



MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
NOVEMBER 21, 2022

CALL TO ORDER

Mayor Keith Ogle called the Committee of the Whole meeting to order at 6:15 P.M. on Monday, November 21, 2022, at the Village Administration Building, 432 W. Nebraska Street, Frankfort, Illinois.

ROLL CALL

Deputy Clerk Theresa Cork called the roll. In attendance were Mayor Keith Ogle, Trustees Margaret Farina, Michael Leddin, Dan Rossi, and Gene Savaria. Staff in attendance included Village Administrator Rob Piscia, Assistant Administrator John Burica, Police Chief Leanne Chelepis, Finance Director Jenni Booth, Director of Community and Economic Development Michael Schwarz, and Deputy Clerk Theresa Cork. Trustee Jessica Petrow and Village Clerk Katie Schubert were absent.

Trustee Borrelli arrived at 6:23 P.M.

APPROVAL OF MINUTES (NOVEMBER 9, 2022)

Trustee Farina made a motion, seconded by Trustee Savaria, to approve the minutes of the Committee of the Whole meeting of November 9, 2022. A voice vote was taken. All were in favor. The motion carried.

2022 TAX LEVY

Finance Director Booth reported the total property tax levy extension for 2021 was \$3,370,404, which resulted in a rate of .3370. She shared that the Finance Committee met on November 9th to discuss the 2022 property tax levy. Preliminary values as well as several scenarios were reviewed by the members. She reported the Finance Committee forwarded a recommendation to the Committee of the Whole to request a 2022 tax levy in the amount of \$3,530,187, which is 4.99% higher than the previous year's aggregate capped extension. She noted that based on preliminary estimates this would result in a rate of .3253.

Director Booth directed the committee's attention to the tax levy worksheets which summarized six property tax levy scenarios. She noted that approximately 4% of Frankfort resident's total tax bills are levied by the Village of Frankfort and the remaining 96% is levied by the remaining taxing bodies. She explained the information used when calculating the tax for 2022. She went on to explain that the preliminary Equalized Assessed Valuation (EAV) figures from the Will County

Assessor's office showed an overall increase of approximately 8.5% (approximately 6.3% for existing property and 2.2% of new growth) and a new property estimate of \$21,617,022 for the Village. She further noted the County Clerk's Office reported CPI of 7.0%. The estimated EAV including new growth is \$1,085,287,661. The six property tax scenarios discussed were:

2022 PROPERTY TAX LEVY SCENARIOS (CAPPED RATE INFO ONLY)	1	2	3	4	5	6
	NO CHANGE TO LEVY FROM PY REQUEST	INCREASE 2021 LEVY BY CPI OR PTELL WHICHEVER IS LESS	INCREASE 2021 LEVY BY NEW PROPERTY ONLY	INCREASE 2021 LEVY BY CPI (OR PTELL) AND NEW PROPERTY	DECREASE PRIOR YEAR RATE BY .0001	INCREASE PY EXTENSION BY 4.99%
2021 LEVY	\$3,362,403	\$3,362,403	\$3,362,403	\$3,362,403	\$3,362,403	\$3,362,403
2022 LEVY REQUEST	\$3,362,403	\$3,530,523	\$3,434,156	\$3,602,070	\$3,647,652	\$3,530,187
2021 RATE	0.3362	0.3362	0.3362	0.3362	0.3362	0.3362
2022 ESTIMATED RATE	0.3098	0.3253	0.3164	0.3319	0.3361	0.3253
RATE INCREASE (DECREASE)	-0.0264	-0.0109	-0.0198	-0.0043	-0.0001	-0.0109
% EXTENSION INCREASE	0.00%	5.00%	2.13%	7.13%	8.48%	4.99%
\$ EXTENSION INCREASE	\$0	\$168,120	\$71,753	\$239,667	\$285,249	\$167,784

Members discussed the tax levy scenarios and the recommendation from the Finance Committee. Director Booth explained the Finance Committee factored in inflation, past practice of the Village Board, and other taxing bodies when recommending this year's tax levy.

Following discussion, Trustee Farina made a motion, seconded by Trustee Borrelli, to forward a recommendation to the Village Board to set the 2022 tax levy extension at \$3,530,187. A voice vote was taken. All were in favor. The motion carried.

Trustee Farina made a motion, seconded by Trustee Borrelli, to forward a recommendation to the Village Board to adopt a resolution directing the Will County Clerk to make reductions in the corporate, IMRF, social security, or police protection line items due to the limitations of the Property Tax Extension Limitation Law, subject to additional review by the Village. A voice vote was taken. All were in favor. The motion carried.

OTHER BUSINESS

- o *Proposed New 3-Story Mixed Use Development - 15 Ash Street*

Trustee Borrelli asked about the variance requests associated with the proposed building addition for Olde Frankfort Mall (commonly known as the Frankfort Bowl building) located at 15 Ash Street.

Administrator Piscia explained the proposed development is seeking nine variances which will be considered individually or through a comprehensive approach as a PUD. Director Schwarz further explained that staff is taking a closer look at the variation process to determine whether to consider

the variations in totality as a PUD rather than individually. He noted any special use permits would be considered individually.

Trustee Farina stated that she supported a PUD for this project in particular due to the proposed residential units on the second and third floor of the building addition.

PUBLIC COMMENTS

None.

ADJOURNMENT

Hearing no further business, Trustee Savaria made a motion, seconded by Trustee Borrelli, to adjourn the Committee of the Whole meeting of Monday, November 21, 2022. A voice vote was taken. All were in favor. The motion carried. The meeting adjourned at 6:35 P.M.