cost is \$13.5 for the building itself. The infrastructure improvements and additional property purchase will bring the total cost of the project to approximately \$14.5 with the balance coming from the drug forfeiture funds and capital dollars. The cost of future renovations of the existing Civic Center once the police department has moved out is not included.

Manager Franz noted the reluctance of the Capital Improvements Commission to commit more funds to the project than already given up through changes in scope and timing of future infrastructure projects. In questioning the cost of the building's aesthetics, Manager Franz said that although it is a building expected to last for 75 years, the most expensive exterior projects are not being used. He also noted that the police department is not getting the desired canine and shooting ranges, a basement or third exit onto Taft, nor are there plans to expand the department.

G. Chairman's Report

Chairman Ford had nothing else to report.

H. Other Business

1. Economic Development

In his economic development report, Manager Franz noted the new businesses expected, or interested, in the Central Business District. New restaurants have recently opened.

The development concept for the McChesney's property has been presented to the Architectural Review Commission. It is a \$90 million project with 80,000 sf of retail and two stories of underground parking with 5 and 4 stories above. The developers are expected to request financial assistance from the Village, but the nature is unknown at this time.

The Opus project is in the environmental testing phase. The concept has changed in that the St. Petronille parking lot is no longer part of the development. The mix of rentals will be determined at a later time based on the market.

Manager Franz said that staff will be meeting with the owner of the Baker Hill shopping center, and is reviewing possible development in the nearby TIF district. The new breakfast restaurant on Park just north of Roosevelt will be started in the spring with a new contractor.

2. Police Facility Update

3. Next Meeting: January 8, 2015, 7:00 A.M.

The next meeting of the Finance Commission will be Friday, January 8 at 7:00 AM.

I. Adjournment

1. Motion to Adjourn

Commissioner Wallace moved, and several seconds were heard, to adjourn the meeting. The meeting was adjourned with unanimous consent at 7:48 AM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jeffrey S Wallace, Commissioner
SECONDER:	Erik G Ford, Chairman
AYES:	Ford, Cleaver, DeLeon, Greeno, Halkyard, Rackl, VanEk, Wallace
ABSENT:	Nathwani