



Legislation Text

File #: 18-936, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the estimated 2018 property tax levies for Special Service Area (SSA) #21, SSA #23, SSA #25, and SSA #26, and direct staff to publish notice for a Truth-in-Taxation hearing on December 18, 2018.

DEPARTMENT: Finance Department

SUBMITTED BY: Rachel Mayer, Finance Director

BOARD/COMMISSION REVIEW:

None

BACKGROUND:

If an estimated special service area (SSA) tax levy is more than 105% of the amount needed for that special service area for the preceding year (in any year other than the initial year of the SSA) state statute requires notice, compliant with the Open Meetings Act, be given and a hearing held on reasons for the increase. 35 ILCS 200/27-75.

Since the City will be conducting a Truth-in-Taxation hearing for the aggregate City tax levy, it is recommended, and is past practice, for the City to provide the same Truth-in-Taxation notice for its SSAs, which notice meets and exceeds the notice requirements of the Open Meetings Act.

This agenda item includes the estimated levy for each of the City's four (4) SSAs. Staff will publish a Truth-in-Taxation notice for the SSA levies in the same manner identified in the agenda item summary for the aggregate City tax levy. On December 18, 2018, the City Council will conduct Truth-in-Taxation hearings for each SSA and adopt levies for each SSA.

DISCUSSION:

The City has four (4) SSA's and the Finance Department has estimated the 2018 property tax levy needed to support the proposed 2019 Annual Budget for each SSA listed below.

Purpose	2017 Extension	2018 Levy	Projected Change
SSA #21 (Van Buren Deck)	202,038	200,000	-1.01%
SSA #23 (Main Street Promenade)	73,191	98,939	35.18%
SSA #25 (Lacrosse Lane)	68,005	68,000	-0.01%
SSA #26 (Downtown Maintenance & Marketing)	1,023,536	987,537	-3.52%

One SSA is estimated for a levy of more than 105%.

- SSA #23 (Main Street Promenade) has an estimated levy of 135.2% of the 2017 extension.

SSA #21 Van Buren Deck

The 2018 levy recommendation for SSA #21 (Van Buren Deck) is \$200,000. The amount is consistent with last year's levy. The SSA tax receipts are used in conjunction with the accumulated balance and investment income within the SSA #21 fund to repay the debt service related to the Van Buren Deck. The final payment of debt will be December 1, 2021.

SSA #23 - Main Street Promenade

The 2018 levy recommendation is \$98,939. The request is a 35.18% increase from last year's extension. This levy is utilized to provide a financing mechanism for debt service on the Naper Main parking facility.

SSA #25 - LaCrosse Lane

The 2018 levy recommendation is \$68,000. This amount is consistent with last year's levy. The total will be used to fund debt service costs. The SSA was created in 2012 to finance the traffic signal at LaCrosse Lane for a 15-year period.

SSA #26 - Downtown Maintenance and Marketing

SSA #26 was established in 2015 to replace the prior SSA #24 for Downtown Maintenance and Marketing. The 2018 levy recommendation is \$987,537, a decrease of 3.52% from the 2017 property tax extension. This decrease is due to the usage of accumulated fund balances, which are recommended to be used to reduce the property owner property taxes and the City's interfund transfer to the SSA.

SSA #26 provides special municipal services to the designated area including: parking lot operations and maintenance; maintenance of the public parking garages; custodial services; sidewalk and parking lot snow removal; maintenance of landscaping; streetscape and street lighting; holiday lighting on parkway trees and buildings; sidewalk maintenance, including brick paver repair; special directional signage; and capital improvements. Property owners cover one-third and the City covers two-thirds of the maintenance expenses. Additionally, the SSA provides funds for marketing, which are 100% paid by the property owners. SSA #26 has a maximum tax rate of 2.5% per annum of Equalized Assessed Valuation (EAV) beginning in 2016 and will expire in 2020.

FISCAL IMPACT:

The recommended Special Service Area (SSA) tax levies of: \$200,000 for SSA #21; \$98,939 for SSA #23; \$68,000 for SSA #25; and \$987,537 for SSA #26, will be used to support the applicable debt fund service and provide special municipal services.