

**ECONOMIC DEVELOPMENT COMMITTEE
MINUTES
June 13, 2007**

The Economic Development Committee of the DeKalb County Board met on Wednesday, June 13, 2007, @ 7:00p.m. in the Administration Building's Conference Room East. Chairman Eileen Dubin called the meeting to order. Members present were Ken Andersen, Jeff Metzger, Sr., Michael Stuckert, Pat Vary and Steve Walt. Ms. Fauci was absent. Others present were Gary Hanson, Margaret Whitwell, Christine Johnson, Roger Hopkins, Steve Dillett and Joe Misurelli.

APPROVAL OF THE MINUTES

Moved by Mr. Stuckert, seconded by Mr. Andersen, and it was carried unanimously to approve the minutes from May 2007.

APPROVAL OF THE AGENDA

Chairman Dubin said that she needed to move Custom Aluminum to item # 6., and add item # 8.) MEGA discussion with Roger Hopkins, and under Old Business she would also like to have 7a.) Report from Roger Hopkins on Grundy County document.

Moved by Ms. Vary, seconded by Mr. Stuckert, and it was carried unanimously to approve the amended agenda.

SUPERVISOR OF ASSESSMENTS ANNUAL REPORT

Ms. Margaret Whitwell, Supervisor of Assessments for DeKalb County, said that she has been working in this position for sixteen years now. She has five full-time employees and two part-time employees. She explained that her department is the beginning process of the Property Tax cycle. They do their work first and then turn it over to the Tax Extension Clerk who does the calculation of the rate. After the Tax Extension Clerk finishes her work, she sends it on to the Treasurer for the tax bills. Everything that she does is mandated by the State of Illinois.

She is the supervisor for the township assessors. At this time there are 19 townships in the County with 11 assessors. She has one assessor who does five townships in the southern part of the County.

Ms. Whitwell explained that all of the assessors turn their work into her after they do all of the assessments. She enters all of that data and then she performs an equalization factor where she has to bring each township to a 1/3 of market value according to their assessments. This is a mass approach. Once that is done, her office has to publish them in the papers and send out notices to those people who have assessment changes. This year is a Quadrennial year that happens once every four years. This is where each assessor has to physically view all properties and reassess if necessary. Everyone's assessment will be published this year in the newspaper in the Fall. She continued by stating that farms are assessed by their productivity and they are up by 10% this year.

In 2006 was the implementation of Bulletin 810 by the State. The changes were incorporated in 2006 after almost three years of work-new soil survey, review of all farm parcels as to land use, new farmland calculation formula, and new productivity values. The change in farm assessment values in 2006 was less than one percent, less than the original three percent estimate from the Department of Revenue.

After the notices are sent out people have the right to file a complaint if they have one and file it with the Board of Review, whereby a hearing will be heard on their complaint.

They update all cadastral maps, maintain all exemptions, they are the keeper of names and addresses of properties in the county. She is the Clerk of the Board of Review and the Chairman of the Farmland Assessment Committee. She further explained that she reports to the Department of Revenue.

She further explained that our 2006 total assessed value was \$2,121,224,767, more than an 11% increase from 2005. Our assessment increases in 2005 and 2006 were very consistent.

The assessed value for new construction in the 2006-year was \$94,869,268, equivalent to almost \$285 million in market value.

The number of subdivisions platted in 2006 decreased from 93 in 2005 to 73 in 2006. The median per acre sale price of bare farmland in DeKalb County in 2006 was \$8,633 (this value does not include farmland purchased for development). There were 1,867 new parcels created in 2006 compared to 2,260 new parcels in 2005.

Equalization factors (multipliers) for the townships varied a great deal this year, ranging from 1.0000 to 1.0909. When she calculates multipliers she looks at three-year averages. We are not looking at any downturns yet.

She explained that 74 out of 41,000 taxpayers contested their assessments last year.

The Facilities Management Department scanned documents for her office from 1977 to 1995. So now the County has digital maps from the original Sidwell maps.

The committee thanked Ms. Whitwell for her very informative report.

TREASURER'S REPORT- RESOLUTION: SALE OF DELINQUENT PROPERTY.

Ms. Christine Johnson, DeKalb County Treasurer, updated the committee on her office. She said that she has three full-time employees and 3 part-time employees. They have used technology to increase their efficiency. They were development partners with a company called DevNet who runs their property tax program and helped design it. Her office takes pride with the fact the DevNet now has that program in 39 counties in Illinois. Her office also now

uses bar code readers in their office and they accept credit cards and direct debit for payment on tax bills.

Most recently they have worked with IMO to develop quick check tax payments. This enables people to be able to go on our website and look up most of their tax information.

They are the bankers for the County and we have a \$68 million budget. Approximately 25% of that is derived from property taxes. All of the County's revenues flow through her office.

Her office is also the Collector for the County for tax bills. They mailed out 36,000 tax bills and will collect \$154,432,531.33. They disperse the funds collected every 30 days and they do invest it while the funds are in their custody. They have earned almost \$3 million dollars in interest and that money gets distributed to the taxing bodies proportionate to what they have collected for them.

Ms. Johnson explained the Senior Tax Deferral Program to the committee. Seniors over 65 who make less than \$50,000 a year can apply and have the State of Illinois pay their taxes for them. They apply in January/February of each year and then her office does a title search on the property and determines if they are qualified. If they are qualified and when the tax bills come out, the State of Illinois will pay their real estate taxes for them. Right now they have about \$593,000 outstanding that the State has paid for people. She feels that it is a good program for people.

Ms. Johnson then approached the committee about the resolution that is before the committee tonight regarding the delinquent property tax item. This is the seventh year of this program and it is a housekeeping item. She explained that the resolution before them is for the sale and deed for the property that is delinquent, and the process is subject to state law. They offer these properties at the tax sale where most of the taxes are sold. Some taxes are not sold and this is an instance when no one buys the taxes. So after three years, Joseph Myers and Associate, our agent, takes deed to those properties on behalf of the County. They offer them for sale on a sealed bid auction. This program saves the County money and the other taxpayers get fair and equitable treatment because it goes back on the tax rolls. This property parcel #18-32-452-006 is in Somonauk Township and she is asking the committee to please forward it to the full county board for their approval.

Moved by Mr. Metzger, Sr., seconded by Ms. Vary, and it was carried unanimously to forward this resolution to the full board for approval.

CUSTOM ALUMINUM REQUEST FOR TAX ABATEMENT

Mr. Steve Dillett, President, of Custom Aluminum from Genoa and Elgin, Illinois, approached the committee this evening regarding a tax abatement request. Mr. Dillett presented a PowerPoint presentation to the committee regarding his company (copy attached to these minutes). This abatement would run for 3 years and help with their expansion. They hope to have over 100

employees in the Genoa office by the end of this year. Out of the 50 people that are there now only 5 have transferred from their Elgin office. He also said that the positions are non-union and pay about \$12 an hour.

Mr. Misurelli, City Manager for the City of Genoa, said that 67% abatement for 3 years is the City of Genoa's established policy and that all of their local taxing bodies have supported it in Genoa.

Mr. Hopkins, Executive Director of the DeKalb County Economic Development Corporation, said that Kishwaukee College has approved it and modified their agreement to include the 67% for three years for the first time.

Moved by Mr. Andersen, seconded by Ms. Vary, and it was carried to forward the resolution agreeing with the City of Genoa's program as submitted and to forward the resolution to the full board for approval. Mr. Metzger, Sr., abstained.

REPLACEMENT RESOLUTION FOR #R2003-52

The committee then discussed the changes to the original resolution from 2003 that provides for the County's participation in the City of DeKalb's sponsored tax abatement program.

Ms. Vary said that she has noticed two changes that were made in the new resolution. She said that by reading the new one it states that all tax abatement requests will now come before the Economic Development Committee instead of the Chairman of the Board. The second change is that it states: "limited to no more than five years and limited in amounts up to 90%/80%/70%/60%/50%" so that it gives it a little bit more flexibility.

Moved by Ms. Vary, seconded by Mr. Walt, and it was carried unanimously to forward the recommendation to the full board for approval.

FINALIZATION OF THE QUESTIONS AND ANSWERS LIST FOR THE TAX ABATEMENT REQUESTS.

Mr. Metzger, Sr., said that the committee needs to make this a much shorter list. He offered to email his list to Ms. Vary so that they could work together to combine them and create a shorter list. They hoped to get this done in two weeks. The final version will be brought back to the committee at their next meeting.

JULY MEETING DATE

The committee agreed to cancel their July meeting date. Their next meeting date will be their regularly scheduled meeting on August 8, 2007 @ 7:00p.m.

RENEW DEKALB PROGRAM UPDATE

Chairman Dubin asked the committee members if there were any questions that they may have that she could pose to Mark Biernacki, DeKalb City Manager in the next month. Mr. Biernacki could then come back to the

committee's August 2007 meeting to answer any questions that the members may have.

METRO ECONOMIC GROWTH ALLIANCE OF CHICAGO (MEGA) REQUEST BY ROGER HOPKINS

Mr. Hopkins approached the committee this evening about MEGA, the Metro Economic Growth Alliance of Chicago organization. He said that it is comprised of DeKalb County, the nine neighboring Northeastern Illinois counties and the City of Chicago that have banded together to have a greater marketing effort to attract and compete for new business and industry opportunities.

They see it being funded in the future by 40%-50% by the State of Illinois and then 50% or more by private organizations, said Mr. Hopkins.

Mr. Hopkins continued by stating that the collective parts will likely produce greater results than any of our region's agencies are capable of individually. He said that tonight he is seeking a resolution and letter of support of MEGA, but no funding.

Moved by Ms. Vary, seconded by Mr. Andersen, and it was carried unanimously to forward the resolution in support of MEGA to the full board for approval.

The committee agreed that the county board agenda will need to be amended the evening of the county board meeting and that the resolutions will be placed on the tables that evening.

ADJOURNMENT

Moved by Mr. Andersen, seconded by Mr. Walt, and it was carried unanimously to adjourn the meeting

Respectfully submitted,

Chairman Eileen Dubin

ED:mcs