Agenda
Village of Glen Ellyn
Finance Commission Meeting
Friday, April 12, 2024
7:00 AM
Glen Ellyn Civic Center, Room 301

Visitors are most welcome to attend all meetings of the Finance Commission and can find copies of the Agenda at the meeting or online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring reasonable accommodation in order to participate in a meeting should contact The Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended, and acted upon.

A. Call to Order

B. Roll Call

C. Public Comment

D. Approval of Minutes

1) March 8, 2024 meeting

E. Grocery Tax Update

F. Revenues Discussion

1) Continued discussion of potential new or expanded revenues

G. Fire Services Fee Update

1) Update on Fire Services Fee

H. Staff Report

I. Chairperson's Report

J. Trustee Liaison's Report

K. Other Business

L. Reminders

1) Next Meeting: Friday, May 10, 2024 at 7:00 AM

M. Adjourn

Finance Commission Minutes

March 8, 2024

A. Call to Order

The March 8, 2024 Finance Commission Meeting was called to order at 7:00 AM by Chair, Jeremy VanEk, at the Glen Ellyn Civic Center, Room 301.

B. Roll Order

Jeremy Van Ek	Chair	Present
Chris Goodman	Vice-Chair	Present
Anne Arnold	Commissioner	Present
Lea Dan	Commissioner	Present
Mike Graham	Commissioner	Absent
Leo Hoerdemann	Commissioner	Present
Kevin Moffitt	Commissioner	Absent
Brian Niksa	Commissioner	Present
Scott Waldbusser	Commissioner	Present

Also Present:

Village Manager	Mark Franz
Finance Director	Patrick Brankin
Village Trustee	Kelli Christiansen

C. Public Comment – None

D. Approval of minutes from the February 9, 2024 meeting – Commissioner Dan requests an amendment to the February 9, 2024 minutes on page 1 to correct being listed as absent to present.

Motion to Approve Minutes from February 9, 2024 Finance Commission Meeting as Amended
Motion by: Jeremy Van Ek, Chair
Mover: Brian Niksa, Commissioner
Seconded by: Leo Hoerdemann, Commissioner
Result: Unanimous Approval

E. Revenues Discussions

The Finance Committee continued the discussion of potential new or expanded revenues. It was reiterated that the goal is to find alternative options to expand revenues without raising property taxes. The commissioners questioned how the additional funds would be used and it was then clarified that the use of additional funds would be determined by the Village Board. The Finance Commission's role is to present options. Chair Van Ek presented a list of five (5) options, their pros and cons, advantages/disadvantages, and considerations associated with

each option with the task being to rank each option after thorough review. The five (5) options that are currently being evaluated are: Increase the Home Rule Tax, increase the Food and Beverage Tax, increase the Real Estate Transfer Tax, implementing a local Motor Fuel Tax or increase the Hotel Tax.
The discussion continued with a break down of each proposed revenue source.

Home Rule Tax Increase – the discussion began with a comparison between the current 1.25% tax and a 1.5% tax. It was noted a 1.5% tax would potentially raise $800K in incremental revenues. Finance Director Brankin began the discussion stating pros and cons for the said proposal. Commissioner Hoerdemann asked what is the gap of revenue that the board is attempting to fill and Village Manager Franz replied that there is not a specific dollar amount to raise. Discussion ensued over the pros and cons of a Home Rule Tax increase.

Food and Beverage Tax Increase – the current rate is 1.5%. The commission discussed several options of a percentage increase from 1.75% to 2 %. The increase would potentially raise anywhere from 300k to 600k depending on the new rate. Discussion ensued over the pros and cons of increasing the Food and Beverage Tax.

Real Estate Transfer Tax Increase – the current rate is $3 per thousand dollars of home sales price. A side by side comparison was done between the current rate of $3 per thousand and a $4 per thousand dollars of home sale price The increase would potentially raise approximately $200K. Discussion ensued over the pros and cons of increasing the Real Estate Transfer Tax.

Implement a Motor Fuel Tax – Currently there is not a local Motor Fuel Tax. The commissioners discussed a potential revenue increase of $47k per $.01/gallon of motor fuel tax that is implemented. Discussion ensued over the pros and cons of executing a new Motor Fuel Tax.

Hotel Tax Increase – A comparison was made between the current Hotel tax of 6% and an 8% Hotel tax. The potential increase in revenue would be approximately $42k per year. Discussion ensued over the pros and cons of increasing the Hotel Tax.

Village Manager Franz suggested that the commission add an additional comparison chart of pros and cons of increasing property tax rates to the list of potential increased revenue sources. The pros and cons of increasing the property taxes were discussed. Trustee Christiansen also added the potential for a Vice tax. Chairperson VanEk stated that at the next commission meeting in April the commission will attempt to finalize their recommendation to the Village Board.

F. Staff Report
The new recording secretary was introduced due to the resignation of the prior recording secretary. Village Manager Franz let the commission know that one item on Monday night's agenda is the issuance of debt by Glen Ellyn on behalf of GWA. Finance Director Brankin added that there may be future additional issuances of debt for GWA and explained the benefits that the Village of Glen Ellyn will receive by issuing the debt.

G. Chairperson's Report

Vice Chair Goodman stated that he will resend the Skills Inventory that summarizes areas of expertise on Commission.

H. Trustee Liaison's Report

Trustee Christiansen discussed the most recent workshop. The items that were discussed were possible repair to the Crescent/Glenwood commuter parking lot and the current ordinance pertaining to village sidewalks and accessibility. Trustee Christiansen explained the sidewalk ordinance and the variances that were recommended in the workshop. Additionally, the Village agreed to sell a portion of the hotel property that the village currently owns to Full Circle Communities. Village Manager Franz added that the Village is responsible for demolition of the property being sold to Full Circle. The cost to demo has not yet been determined and the Village did apply for a grant of $750,000.

I. Other Business

None

J. Reminders

The next meeting is Friday, April 12, 2024 at 7:00 AM

K. Adjourn

Commissioner Goodman moved to adjourn and Commissioner Hoerdemann seconded. The meeting was adjourned at 8:10 AM

Submitted By: Colette Ameche, Recording Secretary

Glen Ellyn Finance Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting 4/12/2024 7:00 AM
Department: Finance
Department Head: Patrick Brankin
Category: Discussion Item
Prepared By: Patrick Brankin

AGENDA ITEM (ID # 2024-234)

DOC ID: 2024-234

Background information

Statement of the Issue:
Governor Pritzker has proposed an elimination of the State's tax on groceries as part of the State's 2024-2025 budget.

Analysis:
See attached memo that was written for the Village Board.

Budget Impact:
See attached memo that was written for the Village Board.

Contribution to Strategic Plan

Action Requested:
See attached memo that was written for the Village Board.

Attachments:
1. Grocery tax memorandum 4-10-24
2. DMMC Estimate (2022)

MEMORANDUM

TO: Village Board

FROM: Patrick Brankin, Finance Director

DATE: April 8, 2024

RE: Proposed Elimination of State Grocery Tax

Background

Included in Governor Pritzker's fiscal year 2024-2025 budget is a proposal to eliminate the State's current tax on groceries. As currently enacted, the grocery tax consists of a lower tax rate of 1% imposed by the State on certain items such as food intended to be consumed off premises, drugs and prescriptions, and medical appliances. There are certain major exceptions to this, such as candy, soda, and alcohol, which are taxed at the State's general sales tax rate of 6.25%.

Financial Impact

The entirety of the State's tax collections at the 1% rate are remitted to counties and municipalities, therefore, the Governor's proposed elimination of this tax would have a significant financial impact on Glen Ellyn and no impact on the state. Precisely measuring this potential impact is difficult because the State does not separately remit these collections to the Village, nor do they provide sufficient data to determine exactly how much of the monthly sales tax collections relate to these categories of items. However, we do have methods of estimating the potential revenue loss.

While the State does not provide data on how much of the sales tax is derived from the collections at 1%, it does break down the sales tax into large categories such as general merchandise, food, drinking and eating places, etc. Using the "food" category as the best available proxy for groceries, we can compare the sales tax collections to the home rule sales tax collections for this category. As home rule sales tax is not imposed on groceries, the difference between these two amounts serves as an estimate of the revenue that would be lost if the grocery tax were to be eliminated. For 2022 and 2023, the Village's estimates of grocery sales tax revenue using this methodology are approximately $700,000 and $755,000, respectively. Of note, these amounts are nearly identical to an estimate provided by the DuPage Mayors and Managers Council (DMMC), which used a different methodology. Attached is a list of communities and the expected financial impact.

Incentive Agreements

One additional item to consider is the impact of a potential grocery tax elimination on tax incentive agreements previously entered into by the Village. The Village does have one such agreement with the developer of Pete's Market, and a preliminary review of this agreement by Village Attorney Mathews indicated that nothing in the agreement would require the Village to pay more than a percent of the sales taxes actually collected. As an elimination of the grocery tax would significantly reduce taxes collected from Pete's Market, it is likely that the Village's future obligations to the developer under this agreement would also be reduced.

Next Steps

The new state legislation still must be approved in Springfield but has been planned to go into effect July 1, 2024. Municipalities have been lobbying legislators over the last few months to try and explain the financial impact and the lack of time to prepare. Illinois Municipal League (IML) and the DMMC have been working hard to gather information and share that with all legislators. By most accounts, this will be approved, and we are trying to negotiate resources to make up this loss or, at the very least, more time. Municipalities are suggesting that increasing Local Government Distributive Fund (LGDF) is something that could offset this impact and should be considered. Other ideas that have been discussed include providing municipalities the right to pass a local grocery tax or providing non-Home Rule communities with the ability to pass a Home Rules Sales Tax (HRST). Municipalities will continue to fight against this unfunded mandate and try to protect our local control.

Municipality		State Portion of Sales Tax from Food		Municipal Portion of Sales Tax from Food		Food Taxed at Regular Rate Estimate		Grocery Tax Estimate
ADDISON	$	4,836,033.25	$	1,923,199.70	$	967,206.65	$	955,993.05
AURORA*	$	6,746,803.02	$	2,873,886.41	$	1,349,360.60	$	1,524,525.81
BARTLETT*	$	1,327,872.21	$	488,504.61	$	265,574.44	$	222,930.17
BENSENVILLE	$	928,854.68	$	396,449.51	$	185,770.94	$	210,678.57
BLOOMINGDALE	$	4,326,109.52	$	1,762,726.50	$	865,221.90	$	897,504.60
BOLINGBROOK*	$	3,895,441.27	$	1,366,654.73	$	779,088.25	$	587,566.48
BURR RUDGE*	$	203,025.46	$	179,256.59	$	40,605.09	$	138,651.50
CAROL STREAM	$	1,561,493.48	$	883,321.50	$	312,298.70	$	571,022.80
CLARENDON HILLS	$	449,685.67	$	237,252.96	$	89,937.13	$	147,315.83
DARIEN	$	1,407,150.12	$	653,549.42	$	281,430.02	$	372,119.40
DOWNERS GROVE	$	2,495,133.08	$	1,419,452.09	$	499,026.62	$	920,425.47
ELMHURST	$	2,961,628.91	$	1,505,135.43	$	592,325.78	$	912,809.65
GLEN ELLYN	$	1,770,826.96	$	1,055,145.07	$	354,165.39	$	700,979.68
GLENDALE HEIGHTS	$	1,243,552.66	$	724,583.66	$	248,710.53	$	475,873.13
HANOVER PARK*	$	1,007,797.05	$	695,037.16	$	201,559.41	$	493,477.75
HINSDALE*	$	1,167,772.43	$	658,642.93	$	233,554.49	$	425,088.44
ITASCA	$	287,875.47	$	65,316.00	$	57,575.09	$	7,740.91
LEMONT**	$	817,588.08	$	551,703.04	$	163,517.62	$	388,185.42
LISLE	$	1,593,759.79	$	539,641.17	$	318,751.96	$	220,889.21
LOMBARD	$	2,778,059.16	$	1,216,724.00	$	555,611.83	$	661,112.17
NAPERVILLE*	$	6,582,706.52	$	4,531,028.63	$	1,316,541.30	$	3,214,487.33
OAK BROOK	$	818,246.15	$	165,939.16	$	163,649.23	$	2,289.93
OAKBROOK TERRACE	$	729,068.91	$	456,339.62	$	145,813.78	$	310,525.84
ROSELLE*	$	617,986.27	$	190,394.12	$	123,597.25	$	66,796.87
SCHAUMBURG**	$	4,178,051.66	$	2,633,386.36	$	835,610.33	$	1,797,776.03
VILLA PARK	$	1,079,862.12	$	802,016.42	$	215,972.42	$	586,044.00
WARRENVILLE	$	452,222.36	$	123,530.96	$	90,444.47	$	33,086.49
WAYNE*	$	3,211.03	$	1,121.83	$	642.21	$	479.62
WEST CHICAGO	$	945,078.57	$	581,993.27	$	189,015.71	$	392,977.56
WESTERN SPRINGS**	$	925,242.75	$	652,927.79	$	185,048.55	$	467,879.24
WESTMONT	$	2,462,665.44	$	1,292,368.66	$	492,533.09	$	799,835.57
WHEATON	$	3,960,441.56	$	2,257,733.93	$	792,088.31	$	1,465,645.62
WILLOWBROOK	$	1,160,770.35	$	917,774.75	$	232,154.07	$	685,620.68
WINFIELD	$	90,112.64	$	21,046.86	$	18,022.53	$	3,024.33
WOOD DALE	$	922,977.76	$	437,217.11	$	184,595.55	$	252,621.56
WOODRIDGE*	$	1,302,608.42	$	472,740.72	$	260,521.68	$	212,219.04
						TOTAL	**$**	**21,126,200**

*The combined state and municipal sales tax from food is collected across multiple counties.

**The combined state and municipal sales tax from food is entirely collected from a county other than DuPage.

Village of Glen Ellyn			
Tax Type	**Tax Rate**	**Adopted Year**	**Amended Year**
Municipal Property Tax Rate	0.5064		
Village Home Rule Sales Tax	1.25%	2009	2012, 2018
Food and Beverage Tax	1.50%	2018	2018
Real Estate Transfer Tax	$3/$1,000 of sales price	1996	2001
Hotel Tax	6.00%	1983	1993

Village of Glen Ellyn		
Monthly Water Rates	Within Village	Outside Village
Effective as of 01/24	$10.12	$15.18
Monthly Sewer Rates (01/24)	Within Village	Outside Village
Effective as of 01/24	$7.31	$7.69

Comparison

Municipality	Home Rule	Local Home Rule or Non-Home Rule Sales Tax	Property Tax	Food & Beverage Tax	Restaurants	Real Estate Transfer Tax	Hotel Tax	Muni Motor Fuel Tax
Glen Ellyn	Yes	1.25%	0.5064	1.50%	77	$3/$1,000 of sales price	6.00%	-
Arlington Heights	Yes	1.00%	1.2190	1.25%	175	$3/$1,000 of value	8.00%	-
Clarendon Hills	No	-	0.6966	2.00%	15	-	5.00%	-
Downers Grove	Yes	1.00%	0.5711	1.50%		-	4.50%	$0.015/gallon
Elmhurst	Yes	1.50%	0.6470	1.00%	168	$1.50/$1,000 of value	4.00%	$0.015/gallon
Geneva	No	1.00%	0.5123	-	n/a	-	5.00%	-
Hinsdale	No	1.00%	0.3848	1.00%	30	-	-	-
La Grange	No	1.25%	1.0000	-	n/a	-	-	-
Lombard	No	1.00%	0.6042	2.00%	140	-	5.00%	-
Naperville	Yes	0.75%	0.4952	1.00%, 1.75% downtown	366	$1.50/$500 of purchase price	5.50%	$0.04/gallon
Western Springs	No	-	1.0089	-	n/a	-	-	-
Wheaton	Yes	1.00%	0.8379	-	n/a	$2.50/$1,000 of value	5.00%	-

Alternative Revenue Sources

Finance Commission Recommendations
March 2024

PROJECT SCOPE

If the board wishes to avoid raising property taxes and close revenue gaps via other means, which approaches would the Finance Commission recommend?

Any increase in taxes needs to have a specific purpose that it is used for that is approved by the board of trustees.

APPROACH

1. Identify options (done)
2. Identify pros & cons of each option (done)
3. Rank order options from best to worse, including context for how good/bad it is (this meeting)
4. Educate on cost of financing vs. taxing

OPTIONS

1. Increase Home Rule Sales Tax
2. Increase Food & Beverage Tax
3. Increase Real Estate Transfer Tax
4. Implement Local Motor Fuel Tax
5. Increase Hotel Tax
6. Increase Property Tax

INCREASE HOME RULE SALES TAX

Current Rate = 1.25%

Increase to 1.5% = ~$820K incremental revenue per year

Pros	Cons
• Largest $ amount of options considered • Unrestricted, $ goes to general fund • Some % comes from non-residents • No administrative burden (collected by state) • Can be approved by board (no referendum)	• GE would be tied at highest in county (Warrenville 1.5%) • Complication with potential state grocery tax reduction • Most of burden would fall to residents (pull factor) • Lots of competition which increase in rate could affect • Slowing growth, conversion to restaurant from retail

Other Considerations:

INCREASE FOOD & BEVERAGE TAX

Current Rate = 1.5%

Increase to 1.75% = ~$300K incremental revenue per year

Increase to 2.0% = ~$600K incremental revenue per year

Pros	Cons
• 0.25% increase is not noticeable • Limited impact of F&B tax when originally implemented • Few restaurants (1?) applied for construction impact grants • Low administrative burden, tax already being collected	• Streetscape project has already impacted restaurants • Restaurants being hit by increased food & labor costs already • GE would be highest in county • F&B tax was implemented to pay for parking garage with sunset

Other Considerations:

- **$ goes to capital projects fund, would need separate ordinance to split $ to general fund**

INCREASE REAL ESTATE TRANSFER TAX

Current Rate = $3 per $1,000 of home value

Increase to $4 = ~$212K incremental revenue per year

Pros	Cons
• Rebate for residents moving within the village; revenue comes from people leaving • Could generate more revenue as EAV increases • No administrative burden, already being collected • Exit tax only, no tax when originally purchased • Will not impact behavior	• Approved via referendum • Would make GE highest in county • Highly variable dependent on real estate market • Gives bad impression when leaving the village • Takes time to implement with referendum

Other Considerations:

- $ goes to capital projects fund, would need separate ordinance to split $ to general fund

IMPLEMENT LOCAL MOTOR FUEL TAX

Estimated revenue $47K per year per $0.01 of MFT

Pros	Cons
• No referendum to implement • Not noticeable – low push back from resident (least painful) • % comes from non-residents • Could be positioned as green initiative • $ can go where we want it to (General or Capital Projects)	• Administrative burden to collect (new tax) • Increases marquee (listed sign) price of gas in GE • Potentially decreasing source of revenue due to electric/hybrid vehicles • Neighboring towns do not have • Least lucrative • Mostly private vehicles in GE, no commercial fleets

Other Considerations:

INCREASE HOTEL TAX

Current Rate = 6.0%

Increase to 8.0% = ~$42K incremental revenue per year

Pros	Cons
• Mostly paid by non-residents • Low resident pushback • Tax is expected on hotel bills • $ goes into General Fund • No referendum to implement	• 1 hotel in GE (Crown Plaza) • Minimal revenue generation • Tax is on rooms (not banquets) • GE would be highest in county

Other Considerations:

INCREASE PROPERTY TAX

Current Rate =

Pros	Cons
• Easy to collect • Progressive (smaller homes pay less) • Keeps pace with inflation • Direct connection to services provided (police, public works, etc.)	• $0 revenue from non-residents • Perception that taxes are already high • Resident pushback • One-time big impact (vs. many transactions) less people escrow • Low commercial base, increases burden on residents • Village is 7% of property tax bill; we are impacted by other taxing districts

Other Considerations:

Rate is low but $ is high

COST OF FINANCING VS. TAXATION

OTHER

Any other options?

Other ways we can grow the pie?

Thank You

Fire Service Fees

BACKGROUND INFORMATION

- **In 2013, the Village Board approved a Fire Service fee to be added to resident's water bills as the Volunteer Fire Co donation model had become unsustainable.**

Property Type	Monthly Fire Fee	Total Annual Fee
Residential	$ 7.50	$ 90.00
Multi-family residential (per unit)	$ 3.00	$ 36.00
Commercial <20,000 sq. ft.	$ 8.00	$ 96.00
Commercial 20,000-40,000sq. Ft.	$ 20.00	$ 240.00
Commercial >40,000 sq. ft.	$ 40.00	$ 480.00

BACKGROUND INFORMATION

- **In 2017, the Village Board approved an additional "Capital Fee" line item to establish a capital replacement program.**
  - **This was expected to meet current and future vehicle and equipment needs and <u>some</u> expected facility needs.**

Property Type	Monthly Fire Fee	Monthly Capital Fee	Total Monthly Fee	Total Annual Fee
Residential	$ 7.50	$ 7.50	$ 15.00	$ 180.00
Multi-family residential (per unit)	$ 3.00	$ 3.00	$ 6.00	$ 72.00
Commercial <20,000 sq. ft.	$ 8.00	$ 8.00	$ 16.00	$ 192.00
Commercial 20,000-40,000sq. Ft.	$ 20.00	$ 20.00	$ 40.00	$ 480.00
Commercial >40,000 sq. ft.	$ 40.00	$ 40.00	$ 80.00	$ 960.00

BACKGROUND INFORMATION

- In August 2021, the Village Board approved an amendment to the EMS contract to provide enhanced EMS services and staffing (24/7 EMS Supervisor and address retention issues) to the community.
  - The existing Capital Fee was split between Capital (60%) and EMS (40%), but the total fee was not increased
  - During the same time period, the Volunteer Fire Co began a Facilities Study as requested by the Village Board

Property Type	Monthly Fire Fee	Monthly Capital Fee	Monthly EMS Fee	Total Monthly Fee	Total Annual Fee
Residential	$ 7.50	$ 4.50	$ 3.00	$ 15.00	$ 180.00
Multi-family residential (per unit)	$ 3.00	$ 1.80	$ 1.20	$ 6.00	$ 72.00
Commercial <20,000 sq. ft.	$ 8.00	$ 4.80	$ 3.20	$ 16.00	$ 192.00
Commercial 20,000-40,000sq. Ft.	$ 20.00	$ 12.00	$ 8.00	$ 40.00	$ 480.00
Commercial >40,000 sq. ft.	$ 40.00	$ 24.00	$ 16.00	$ 80.00	$ 960.00

FINANCE COMMISSION INVOLVEMENT

- Increase in service levels and lack of increase to the fees since inception, has created a need to assess the funds to sustain service levels for the future.

- Incorporating the results of the Facilities Study added significant capital expenditures to the Fire Services Fund projections

- These issues were examined and discussed by the Finance Commission over the last four months, including:
  - June 9, 2023
  - July 14, 2023
  - August 11, 2023
  - September 1, 2023

FINANCE COMMISSION INVOLVEMENT

- Goal to sustain EMS and Fire Services for the community.
- After reviewing several models, the FC has recommended increasing each of the three fees being charged to residents (Fire Services, Capital, and EMS)
  - The FC is recommending a total fee per type of unit (single family, multi family, commercial, etc) with the Board needing to determine how to allocate this between the three categories (Fire/EMS/Capital)

Property Type	Current Total Monthly Fee	Proposed Total Monthly Fee
Residential	$ 15.00	$ 30.00
Multi-family residential (per unit)	$ 6.00	$ 22.50
Commercial <20,000 sq. ft.	$ 16.00	$ 36.00
Commercial 20,000-40,000sq. Ft.	$ 40.00	$ 90.00
Commercial >40,000 sq. ft.	$ 80.00	$ 180.00

COST COMPARISON

Monthly equivalent

	Fire Protection Districts						
	Bloomingdale	Carol Stream	Glenbard	Glenside	Lisle-Woodridge	West Chicago	Winfield
Address 1	$ 129.37	$ 149.81	$ 45.70	$ 159.51	$ 159.74	$ 170.11	$ 102.78
Address 2	$ 100.40	$ 116.26	$ 35.46	$ 123.78	$ 123.96	$ 132.01	$ 79.77
Address 3	$ 154.25	$ 178.62	$ 54.49	$ 190.19	$ 190.46	$ 202.83	$ 122.56
Address 4	$ 93.07	$ 107.77	$ 32.87	$ 114.75	$ 114.91	$ 122.38	$ 73.94
Address 5	$ 59.22	$ 68.57	$ 20.92	$ 73.01	$ 73.12	$ 77.87	$ 47.05
Address 6	$ 230.60	$ 267.03	$ 81.45	$ 284.32	$ 284.73	$ 303.22	$ 183.21
Address 7	$ 114.55	$ 132.64	$ 40.46	$ 141.23	$ 141.43	$ 150.62	$ 91.01
Address 8	$ 68.39	$ 79.20	$ 24.16	$ 84.33	$ 84.45	$ 89.93	$ 54.34
Average	*$ 118.73*	*$ 137.49*	*$ 41.94*	*$ 146.39*	*$ 146.60*	*$ 156.12*	*$ 94.33*
Median	*$ 114.55*	*$ 132.64*	*$ 40.46*	*$ 141.23*	*$ 141.43*	*$ 150.62*	*$ 91.01*

RECENTLY ANNEXED PROPERTIES

Lisle-Woodridge	Address	Annual	Monthly
Lisle-Woodridge	Address 1	$1,899.36	$ 158.28
Lisle-Woodridge	Address 2	$2,441.32	$ 203.44
Lisle-Woodridge	Address 3	$5,253.72	$ 437.81
Lisle-Woodridge	Address 4	$1,599.42	$ 133.29
Lisle-Woodridge	Address 5	$1,503.44	$ 125.29
Lisle-Woodridge	Address 6	$1,677.50	$ 139.79
Lisle-Woodridge	Address 7	$1,581.88	$ 131.82
Lisle-Woodridge	Address 8	$1,272.34	$ 106.03
Lisle-Woodridge	Address 9	$1,394.18	$ 116.18
Lisle-Woodridge	Address 10	$2,328.66	$ 194.06
Lisle-Woodridge	Address 11	$3,620.12	$ 301.68
Lisle-Woodridge	Address 12	$1,905.36	$ 158.78
Lisle-Woodridge	Address 13	$3,223.86	$ 268.66
Lisle-Woodridge	Address 14	$ 453.72	$ 37.81
Lisle-Woodridge	Address 15	$1,374.14	$ 114.51
Lisle-Woodridge	Address 16	$1,713.44	$ 142.79
Lisle-Woodridge	Address 17	$7,433.76	$ 619.48
Lisle-Woodridge	Address 18	$1,466.22	$ 122.19
Lisle-Woodridge	Address 19	$1,923.16	$ 160.26
Lisle-Woodridge	Address 20	$1,260.04	$ 105.00
Lisle-Woodridge	Address 21	$1,524.74	$ 127.06
Lisle-Woodridge	Address 22	$3,298.96	$ 274.91
Lisle-Woodridge	Address 23	$2,552.52	$ 212.71
Lisle-Woodridge	Address 24	$2,409.56	$ 200.80
Lisle-Woodridge	Address 25	$ 921.58	$ 76.80
Lisle-Woodridge	Address 26	$1,606.74	$ 133.90
Lisle-Woodridge	Address 27	$1,386.78	$ 115.57

UPDATED COMPARISON – CURRENT VS PROPOSED

Property Type	Current Total Monthly Fee	Proposed Total Monthly Fee
Residential	$ 15.00	$ 25.00
Multi-family residential (per unit)	$ 6.00	$ 17.50
Commercial <20,000 sq. ft.	$ 16.00	$ 31.00
Commercial 20,000-40,000sq. Ft.	$ 40.00	$ 85.00
Commercial >40,000 sq. ft.	$ 80.00	$ 175.00

PROPOSED FEE – SEPTEMBER 2023 VS MARCH 2024

Property Type	Monthly Fire Fee	Monthly Capital Fee	Monthly EMS Fee	Total Monthly Fee
Residential	$ 7.00	$ 8.00	$ 15.00	$ 30.00
Multi-family residential (per unit)	$ 5.50	$ 6.00	$ 11.00	$ 22.50
Commercial <20,000 sq. ft.	$ 9.00	$ 9.00	$ 18.00	$ 36.00
Commercial 20,000-40,000sq. Ft.	$ 22.00	$ 24.00	$ 44.00	$ 90.00
Commercial >40,000 sq. ft.	$ 45.00	$ 47.00	$ 88.00	$ 180.00

Property Type	Monthly Fire Fee	Monthly Capital Fee	Monthly EMS Fee	Total Monthly Fee
Residential	$ 7.00	$ 8.00	$ 10.00	$ 25.00
Multi-family residential (per unit)	$ 5.50	$ 6.00	$ 6.00	$ 17.50
Commercial <20,000 sq. ft.	$ 9.00	$ 9.00	$ 13.00	$ 31.00
Commercial 20,000-40,000sq. Ft.	$ 22.00	$ 24.00	$ 39.00	$ 85.00
Commercial >40,000 sq. ft.	$ 44.00	$ 47.00	$ 84.00	$ 175.00

ORG	OBJECT	ACCOUNT DESCRIPTION	2023 BUDGET	2023 ACTUAL	2024 BUDGET	2025 PROJECTION	2026 PROJECTION	2027 PROJECTION	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION	2032 PROJECTION
2400	**FIRE SERVICES REVENUES**												
2400	410118	Special Service Area 18 North Fire	118,300	110,551	197,300	203,219	209,316	215,595	222,063	228,725	235,587	242,654	249,934
2400	410119	Special Service Area 19 South Fire	82,900	78,072	138,400	142,552	146,829	151,233	155,770	160,444	165,257	170,215	175,321
2400	410900	Fire Services Fee	825,000	834,941	835,000	835,000	835,000	835,000	835,000	835,000	835,000	835,000	835,000
2400	410910	Capital Fire Services Fee	495,000	496,297	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
2400	410920	EMS Fee	330,000	330,682	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000	331,000
2400	440050	Ambulance service fees	-	-	701,500	1,479,581	1,523,056	1,567,909	1,614,187	1,661,939	1,711,213	1,762,062	1,814,539
		Less: State GEMT portion			(100,000)	(208,000)	(216,320)	(224,973)	(233,972)	(243,331)	(253,064)	(263,186)	(273,714)
2400	480450	Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-
2400	460100	Interest Income	100,000	272,431	219,000	215,000	204,000	31,000	-	-	-	-	-
2400		TIF Transfer	-	-	-	-	-	-	1,000,000	-	-	-	-
2400		General Fund Transfer	-	-	2,000,000	-	-	-	-	-	-	-	-
TOTAL	**FIRE SERVICES REVENUES**		**1,951,200**	**2,122,975**	**4,822,200**	**3,498,352**	**3,532,880**	**3,406,765**	**4,424,049**	**3,473,776**	**3,524,992**	**3,577,744**	**3,632,079**
24000	**FIRE SERVICES EXPENDITURES**												
24000	520150	Fire Company Contribution	936,986	1,011,586	1,254,190	1,367,268	1,411,259	1,456,833	1,504,049	1,552,971	1,603,664	1,656,198	1,710,642
24000	520450	Intergovernmental Agreements	-	21,936	10,000	10,000	10,000	11,000	11,000	11,000	12,000	12,000	12,000
24000	520825	Audit	16,000	15,001	16,000	16,480	16,974	17,484	18,008	18,548	19,105	19,678	20,268
24000	520920	DuComm	-	-	184,850	190,396	196,107	201,991	208,050	214,292	220,721	227,342	234,162
24000	520925	Ambulance Service	430,000	457,875	1,577,966	2,364,400	2,482,600	2,606,700	2,737,100	2,873,900	3,017,600	3,168,500	3,326,900
		Less: GF portion			(485,520)	(509,796)	(535,286)	(562,050)	(590,153)	(619,660)	(650,643)	(683,175)	(717,334)
24000	520926	Ambulance Billing	-	-	28,060	59,183	60,922	62,716	64,567	66,478	68,449	70,482	72,582
24000	520975	Maintenance Equipment	1,000	7,101	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
24000	530105	Operating Supplies	1,500	-	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
24000	570110	Computer Equipment/Proj	30,000	-	7,800	-	-	-	-	-	-	-	-
24000	570125	Fire Station Renovation	32,000	11,172	250,000	250,000	3,500,000	3,000,000	2,000,000	1,000,000	-	-	-
24000	570155	Vehicles	-	745,353	79,632	-	2,017,338	1,969,293	174,242	203,481	-	-	196,428
24000	580110	Equipment/Capital Outlay	-	89,820	66,977	-	-	-	-	-	-	-	-
24000	590113	Facilities Maint Service Charge	74,400	74,400	84,800	88,192	91,720	95,388	99,204	103,172	107,299	111,591	116,055
24000	590120	Administrative Service Charge	116,300	48,165	37,400	38,896	40,452	42,070	43,753	45,503	47,323	49,216	51,184
TOTAL	**FIRE SERVICES EXPENDITURES**		**1,638,186**	**2,482,410**	**3,114,655**	**3,877,519**	**9,294,587**	**8,903,925**	**6,272,321**	**5,472,185**	**4,448,017**	**4,634,332**	**5,025,387**
FIRE SERVICES FUND CHANGE IN CASH RESERVES			**313,014**	**(359,435)**	**1,707,545**	**(379,167)**	**(5,761,707)**	**(5,497,160)**	**(1,848,272)**	**(1,998,409)**	**(923,024)**	**(1,056,588)**	**(1,393,308)**
		Beginning of year balance	**5,816,390**	**5,816,390**	**5,456,955**	**7,164,500**	**6,785,333**	**1,023,627**	**(4,473,534)**	**(6,321,806)**	**(8,320,214)**	**(9,243,239)**	**(10,299,827)**
		End of year balance	**6,129,404**	**5,456,955**	**7,164,500**	**6,785,333**	**1,023,627**	**(4,473,534)**	**(6,321,806)**	**(8,320,214)**	**(9,243,239)**	**(10,299,827)**	**(11,693,134)**

ORG	OBJECT	ACCOUNT DESCRIPTION	2023 BUDGET	2023 ACTUAL	2024 BUDGET	2025 PROJECTION	2026 PROJECTION	2027 PROJECTION	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	2031 PROJECTION	2032 PROJECTION
2400	**FIRE SERVICES REVENUES**												
2400	410118	Special Service Area 18 North Fire	118,300	110,551	197,300	203,219	209,316	215,595	222,063	228,725	235,587	242,654	249,934
2400	410119	Special Service Area 19 South Fire	82,900	78,072	138,400	142,552	146,829	151,233	155,770	160,444	165,257	170,215	175,321
2400	410900	Fire Services Fee	825,000	834,941	839,500	894,000	894,000	947,640	947,640	1,004,498	1,004,498	1,064,768	1,064,768
2400	410910	Capital Fire Services Fee	495,000	496,297	1,067,000	967,000	967,000	1,025,020	1,025,020	1,086,521	1,086,521	1,151,712	1,151,712
2400	410920	EMS Fee	330,000	330,682	771,000	1,192,000	1,192,000	1,263,520	1,263,520	1,339,331	1,339,331	1,419,691	1,419,691
2400	440050	Ambulance service fees	-	-	701,500	1,479,581	1,523,056	1,567,909	1,614,187	1,661,939	1,711,213	1,762,062	1,814,539
		Less: State GEMT portion			(100,000)	(208,000)	(216,320)	(224,973)	(233,972)	(243,331)	(253,064)	(263,186)	(273,714)
2400	480450	Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-
2400	460100	Interest Income	100,000	272,431	219,000	245,000	276,000	147,000	33,000	26,000	19,000	45,000	74,000
2400		TIF Transfer	-	-	-	-	-	-	1,000,000	-	-	-	-
2400		General Fund Transfer	-	-	2,000,000	-	-	-	-	-	-	-	-
TOTAL	**FIRE SERVICES REVENUES**		**1,951,200**	**2,122,975**	**5,833,700**	**4,915,352**	**4,991,880**	**5,092,945**	**6,027,229**	**5,264,127**	**5,308,343**	**5,592,916**	**5,676,251**
24000	**FIRE SERVICES EXPENDITURES**												
24000	520150	Fire Company Contribution	936,986	1,011,586	1,254,190	1,367,268	1,411,259	1,456,833	1,504,049	1,552,971	1,603,664	1,656,198	1,710,642
24000	520450	Intergovernmental Agreements	-	21,936	10,000	10,000	10,000	11,000	11,000	11,000	12,000	12,000	12,000
24000	520825	Audit	16,000	15,001	16,000	16,480	16,974	17,484	18,008	18,548	19,105	19,678	20,268
24000	520920	DuComm	-	-	184,850	190,396	196,107	201,991	208,050	214,292	220,721	227,342	234,162
24000	520925	Ambulance Service	430,000	457,875	1,577,966	2,364,400	2,482,600	2,606,700	2,737,100	2,873,900	3,017,600	3,168,500	3,326,900
		Less: GF portion			(485,520)	(509,796)	(535,286)	(562,050)	(590,153)	(619,660)	(650,643)	(683,175)	(717,334)
24000	520926	Ambulance Billing	-	-	28,060	59,183	60,922	62,716	64,567	66,478	68,449	70,482	72,582
24000	520975	Maintenance Equipment	1,000	7,101	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
24000	530105	Operating Supplies	1,500	-	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
24000	570110	Computer Equipment/Proj	30,000	-	7,800	-	-	-	-	-	-	-	-
24000	570125	Fire Station Renovation	32,000	11,172	250,000	250,000	3,500,000	3,000,000	2,000,000	1,000,000	-	-	-
24000	570155	Vehicles	-	745,353	79,632	-	2,017,338	1,969,293	174,242	203,481	-	-	196,428
24000	580110	Equipment/Capital Outlay	-	89,820	66,977	-	-	-	-	-	-	-	-
24000	590113	Facilities Maint Service Charge	74,400	74,400	84,800	88,192	91,720	95,388	99,204	103,172	107,299	111,591	116,055
24000	590120	Administrative Service Charge	116,300	48,165	37,400	38,896	40,452	42,070	43,753	45,503	47,323	49,216	51,184
TOTAL	**FIRE SERVICES EXPENDITURES**		**1,638,186**	**2,482,410**	**3,114,655**	**3,877,519**	**9,294,587**	**8,903,925**	**6,272,321**	**5,472,185**	**4,448,017**	**4,634,332**	**5,025,387**
FIRE SERVICES FUND CHANGE IN CASH RESERVES			**313,014**	**(359,435)**	**2,719,045**	**1,037,833**	**(4,302,707)**	**(3,810,980)**	**(245,092)**	**(208,058)**	**860,326**	**958,584**	**650,864**
		Beginning of year balance	**5,816,390**	**5,816,390**	**5,456,955**	**8,176,000**	**9,213,833**	**4,911,127**	**1,100,146**	**855,054**	**646,996**	**1,507,323**	**2,465,907**
		End of year balance	**6,129,404**	**5,456,955**	**8,176,000**	**9,213,833**	**4,911,127**	**1,100,146**	**855,054**	**646,996**	**1,507,323**	**2,465,907**	**3,116,771**

Discussion and Questions?