



Board of Review Meeting Minutes

Union Grove Municipal Center 925 15th Avenue
Wednesday, June 21, 2023

1. Administrator/Clerk, Michael McKinney, called the meeting to order at 5:00 pm.

2. Roll Call

The following Board of Review members were present: Douglas Nelson, Daniel Maurice, Steve Nelson, Cory Bartlett, Barb Geschke, Robert Funk, Janine Carls, and Michael McKinney. Also present was Assessor Jim Henke.

3. Appointment of Chairperson

Motion (Bartlett, Maurice) to nominate Doug Nelson as Chairperson, Motion Carried (MC).

4. Appointment of Vice-Chairperson

Motion (Maurice, Geschke) to appoint Steve Nelson as Vice-Chairperson, MC.

5. Approval of Minutes

Motion (Bartlett, Funk) to approve July 20, 2022, and May 8, 2023, Board of Review meeting minutes, MC.

6. Clerk's Report

a. Date Board of Review notices were published

McKinney stated that the 2023 Board of Review adjournment notice was posted and published on April 20, 2023, the 2023 Open Book notice was posted and published on May 11, 2023, and the standard 2023 Board of Review notice for the June 21, 2023 meeting was posted and published on June 1, 2023.

b. Date Assessment Roll was received and reviewed

McKinney stated that the assessment roll was received and reviewed on May 26, 2023.

c. Verification that at least one member of the Board of Review has met training requirements – a

McKinney stated that he completed the online training on May 8, 2023.

d. Verification of ordinance adoption providing for confidentiality of income and expense information provided to Assessor

McKinney stated that Section 2-234 of the Village of Yorkville Code of Ordinances provides for the confidentiality of income and expense information provided to the Assessor.

7. Assessor's Report

a. Open Book report and verification that Open Book changes are reflected in the assessment roll

Henke stated that all Open Book changes are noted in the roll; there were only a few real estate adjustments and a couple of acreage adjustments. This year, personal property assessments were challenging because lessor/lessee situations complicated reporting and subsequent communication. Personal Property as of January 1, 2024, will be exempt state-wide. The loss would fall back on all other assessed values (residential, commercial, ag.). A possible state rebate of our share could help but may still be an increase of \$15/\$20 bucks for everyone to make up the total difference.

b. Level of Assessment

Henke estimates the level of assessment will be in the low 80s. Last year it fell substantially from our 2021 revaluation. In 2022 we were in the high 80s. In 2023 we did only maintenance. The Department of Revenue will not determine the level of assessment until August 15, 2023. It will likely come down, and if it falls into the high 70s, it could put more pressure on the village to consider further adjustments.

c. Date Assessor's affidavit was signed

Henke signed the Assessor's Affidavit on June 21, 2023, before the beginning of the evening's Board of Review session.

d. Date Assessment letters were sent to property owners

Henke stated that assessment letters were sent out on May 26, 2023.

- 8. Review objections received 48 hours in advance (if any) |** No objections received
- 9. Public appearances by objectors without 48-hour notice (if any) |** No public appearances
- 10. Hearings |** None
- 11. Deliberation and action on objections made to the Board of Review |** No deliberations
- 12. Clerk's Report on how objectors will be notified of decisions |** Not applicable
- 13. Review, correct, and accept assessment roll**

Henke stated that the biggest change in 2023 was the local assessment decrease because of a Grandview account being reclassified as Manufacturing. The transfer was nearly \$17.5 million that went from locally assessed values to state manufacturing. Henke stated that the Village's assessment roll for real estate and personal property stands at \$667,981,500 for 2023, a decrease of approximately \$2.4 million, or .36%, from 2022, as it relates to the Grandview transfer. He stated that the assessed value of residential real property stands at \$354,480,400 for 2023, an increase of approximately \$5.3 million, or 1.52%, from 2022. He noted that this increase was due largely to new residential construction. He stated that the assessed value of commercial real property stands at \$260,355,100 for 2023, a decrease of approximately \$10,075,000 or 3.73%, from 2022, due to the Grandview \$17.5 million account transfer to state manufacturing. To offset this transfer, the local commercial assessments increased by around \$7.5 million. Ag land, etc. increased slightly; this is controlled by the Department of Revenue. All other had a 2.01% increase, reflecting new construction on ag land. He stated that the Village's assessment roll for non-manufacturing personal property stands at \$11,922,900 for 2023, an increase of approximately \$1.6 million, or 15.59%, from 2022. Using an estimated equated value of 83%, Henke estimates the total property assessment for the Village in 2023 will be near \$738 million, a net increase of about \$15.7 million, or 2.05%, from 2022. Henke reported new net construction in 2022 was approximately \$5.1 million for residential, approximately \$11.3 million for commercial, and \$600,000 for other – a total of \$12.0 million. New net construction is key to determining the new level of mill rates.

He stated that in 2022, there were 308 building permits compared to 310 in 2021. He noted that for TID No. 1, he estimates the increment in 2023 will be close to \$40 million providing an estimated positive cash flow of approximately \$950,000 as part of the 2024 budget. He reviewed the 2022 Tax Increment Worksheet noting that the TID is healthy, coming in at 900,724.79, an increase of 2%.

Motion (S. Nelson, Funk) to accept the 2023 assessment roll as presented by the assessor, MC.

14. Other Statutory duties properly before the Board of Review

15. Adjournment

Motion (Maurice, Funk) to adjourn the 2023 Board of Review, MC. The 2023 Board of Review was adjourned at 7:00 p.m.

Respectfully submitted,
Janine Carls
Village Deputy Clerk/Treasurer