



# Wheaton Park District

## PUBLIC NOTICE

**Wheaton Park District Board of Commissioners  
SUBCOMITTEE MEETING  
Wednesday October 4, 2023, 5:00 p.m.  
Arrowhead Golf Club  
26W151 Butterfield Road, Wheaton, IL 60189**

**Public Notice Date October 2, 2023**

**Public notice is hereby given that the Board of Park Commissioners of the Wheaton Park District, DuPage County, Illinois (the "Park Board") will hold a Subcommittee Meeting at 5:00 pm on Wednesday October 4, 2023, at Arrowhead Golf Club 26W151 Butterfield Road, Wheaton, IL 60189**

**Please contact Michael J. Benard, Board Secretary, for further information.  
[mbenard@wheatonparks.org](mailto:mbenard@wheatonparks.org)**

Michael J. Benard  
Secretary

**The Agenda for the October 4, 2023, Subcommittee Meeting is as Follows:**

---

Persons with disabilities requiring reasonable accommodation to participate in this meeting should contact the park district's ADA Compliance Officer, Michael Benard, at the park district's Administrative Office, 102 E. Wesley Street, Wheaton, IL Monday through Friday from 8:30 am until 4:30 pm at least 48 hours prior to the meeting. Requests for a qualified ASL interpreter require five (5) working days advance notice. Telephone number 630.945-7726; fax number 630.665.5880; email [dsiciliano@wheatonparks.org](mailto:dsiciliano@wheatonparks.org)



# Wheaton Park District

## **Subcommittee Meeting of the Wheaton Park District Board of Commissioners** **October 4, 2023, 5:00 pm**

*No Action Will Be Taken at This Meeting – Review & Discussion Only*

### **DISCUSSION ITEMS**

#### **Buildings and Grounds**

1. **Easement Agreement with the Wheaton Sanitary District** – Review of Addendum to Easement Agreement for Pedestrian/Bicycle Path for Access to Atten Park
2. **Mary Lubko Center Roof Replacement Project** – Review of Change Order #1

#### **Finance and Administration**

1. **Ordinance 2023-02** – Review of an Ordinance Approving the Disposal and Sale of Personal Property Owned by the Wheaton Park District
2. **Arrowhead Golf Club Food and Supply Bid for 202-2023** – Review of Bid Results
3. **Rice and Northside Pool Fees 2024** – Review of 2024 Fee Proposal for Pool Memberships and Daily Fees
4. **Parks Plus Fitness Center Fees 2024** – Review of 2024 Fee Proposal for Memberships, Group Fitness and Personal Training
5. **General Obligation Limited Tax Park Bonds Series 2023** – Presentation by Anthony Micelli, Speer Financial
6. **Estimate of 2023 Annual Aggregate Tax Levy for the Wheaton Park District** – Review Proposed Estimate of Levy
7. **City of Wheaton Tax Increment Finance Districts Two and Three** – Annual Joint Review Board Meeting October 16, 2023

### **CLOSED SESSION**

- a. Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Specific Employees, 5ILCS 120/2 (c)(1)
- b. Purchase or Lease of Real Property, 5ILCS 120/2 (c)(5)
- c. Setting of Price for Sale or Lease of Property Owned by the Public Body, 5ILCS 120/2 (c) (6)
- d. Pending, Probable or Imminent Litigation, 5ILCS 120/2 (c)(11)
- e. Discussion of Minutes of Meetings Lawfully Closed Under this Act, Whether for Purposes of Approval by the Body of the Minutes or Semi-Annual Review of the Minutes, 5 ILCS 120/2(c)(21)

### **ADJOURN**

---

Persons with disabilities requiring reasonable accommodation to participate in this meeting should contact the park district's ADA Compliance Officer, Michael Benard, at the park district's Administrative Office, 102 E. Wesley Street, Wheaton, IL Monday through Friday from 8:30 am until 4:30 pm at least 48 hours prior to the meeting. Requests for a qualified ASL interpreter require five (5) working days advance notice. Telephone number 630.945-7726; fax number 630.665.5880; email [dsiciliano@wheatonparks.org](mailto:dsiciliano@wheatonparks.org)

TO: Board of Commissioners

FROM: Rob Sperl, Director of Parks and Planning

THROUGH: Michael Benard, Executive Director

RE: Path Easement Amendment – Atten Park

DATE: September 25, 2023

---



**SUMMARY:**

On the north end of Atten Park, a path connects the park to the neighborhoods adjacent to Creekside Drive further to the north. This path was created as a result of the Wheaton Sanitary District granting the park district an easement. At the time the path was constructed, the sanitary district installed a new fence parallel to their original fence.

The existing easement states that the sanitary district is responsible for maintaining the original fence. There are some sections of the fence that require repair. Both the park district and the sanitary district discussed the need for this fence and the potential of removing it rather than repairing it.

This was discussed with the president of the neighboring homeowner's association – Muirfield Estates. They felt strongly that the fence should remain and have agreed to take over the maintenance of the fence.

The sanitary district has requested an amendment to the easement agreement and our attorney has drafted an addendum to it. We remain responsible for the path and its maintenance.

**PREVIOUS COMMITTEE/BOARD ACTION:**

The easement agreement was approved in November 2016.

**REVENUE OR FUNDING IMPLICATIONS:**

N/A

**STAKEHOLDER PROCESS:**

This has been recommended by the sanitary district and discussed with the president of the neighboring homeowner's association.

---

**LEGAL REVIEW:**

The attached document was reviewed and drafted by our attorney.

**ATTACHMENTS:**

Plan view of easement

Easement agreement R2018-047882

---

Easement addendum

**ALTERNATIVES:**

N/A

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioner's approve the amendment to the easement agreement with the Wheaton Sanitary District.



## **ADDENDUM TO EASEMENT AGREEMENT FOR PEDESTRIAN PATH/BICYCLE PATH**

This Addendum ("Addendum") is made to that particular "Easement Agreement For Pedestrian Path/Bicycle Path" ("Agreement") by and between Wheaton Sanitary District ("WSD"), and Wheaton Park District, an Illinois park district ("WPD") (individually referred to as "Party" and collectively the "Parties") dated November 16, 2016. This Addendum modifies and supplements the Agreement. In the event of any conflict between the provisions of the Agreement and this Addendum, the provisions of this Addendum shall control. Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Agreement.

### **AGREEMENT**

#### **1. Insert New Section "Assignment"**

Assignment. WSD assigns, and WPD consents to such assignment, all responsibilities addressed in Section 3(c) regarding the maintenance of the fence on the southerly boundary of a pedestrian path/bike path ("Southerly Fence") to the Muirfield Estates Homeowners' Association ("HOA") (the "Assignment"). The HOA accepts the Assignment of the Southerly Fence. As part of such Assignment, WSD, WPD and HOA agree to the following:

- a. The Southerly Fence is currently in good working condition. Any concerns regarding the condition of the Southerly Fence will be addressed solely between the WSD and the HOA.
- b. Except for the responsibility of the maintenance of the Southerly Fence, the rights and obligations of WPD and WSD as stated in the Agreement remain unchanged.
- c. WPD holds no responsibility for the Southerly Fence or the relationship between the HOA and WSD as it pertains to the Southerly Fence. Notifications of any HOA concerns regarding the Southerly Fence will be made in writing to WSD.
- d. The terms of the HOA's access to the Bike Path for maintenance of the Southerly Fence shall be confirmed in writing to WSD and WPD prior to such access.
- e. The Southerly Fence as maintained by the HOA shall not interfere with use of the Bike Path by pedestrians or cyclists.
- f. Construction. All construction or other work or activity by the HOA or HOA contractors related to the Southerly Fence shall be performed in a safe and sound manner and in accordance with all applicable federal, state and local laws. HOA is responsible for the payment of all costs associated with any work or activity performed on the Southerly Fence. HOA shall be responsible for any impact the maintenance of the Southerly Fence may have on the Bike Path including but not limited to the impact of temporarily closing the Bike Path or any long-term effects the maintenance may have on the Bike Path.
- g. Liens. HOA shall not permit any lien to be imposed upon WSD, WPD, the Bike Path or the Southerly Fence.

- h. **Indemnification.** To the fullest extent permitted by law, HOA agrees to indemnify, defend (at WSD and WPD's election) and hold harmless WSD and WPD, its agents, employees, officers and trustees (each individually an "Indemnitee" and collectively the "Indemnitees"), from and against any and all liabilities, claims, losses, demands, causes of action, proceedings, costs and expenses including, without limitation, all reasonable attorneys' fees (including separate legal counsel retained by WSD and/or WPD if so elected by either Party), court costs and expert witness fees, incurred by or brought against all or any of the Indemnitees arising out of or caused by, directly or indirectly, any act or omission of (i) HOA, any of HOA's contractors, subcontractors or anyone directly or indirectly employed by or authorized to act on behalf of any of them; or (ii) any licensee of HOA or member of the public, relating to or in any manner associated with the use or misuse of the rights and/or privileges granted pursuant to the Southerly Fence Assignment.
- i. **Insurance.** HOA shall maintain and shall require any of the HOA's contractors hired to perform any work on the Southerly Fence, to maintain liability insurance in reasonable amounts with reputable companies as are reasonably acceptable to WSD and WPD, to protect WSD, WPD and HOA against claims arising directly or indirectly out of or in connection with the use of the Southerly Fence.
- j. **Termination.** If the Southerly Fence requires replacement, the replacement fence will be installed on the HOA's private property, at the HOA's sole expense. Such replacement of the Southerly Fence on the HOA's private property shall constitute a termination of the relationship between WSD/WPD/HOA established in this Agreement. Such termination will not impact any other aspect of this Agreement established between WSD and WPD.
- k. **Effective Date.** The effective date of this Assignment is January 1, 2024. Until January 1, 2024, the Southerly Fence shall be maintained by WSD as outlined in the Agreement.

2. The following language shall be added to the end of the "Notices" Section.

Notice to Muirfield Estates  
Homeowners' Association (HOA):

---

---

---

---

All other terms and conditions contained in the Agreement remain unchanged. The Agreement and this Addendum contain all of the terms and conditions agreed to by the Parties with respect to the subject matter hereof, and no other alleged communications or agreements between the

Parties, written or otherwise, shall vary the terms hereof. Any modification of the Agreement must be in writing and signed by all Parties.

**IN WITNESS WHEREOF**, the Parties have executed this Addendum as of the dates set forth below.

**WHEATON SANITARY DISTRICT**

By: \_\_\_\_\_

Its: \_\_\_\_\_

ATTEST: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

**WHEATON PARK DISTRICT**

By: \_\_\_\_\_

Its: \_\_\_\_\_

ATTEST: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

**MUIRFIELD ESTATES  
HOMEOWNERS' ASSOCIATION**

By: \_\_\_\_\_

Its: \_\_\_\_\_

ATTEST: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_



**FRED BUCHOLZ**

**DUPAGE COUNTY RECORDER**

**MAY 31, 2018 RHSP 9:56 AM**  
**OTHER \$47.00 05-19-300-012**

**011 PAGES R2018-047882**

**EASEMENT AGREEMENT FOR PEDESTRIAN PATH/BICYCLE PATH**

**(Agreement attached)**

**WHEATON SANITARY DISTRICT**

**and**

**WHEATON PARK DISTRICT**

**Atten Park**

Relates to the following property

PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 10,  
EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-19-300-012

Common Address: 1S649 Shaffner Road, Wheaton, Illinois

This instrument prepared by and mail to:

Roger A. Ritzman  
(PEREGRINE, STIME, NEWMAN,  
RITZMAN & BRUCKNER, LTD.)  
221 E. Illinois Street, P.O. Box 564  
Wheaton, IL 60187-0564  
(630) 665-1900

**EASEMENT AGREEMENT  
FOR PEDESTRIAN PATH/BICYCLE PATH**

**Wheaton Sanitary District (grantor) to Wheaton Park District (grantee)**

**Atten Park**

This Easement Agreement for Pedestrian Path/Bicycle Path ("Easement Agreement") is by and between the Wheaton Sanitary District, an Illinois sanitary district ("WSD") and the Wheaton Park District, an Illinois park district ("WPD") (the "Parties"). This Easement Agreement is effective Nov. 16, 2016.

**RECITALS**

**WHEREAS**, WSD is the owner of certain real property legally described as:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, 190.7 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER, ALSO BEING THE SOUTHWEST CORNER OF LOT 31 IN ST. JAMES PARK, RECORDED R1990-057160, THENCE SOUTH 74 DEGREES 52 MINUTES WEST ALSO BEING THE NORTHERLY LINE OF LOTS 10 THROUGH 13 IN SAID ST. JAMES PARK 659.00 FEET, THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 15.00 FEET, THENCE NORTH 74 DEGREES 52 MINUTES EAST, 662.88 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, THENCE SOUTH 15.50 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-19-300-012

(the "Bike Path")

**WHEREAS**, attached as Exhibit A is a graphic depiction of the Bike Path; and

**WHEREAS**, WSD and WPD wish to confirm, via this Easement Agreement, that WPD may use the Bike Path for access to WPD's Atten Park by pedestrians and bicyclists.

12-03-14  
DRM 10-27-16

### AGREEMENT

In consideration of the Parties' intergovernmental cooperation and easements granted on other properties, the receipt and sufficiency of which is expressly acknowledged by WSD and WPD, the Parties agree as follows:

1. Grant of Non-Exclusive Easement. WSD hereby grants to WPD a non-exclusive easement for a public way for pedestrian and bicycle use only over, on, and across the Bike Path.
2. Maintenance and Access. WPD shall be solely responsible for maintaining and repairing the Bike Path. WPD shall have a right of access to the Bike Path as needed to maintain and repair the Bike Path.
3. Easement Conditions. This Easement Agreement and WPD's rights under this Easement Agreement are subject to the following:
  - (a) All construction or other work or activity by WPD or WPD contractors within the Bike Path shall be performed in a safe and sound manner and in accordance with all applicable federal, state and local laws;
  - (b) WPD is responsible for the payment of all costs associated with any work or activity performed on the Bike Path;
  - (c) WSD is responsible for maintenance of the fences on the southerly and northerly boundaries of the Bike Path;
  - (d) WPD shall install signage identifying the Bike Path as a partnership between the WSD and WPD.
4. Liens. WPD shall not permit any lien to be imposed upon WSD or the Bike Path.
5. Indemnification. To the fullest extent permitted by law, WPD agrees to indemnify, defend (at WSD's election) and hold harmless WSD, its agents, employees, officers and trustees (each individually an "Indemnitee" and collectively the "Indemnitees"), from and against any and

all liabilities, claims, losses, demands, causes of action, proceedings, costs and expenses including, without limitation, all reasonable attorneys' fees (including separate legal counsel retained by WSD if so elected by WSD), court costs and expert witness fees, incurred by or brought against all or any of the Indemnitees arising out of or caused by, directly or indirectly, any act or omission of (i) WPD, any of WPD's contractors, subcontractors or anyone directly or indirectly employed by or authorized to act on behalf of any of them; or (ii) any licensee of WPD or member of the public, relating to or in any manner associated with the use or misuse of the rights and/or privileges granted under this Easement Agreement.

6. Insurance. WPD shall maintain, and shall require any of WPD's contractors hired to perform any work on the Bike Path, to maintain liability insurance in reasonable amounts with reputable companies as are reasonably acceptable to WSD, to protect WSD and WPD against claims arising directly or indirectly out of or in connection with use of or entry upon the Bike Path.

7. Term. This Easement Agreement shall be and remain in full force and effect unless terminated by either WSD or WPD.

8. Termination. Either Party may terminate this Easement Agreement on two (2) years written notice to the other Party. The effective date of termination of this Easement Agreement shall be two (2) years after delivery of such written notice. Upon termination of this Easement Agreement:

- (a) WSD's title to the Bike Path shall be free and clear of all rights granted by this Easement Agreement;
- (b) WSD may move and/or remove any and all fences on WSD's property;



(c) WPD will remove all vehicle impediments/pedestal posts (posts which prevent vehicles from accessing the Bike Path);

(d) WPD will restore the Bike Path to a lawn surface compatible with lawn surfaces on the adjacent WSD property.

9. Reserved Rights. WSD reserves the following rights with respect to the Bike Path:

(a) The right, at WSD's expense, to relocate the Bike Path to other portions of WSD's property, either temporarily or long term, in WSD's sole discretion. Prior to doing so, WSD agrees to notify WPD in writing on or within seven (7) days after WSD determines that relocation is needed, and further agrees to work with WPD to the fullest extent possible in order to coordinate the relocation of the Bike Path to a mutually agreeable location, and to amend this Easement Agreement as needed in order to do so;

(b) The right to disallow use of the Bike Path for a period of 24 hours, but not more often than one 24-hour period per calendar year.

(c) The right to close the Bike Path from time to time on a temporary basis to accommodate construction activities or projects on WSD's property. WSD agrees to give WPD at least thirty (30) days written notice prior to any closure with the estimated dates and duration of such closure so WPD can advise the public accordingly. In the event such construction activities or projects disturb the condition of the Bike Path, upon completion of such construction activities or projects, WSD shall be responsible for restoring the Bike Path to the Bike Path's pre-existing condition.

(d) The right to terminate this Easement Agreement on thirty (30) days written notice to WPD in the event another governmental entity (e.g., Illinois Environmental Protection Agency or U.S. Environmental Protection Agency) determines the Bike Path must be discontinued/terminated.

10. Entire Agreement. This instrument contains the entire agreement between the Parties relating to the rights granted herein and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect, and modifications to this Agreement must be in writing and must be signed by the Parties.

11. Severability. Invalidation by Judgment or Court Order of any one or more of the covenants or restrictions contained herein shall in no way affect any other provisions which shall remain in full force and effect.

12. Covenant Running with the Land. The easement granted hereunder and the terms and conditions contained in this Easement Agreement shall be a covenant running with the land and shall be binding upon WSD and WPD and any of their lessees, successors in interest, heirs, devisees and assigns from and after the date of execution by the Parties.

13. Law Governing. The laws of the State of Illinois shall govern the terms of this Easement Agreement both as to interpretation and performance.

14. Captions and Paragraph Headings. Captions and paragraph headings are for convenience only and are not part of this Easement Agreement and shall not be used in construing it.

15. Notices. All notices provided for herein shall be served upon the Parties by personal delivery, fax or Certified United States Mail, return receipt requested, at the following locations, or at such other location or locations as the Parties may from time to time designate in writing:

Notice to Wheaton Sanitary District:

Executive Director  
Wheaton Sanitary District  
15649 Shaffner Road  
P. O. Box 626  
Wheaton, Illinois 60189

Notice to Wheaton Park District:

Executive Director  
Wheaton Park District  
102 East Wesley Street  
Wheaton, Illinois 60187

16. No Waiver of Tort Immunity. Nothing contained in this Easement Agreement shall constitute a waiver by either Party of any right, privilege or defense which it has under statutory or common law, including but not limited to the Illinois Governmental and Governmental Employees Tort Immunity Act, 745 ILCS 10.

17. No Third Party Beneficiaries. This Easement Agreement is entered into solely for the benefit of the Parties, and nothing in this Agreement is intended, either expressly or impliedly, to provide any right or benefit of any kind whatsoever to any person and entity who is not a party to this Easement Agreement or to acknowledge, establish, or impose any legal duty to any third party.

18. Enforcement. In any action to enforce this Easement Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees, expert witness fees, and costs of litigation.

19. Recording. Upon full execution of this Easement Agreement, it shall be promptly recorded by WSD with the DuPage County Recorder's Office at WSD's sole expense.

20. Board Approval. This Easement Agreement is subject to the approval by the respective Boards of WSD and WPD.

21. Counterpart Signatures. This Easement Agreement shall be executed in triplicate, and may be executed by counterpart signatures. WSD and WPD shall each retain an original, with the third original being recorded as set forth in paragraph 19 of this Easement Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first above written.

GRANTOR

WHEATON PARK DISTRICT

By: 

Its: Executive Director

Attest: 

Its: Executive Assistant

GRANTEE

WHEATON SANITARY DISTRICT

By:  1/10/18

Its: PRESIDENT

Attest: 

Its: CLERK

WHEATON SANITARY DISTRICT'S ACKNOWLEDGMENT

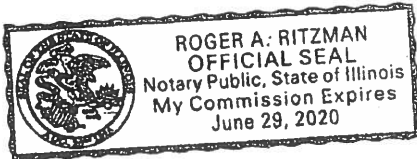
STATE OF ILLINOIS    )  
                                  ) SS  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Henry S. Stillwell, III and Jeffrey R. Walker, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of January, 2018.

Roger A. Ritzman  
Notary Public

My Commission expires: 6/29/20



GRANTEE'S ACKNOWLEDGEMENT

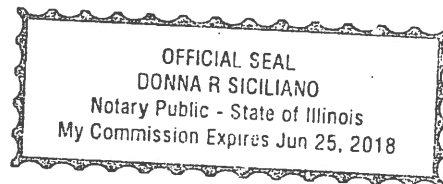
STATE OF ILLINOIS     )  
                                      ) SS  
COUNTY OF DUPAGE    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY THAT Michael Bond and \_\_\_\_\_, personally known to me  
to be the same persons whose names are subscribed to the foregoing instrument, appeared  
before me this day in person, and acknowledged that they signed, sealed and delivered the said  
instrument as their free and voluntary act, for the uses and purposes therein set forth.

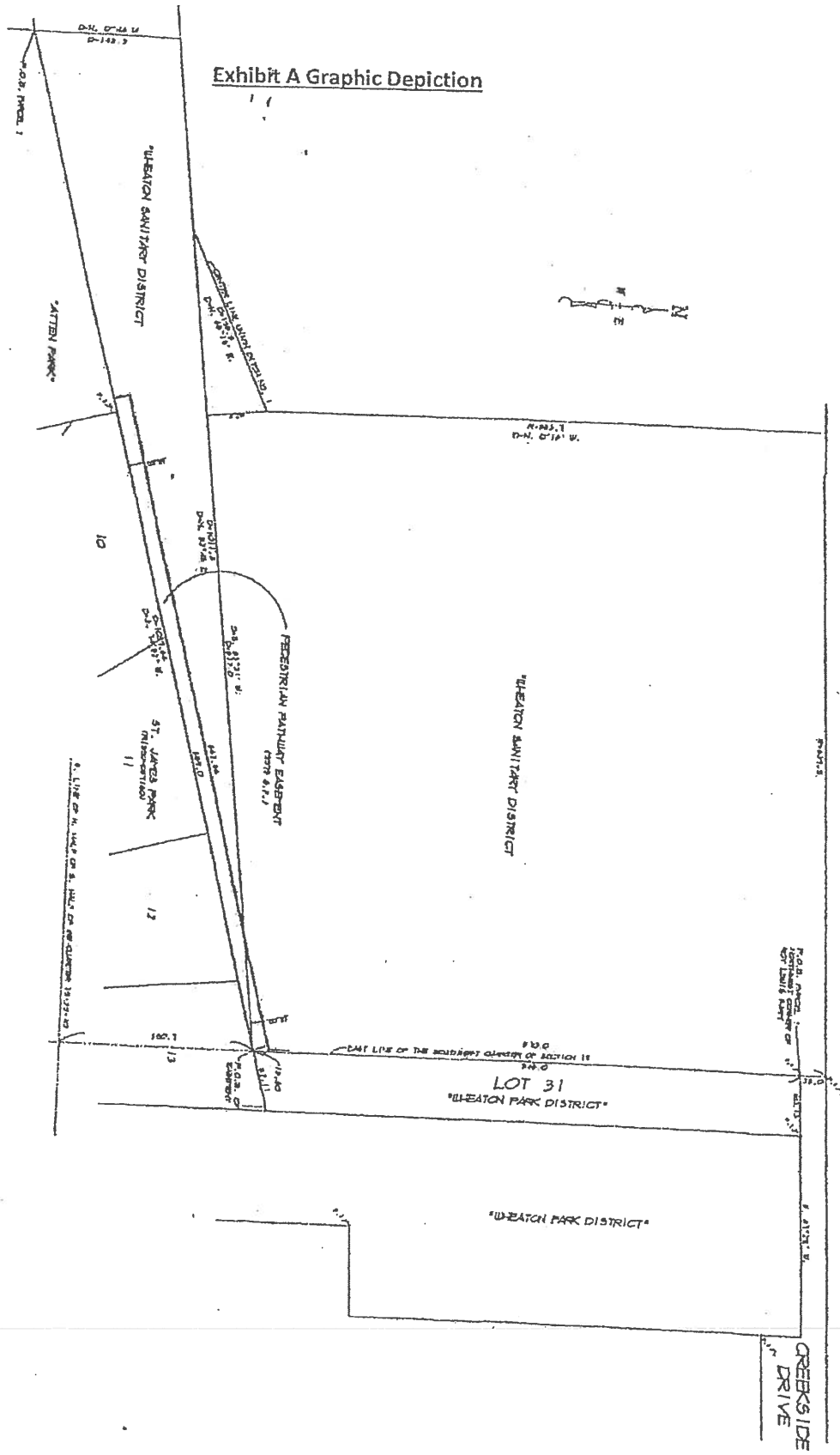
Given under my hand and official seal, this 17 day of Jan, ~~2016~~ 2018

Donna R Siciliano  
Notary Public

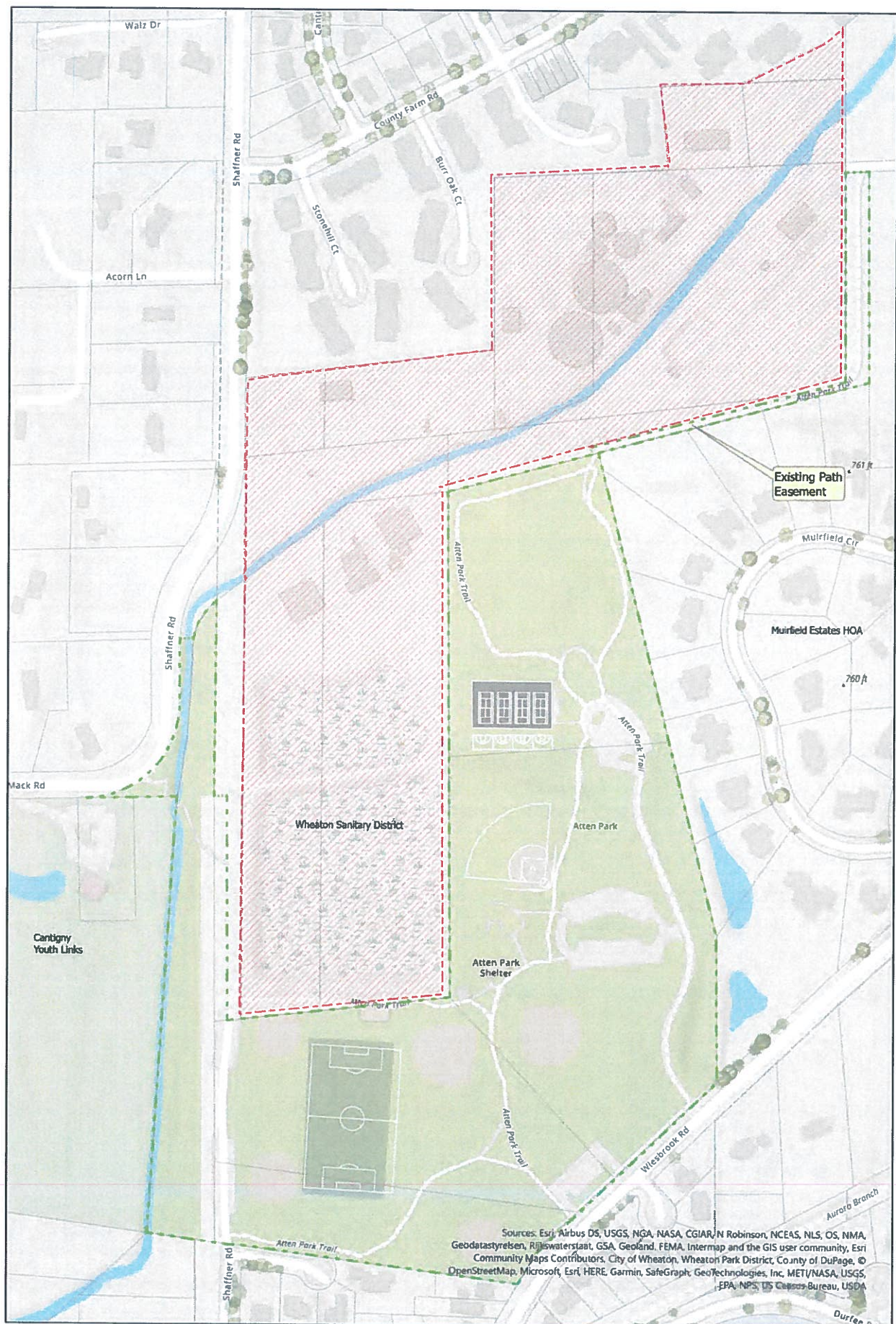
My Commission expires. June 25, 2018



# Exhibit A Graphic Depiction







## Atten Park Wheaton Sanitary District

0 100 200 400 600 800 Feet



TO: Board of Commissioners

FROM: Rob Sperl, Director of Parks and Planning  
Steve Hinchee, Superintendent of Planning

THROUGH: Michael Benard, Executive Director

RE: Roofmaster Metalmaster Mary Lubko Center roof project C.O. 1

DATE: September 29, 2023

---

**SUMMARY:**

The existing roof snow guards over the basement exit on the Mary Lubko Center are unable to be attached to the new steel roof. The contractor Roofmaster Metalmaster can furnish and install the proper snow guards for \$1,295.

Change order total = \$1,295

**PREVIOUS COMMITTEE/BOARD ACTION:**

The bid for this work was approved at the July 19, 2023, board meeting.

**REVENUE OR FUNDING IMPLICATIONS:**

The Contract Sum prior to this Change Order	\$224,382.00
The Contract Sum will be increased by these Change Orders	\$1,295.00
The new Contract Sum including these Change Orders will be	\$225,677.00

There is an approved contingency amount of \$22,438.20 for this project.

**STAKEHOLDER PROCESS:**

Staff discussed the change order with John Kelly via phone on 9/25.

**LEGAL REVIEW:**

N/A

**ATTACHMENTS:**

Roofmaster Metalmaster Change Order 1.

**ALTERNATIVES:**

N/A

**RECOMMENDATION:**

It is recommended that the Wheaton Park District Board of Commissioner's approve Roofmaster Metalmasters change order #1 in the amount of \$1,295.

## WHEATON PARK DISTRICT CHANGE ORDER

**Project:** 2023 Mary Lubko Center Roof Project

**Change Order No.:** 1

**To:** Roofmaster Metalmaster

**Change Order Date:** 9/26/23

**Attn:** Daniel F. Smeja  
4800 Metalmaster Way  
McHenry, IL 60050

**Contract Date:** 7/21/23

**Contract For:** 2023 Mary Lubko Center Roof Project

**You are directed to make the following changes in this Contract:**

1. Furnish and install approximately 20 LF of 2-inch iClad Sno-Barricade snow retention system in the same location as the current system (above basement entry).

**Add to the Contract:**

**\$1,295.00**

The original Contract Sum was	\$224,382.00
Net Change by previous Change Orders	\$[0.00]
The Contract Sum prior to this Change Order \$	\$224,382.00
The Contract Sum will be increased by this Change Order	\$1,295.00
The new Contract Sum including this Change Order will be	\$225,677.00
The Contract Time will not be changed	0
The Date of Completion as of the date of this Change Order therefore is	10/16/23

Wheaton Park District

Owner

102 East Wesley Street  
Wheaton, IL 60187

Address

Michael J. Benard, Executive Director

Roofmaster Metalmaster

Contractor

4800 Metalmaster Way  
McHenry, IL 60050

Address

  
Mike Massaro, Director of Operations - Sheet Metal

# METALMASTER ROOFMASTER

*Leader in the Industry*

4800 METALMASTER WAY, MCHENRY, IL 60050  
OFFICE: 815.459.6415 • FAX: 815.385.8730  
www.metalmaster-roofmaster.com

Date: September 20, 2023

## CONTRACT CHANGE ORDER

Job No.: 23-177  
Job Name: Mary Lubko Center  
Wheaton, IL

Change Order No.: 1

To: Wheaton Park District  
1000 Manchester Road  
Wheaton, IL 60187

Telephone #: (630) 510-4975  
Email: bmorrow@wheatonparks.org

Attn: Mr. Brian Morrow

AMOUNT OF THIS CHANGE ORDER: (ADD).....Your Cost: \$1,295.00

Description: Per your email on 9/12/23, this cost is being provided to furnish and install 2" iClad  
Sno-Barricade snow retention system (20' approximate)

\*\*PLEASE NOTE THAT THIS DOCUMENT, ONCE EXECUTED, WILL BE RECOGNIZED AS SUFFICIENT FOR BILLING PURPOSES,  
AND WILL BE USED AS SUCH. PRICE VALID FOR 30 DAYS AND SUBJECT TO CHANGE.

\*\*PLEASE NOTE, THIS CHANGE ORDER COST IS SOLELY BASED ON PRODUCING THE SCOPE OF WORK SPECIFIED ABOVE  
WHILE THE METALMASTER ROOFMASTER WORK FORCES ARE ON SITE PERFORMING/COMPLETING THE  
MAIN/ORIGINALLY CONTRACTED SCOPE OF WORK.

\*\*IF WE HAVE OVERLOOKED SOMETHING OR FAILED TO RECOGNIZE ALL OF THE CHANGES WHICH ARE BEING  
INCORPORATED INTO THE METALMASTER ROOFMASTER CONTRACTED SCOPE OF WORK, PLEASE CALL US AS SOON AS  
POSSIBLE TO CONFIRM THE CHANGES AND POSSIBLE COST/TIME AFFECT THEY WOULD HAVE FOR THIS CONTRACT.  
METALMASTER IS NOT RESPONSIBLE FOR CHANGES NOT RECOGNIZED WITHIN THE DOCUMENTS, NOR FOR ANY SCOPE  
OF WORK NOT LISTED ABOVE, WITHIN THE DESCRIPTION SECTION OF THIS CHANGE ORDER.

The work covered by this order shall be performed under the same terms and conditions of the original contract.

CHANGES APPROVED:  
METALMASTER ROOFMASTER, INC.

WHEATON PARK DISTRICT

BY: Kipp Sobieski  
Kipp Sobieski  
Sales Manager

BY: \_\_\_\_\_  
Authorized Acceptance

DATE: 9/20/2023

DATE: \_\_\_\_\_





Desktop MJ0DHY6C Lenovo ThinkCentre M720 located at the Community Center; One (1)  
 Desktop MJ0DAR8W Lenovo ThinkCentre M720 located at the Community Center; One (1)  
 Desktop MJ04YKC9 Lenovo ThinkCentre M700 located at the Community Center; One (1)  
 Desktop MJ06NWCW Lenovo ThinkCentre M710 located at the Community Center; One (1)  
 Desktop MJ0832V5 Lenovo ThinkCentre M910 located at the Community Center; One (1)  
 Desktop MJ0832TZ Lenovo ThinkCentre M910 located at the Community Center; One (1)  
 Desktop MJ0832V2 Lenovo ThinkCentre M910 located at the Community Center; One (1)  
 Desktop MJ04YKC2 Lenovo ThinkCentre M700 located at the Community Center; One (1)  
 Desktop MJ04YK8Q Lenovo ThinkCentre M700 located at the Community Center; One (1)  
 Desktop MJ04YKBW Lenovo ThinkCentre M700 located at the Community Center; One (1)  
 Desktop MJ04YK9G Lenovo ThinkCentre M700 located at the Community Center; One (1)  
 Desktop MJ02P2UR Lenovo ThinkCentre M83 located at the Community Center; One (1)  
 Desktop MJ0P6SD Lenovo ThinkCentre M83 located at the Community Center; One (1)  
 Laptop PC-0ER6M0 Lenovo ThinkPad T460 located at the Community Center; One (1)  
 Laptop R9-0KN0Y3 Lenovo ThinkPad T560 located at the Community Center; One (1)  
 Tablet 5281283153 Microsoft Surface pro 1796 located at the Community Center; One (1)  
 Tablet 218127235 Microsoft Surface pro 1796 located at the Community Center; One (1)  
 Handheld Scanner G16A95027 APC Quick Scan QD2130-BK located at the Community Center; One (1)  
 Scanner DL363184 Cannon DR-2050C located at the Community Center; One (1)  
 Cash Draw 619727 Heritage Muti-Serial located at the Community Center; One (1)  
 Monitor 3CQ84719Z0 HP L1750 located at the Community Center; One (1) Monitor  
 04GZHCHM300509B Samsung LS24E45KDL; One (1) MonitorCN-0C0646-46633-58V-3LYL Dell  
 2001FP located at the Community Center; One (1) Monitor 25507534TA NEC AccuSync AS221WM  
 located at the Community Center; One (1) Monitor 0Z105769NA NECLCD175M-BK located at the  
 Community Center; One (1) Monitor CN-0CC352-64180-66E-0TVC Dell 1707PC located at the  
 Community Center; One (1) Monitor CN-0CC352-64180-66E-0UIC Dell 1707PC located at the  
 Community Center; One (1) Monitor CN-0FP816-46633-763-942U Dell 1708FPB located at the  
 Community Center; One (1) Monitor CN-0PM372-72872-79L-29JI Dell 1708FBF located at the  
 Community Center; One (1) Monitor J08C004598 ELO TouchSystem E292567 located at the  
 Community Center; One (1) Monitor 11117782TA NEC EA192M-BK located at the Community Center;  
 One (1) Keyboard 9532018 Lenovo KU-0225 located at the Community Center; One (1) Keyboard  
 512230 Lenovo Ku-1619 located at the Community Center; One (1) Keyboard 512084 Lenovo Ku-1619  
 located at the Community Center; One (1) Keyboard 504097 Lenovo Ku-1619 located at the Community  
 Center; One (1) Mouse HP M-UAL-96 located at the Community Center; One (1) Phone 0004F270E3F3  
 Polycon VVX300 located at the Community Center; One (1) Phone 0004F2CBDEF2 Polycon VVX300  
 located at the Community Center; One (1) Phone 0004F2CBDC5D Polycon VVX300 located at the  
 Community Center; One (1) Phone 0004F2CBDDD4 Polycon VVX300 located at the Community  
 Center; One (1) Phone 0004F2C Polycon VVX300 located at the Community Center;

**WHEREAS,** the Board of Park Commissioners has determined that it would be in the best  
 interest of the Park District to dispose: One (1) 2002 FORD 1 TON DUMP TRUCK Serial#  
 1FDWF36S22ED11918 located at Arrowhead Golf Club; One (1) 2008 TORO GM 4000-D Serial#  
 30410-280000983 located at Arrowhead Golf Club; One (1) 2006 BUFFALO TURBINE BLOWER  
 Serial# KB11714 located at Arrowhead Golf Club; One (1) 2006 BUFFALO TURBINE BLOWER  
 Serial#KB11715 located at Arrowhead Golf Club; One (1) 2000 YAMAHA GENERATOR Serial#  
 YG6600DE – 205441 located at Arrowhead Golf Club; One (1) #1011 2003 Ford Explorer Vin  
 1FMZU72K23ZB37763. Located at Parks Services Center; One (1) #T2603 2007 Big Tex 18ft Pipe  
 trailer Vin 16VPX182X72E42134. Located at Parks Services Center; One (1) #T2604 2007 Big Tex 18ft  
 Pipe Trailer Vin 16VPX182672E42132. Located at Parks Services Center; One (1) UPS 5D1611T20265  
 APC SYBT2 located at the Community Center; One (1) UPS RK25200600388 Minute Man  
 EN750LCD located at the Community Center; One (1) UPS 4B1202P30152 APC Back-ups550

UPS 3B1034X43219 APC Back-ups ES 650 located at the Community Center; One (1) Desktop MJ06NWE5 Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWC0 Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWC4 Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWCM Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWE9 Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWCP Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWDU Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWEB Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWEA Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWC1 Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWE2 Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NVEC Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ0615XH Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWCV Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWC3 Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWBMLenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWBVLenovo ThinkCentre M710 located at the Community Center; One (1) DesktopMJ06NWE6 Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWBULenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWDK Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWD6 Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWED Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NGBT Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ0DHY6C Lenovo ThinkCentre M720 located at the Community Center; One (1) Desktop MJ0DAR8W Lenovo ThinkCentre M720 located at the Community Center; One (1) Desktop MJ04YKC9 Lenovo ThinkCentre M700 located at the Community Center; One (1) Desktop MJ06NWCW Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ0832V5 Lenovo ThinkCentre M910 located at the Community Center; One (1) Desktop MJ0832TZ Lenovo ThinkCentre M910 located at the Community Center; One (1) Desktop MJ0832V2 Lenovo ThinkCentre M910 located at the Community Center; One (1) Desktop MJ04YKC2 Lenovo ThinkCentre M700 located at the Community Center; One (1) Desktop MJ04YK8Q Lenovo ThinkCentre M700 located at the Community Center; One (1) Desktop MJ04YKBW Lenovo ThinkCentre M700 located at the Community Center; One (1) Desktop MJ04YK9G Lenovo ThinkCentre M700 located at the Community Center; One (1) Desktop MJ02P2UR Lenovo ThinkCentre M83 located at the Community Center; One (1) Desktop MJ0P6SD Lenovo ThinkCentre M83 located at the Community Center; One (1) Laptop PC-0ER6M0 Lenovo ThinkPad T460 located at the Community Center; One (1) Laptop R9-0KN0Y3 Lenovo ThinkPad T560 located at the Community Center; One (1) Tablet 5281283153 Microsoft Surface pro 1796 located at the Community Center; One (1) Tablet 218127235 Microsoft Surface pro 1796 located at the Community Center; One (1) Handheld Scanner G16A95027 APC Quick Scan QD2130-BK located at the Community Center; One (1) Scanner DL363184 Cannon DR-2050C located at the Community Center; One (1) Cash Draw 619727 Heritage Muti-Serial located at the Community Center; One (1) Monitor 3CQ84719Z0 HP L1750 located at the Community Center; One (1) Monitor 04GZHCHM300509B Samsung LS24E45KDL; One (1) MonitorCN-0C0646-46633-58V-3LYL Dell 2001FP located at the Community Center; One (1) Monitor 25507534TA NEC AccuSync AS221WM located at the Community Center; One (1) Monitor 0Z105769NA NECLCD175M-BK located at the Community Center; One (1) Monitor CN-0CC352-64180-66E-0TVC Dell 1707PC located at the Community Center; One (1) Monitor CN-0CC352-64180-66E-0UIC Dell 1707PC located at the Community Center; One (1) Monitor CN-0FP816-46633-763-942U Dell 1708FPB located at the Community Center; One (1) Monitor CN-0PM372-72872-79L-29JI Dell 1708FBF located at the Community Center; One (1) Monitor J08C004598 ELO TouchSystem E292567 located at the



Community Center; One (1) Monitor 11117782TA NEC EA192M-BK located at the Community Center; One (1) Keyboard 9532018 Lenovo KU-0225 located at the Community Center; One (1) Keyboard 512230 Lenovo Ku-1619 located at the Community Center; One (1) Keyboard 512084 Lenovo Ku-1619 located at the Community Center; One (1) Keyboard 504097 Lenovo Ku-1619 located at the Community Center; One (1) Mouse HP M-UAL-96 located at the Community Center; One (1) Phone 0004F270E3F3 Polycon VVX300 located at the Community Center; One (1) Phone 0004F2CBDEF2 Polycon VVX300 located at the Community Center; One (1) Phone 0004F2CBDC5D Polycon VVX300 located at the Community Center; One (1) Phone 0004F2CBDDD4 Polycon VVX300 located at the Community Center; One (1) Phone 0004F2C Polycon VVX300 located at the Community Center;

**NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE BOARD OF PARK COMMISSIONERS OF THE WHEATON PARK DISTRICT, DuPage County, Illinois, as follows:**

**Section 1:** The foregoing preamble of the Ordinance is hereby incorporated in its entirety in  
**Ordinance 2023-02**

**Section 2:** The Park District will dispose: One (1) 2002 FORD 1 TON DUMP TRUCK Serial# 1FDWF36S22ED11918 located at Arrowhead Golf Club; One (1) 2008 TORO GM 4000-D Serial# 30410-280000983 located at Arrowhead Golf Club; One (1) 2006 BUFFALO TURBINE BLOWER Serial# KB11714 located at Arrowhead Golf Club; One (1) 2006 BUFFALO TURBINE BLOWER Serial#KB11715 located at Arrowhead Golf Club; One (1) 2000 YAMAHA GENERATOR Serial# YG6600DE – 205441 located at Arrowhead Golf Club; One (1) #1011 2003 Ford Explorer Vin 1FMZU72K23ZB37763. Located at Parks Services Center; One (1) #T2603 2007 Big Tex 18ft Pipe trailer Vin 16VPX182X72E42134. Located at Parks Services Center; One (1) #T2604 2007 Big Tex 18ft Pipe Trailer Vin 16VPX182672E42132. Located at Parks Services Center; One (1) UPS 5D1611T20265 APC SYBT2 located at the Community Center; One (1) UPS RK25200600388 Minute Man EN750LCD located at the Community Center; One (1) UPS 4B1202P30152 APC Back-ups550 UPS 3B1034X43219 APC Back-ups ES 650 located at the Community Center; One (1) Desktop MJ06NWE5 Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWC0 Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWC4 Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWCMLenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWE9 Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWCPLenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWDULenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWEB Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWEA Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWC1 Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWE2 Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWECLenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ0615XH Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWCVLenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWC3 Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWBMLenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWBVLenovo ThinkCentre M710 located at the Community Center; One (1) DesktopMJ06NWE6 Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWBULenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWDK Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWD6 Lenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWEDELenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ06NWBTLenovo ThinkCentre M710 located at the Community Center; One (1) Desktop MJ0DHY6C Lenovo ThinkCentre M720 located at the Community Center; One (1)

Desktop MJ0DAR8W Lenovo ThinkCentre M720 located at the Community Center; One (1)  
 Desktop MJ04YKC9 Lenovo ThinkCentre M700 located at the Community Center; One (1)  
 Desktop MJ06NWCW Lenovo ThinkCentre M710 located at the Community Center; One (1)  
 Desktop MJ0832V5 Lenovo ThinkCentre M910 located at the Community Center; One (1)  
 Desktop MJ0832TZ Lenovo ThinkCentre M910 located at the Community Center; One (1)  
 Desktop MJ0832V2 Lenovo ThinkCentre M910 located at the Community Center; One (1)  
 Desktop MJ04YKC2 Lenovo ThinkCentre M700 located at the Community Center; One (1)  
 Desktop MJ04YK8Q Lenovo ThinkCentre M700 located at the Community Center; One (1)  
 Desktop MJ04YKBW Lenovo ThinkCentre M700 located at the Community Center; One (1)  
 Desktop MJ04YK9G Lenovo ThinkCentre M700 located at the Community Center; One (1)  
 Desktop MJ02P2UR Lenovo ThinkCentre M83 located at the Community Center; One (1)  
 Desktop MJ0P6SD Lenovo ThinkCentre M83 located at the Community Center; One (1)  
 Laptop PC-0ER6M0 Lenovo ThinkPad T460 located at the Community Center; One (1)  
 Laptop R9-0KN0Y3 Lenovo ThinkPad T560 located at the Community Center; One (1)  
 Tablet 5281283153 Microsoft Surface pro 1796 located at the Community Center; One (1)  
 Tablet 218127235 Microsoft Surface pro 1796 located at the Community Center; One (1)  
 Handheld Scanner G16A95027 APC Quick Scan QD2130-BK located at the Community Center; One (1)  
 Scanner DL363184 Cannon DR-2050C located at the Community Center; One (1)  
 Cash Draw 619727 Heritage Muti-Serial located at the Community Center; One (1)  
 Monitor 3CQ84719Z0 HP L1750 located at the Community Center; One (1) Monitor  
 04GZHCHM300509B Samsung LS24E45KDL; One (1) Monitor CN-0C0646-46633-58V-3LYL Dell  
 2001FP located at the Community Center; One (1) Monitor 25507534TA NEC AccuSync AS221WM  
 located at the Community Center; One (1) Monitor 0Z105769NA NECLCD175M-BK located at the  
 Community Center; One (1) Monitor CN-0CC352-64180-66E-0TVC Dell 1707PC located at the  
 Community Center; One (1) Monitor CN-0CC352-64180-66E-0UIC Dell 1707PC located at the  
 Community Center; One (1) Monitor CN-0FP816-46633-763-942U Dell 1708FPB located at the  
 Community Center; One (1) Monitor CN-0PM372-72872-79L-29JI Dell 1708FBF located at the  
 Community Center; One (1) Monitor J08C004598 ELO TouchSystem E292567 located at the  
 Community Center; One (1) Monitor 11117782TA NEC EA192M-BK located at the Community Center;  
 One (1) Keyboard 9532018 Lenovo KU-0225 located at the Community Center; One (1) Keyboard  
 512230 Lenovo Ku-1619 located at the Community Center; One (1) Keyboard 512084 Lenovo Ku-1619  
 located at the Community Center; One (1) Keyboard 504097 Lenovo Ku-1619 located at the Community  
 Center; One (1) Mouse HP M-UAL-96 located at the Community Center; One (1) Phone 0004F270E3F3  
 Polycon VVX300 located at the Community Center; One (1) Phone 0004F2CBDEF2 Polycon VVX300  
 located at the Community Center; One (1) Phone 0004F2CBDC5D Polycon VVX300 located at the  
 Community Center; One (1) Phone 0004F2CBDDD4 Polycon VVX300 located at the Community  
 Center; One (1) Phone 0004F2C Polycon VVX300 located at the Community Center;

**Section 3:** Except, as otherwise provided herein, this **Ordinance 2023-02** Shall be in full  
 force and effective forthwith upon its adoption and approval as provided by law.

**Adopted this 25th day of October 2023.**

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

\_\_\_\_\_  
President Board of Park Commissioners  
Wheaton Park District

**ATTEST:**

\_\_\_\_\_  
Secretary, Board of Park Commissioners  
Wheaton Park District

**(S E A L)**

TO: Board of Commissioners  
FROM: Andy Bendy, Director of Special Facilities  
Kim Prazak, Assistant to the Director of Special Facilities  
THROUGH: Michael Benard, Executive Director  
RE: Arrowhead Food Supply Bid 2022-2023  
DATE: October 07, 2023



---

**SUMMARY:**

Arrowhead's 2023-24 Food Supplies Bid document was available to vendors August 17, 2023, with bids officially opened August 30, 2023.

This year, 10 of 10 categories were available for bidding.

Bids were submitted for commodity pricing as well as fixed. Tiles in Styles was sent a bid packet on request but didn't submit a bid. TriMark Marlin was sent a bid but delivered at 11:05a.m. after the bid opening time of 11:00a.m.

Bids submitted by the following:

<b>Bid Category:</b>	<b>Bids Received From:</b>
Dairy	Get Fresh Sysco Chicago
Seafood	Fortune Fish Sysco Chicago
Poultry	Consumer Meat Packing Co. Sysco Chicago Get Fresh
Meat	Consumer Meat Packing Co. Sysco Chicago Whittingham Meats
Bread	Turano Baking Company Sysco Chicago
General/Frozen	Sysco Chicago Get Fresh
Dry Goods	Sysco Chicago
Paper & Disposable	Sysco Chicago
Produce	Get Fresh Sysco Chicago
Beverages	Sysco Chicago Get Fresh

**Implementation:**

This contract will begin December 1, 2023 and will run through November 30, 2024.

After Board approval, award letters will be distributed confirming the length and dates of the contract as well as Arrowhead's right to terminate, at any time, for convenience and without cause upon seven days prior written notice.

**Impact:**

Fixed pricing for certain volatile items such as seafood, meat, sugar, flour, and coffee is viewed as extremely valuable. Fixed pricing for those items will keep our costs and margins predictable and avoid unexpected product increases.

### **PREVIOUS COMMITTEE/BOARD ACTION:**

Arrowhead's Food Supply Bid 2022-2023 awarded the following vendors for the categories so noted.

Dairy:	Get Fresh	\$ 136,113	Commodity Pricing- 1 year
Seafood:	Fortune Fish	\$ 252,982	Fixed Pricing- 1 year
Poultry:	Consumers Meat	\$ 212,050	Commodity Pricing- 1 year
Meat:	Consumers Meat	\$ 317,484	Fixed Pricing- 1 year
Bread:	Turano Baking	\$ 115,768	Commodity Pricing- 1 year
General/Froz:	Sysco Chicago	\$ 153,803	Fixed Pricing- 1 year
Dry Goods:	Sysco Chicago	\$ 143,525	Fixed Pricing- 1 year
Paper/Disp:	Sysco Chicago	\$ 60,199	Fixed Pricing- 1 year
Produce:	Get Fresh	\$ 151,820	Commodity Pricing- 1 year
Beverages:	Sysco Chicago	\$ 23,359	Fixed Pricing- 1 year

### **REVENUE OR FUNDING IMPLICATIONS:**

Expenses will be covered by related revenues and are specified in the 2023 operating budget as well as the 2024 proposed operating budget and appropriation.

### **RECOMMENDATION:**

**Staff Recommendation and commentary:**

<b><u>Dairy:</u></b>	<b><u>Get Fresh</u></b>	<b><u>\$130,146</u></b>	<b><u>Commodity Pricing</u></b>
----------------------	-------------------------	-------------------------	---------------------------------

Two bids were placed for the Dairy category: Get Fresh Produce bid \$130,146 (commodity) and Sysco Chicago bid \$172,714 (commodity). Get Fresh is the lowest price and has a lower commodity rate. They can provide all specific line items. Staff recommends Get Fresh for the Dairy category.

<b><u>Seafood:</u></b>	<b><u>Fortune Fish</u></b>	<b><u>\$ 124,059*</u></b>	<b><u>Commodity Pricing</u></b>
------------------------	----------------------------	---------------------------	---------------------------------

Two bids were received for the Seafood category: Fortune Fish bid \$124,059 (commodity); Sysco Chicago bid \$100,177 (commodity). Fortune Fish can deliver fresh fish 6 days a week with no order minimum or lead time while Sysco needs 15 case minimum on non-delivery days and a 24-lead time. Staff recommend awarding Fortune Fish the Seafood category.

<b><u>Poultry:</u></b>	<b><u>Consumer Meat Packing Co.</u></b>	<b><u>\$76,400</u></b>	<b><u>Commodity Pricing</u></b>
------------------------	---	------------------------	---------------------------------

Three commodity bids were placed for the Poultry category: Consumer Meat Packing Co. bid \$76,400, Get Fresh bid \$104,250 and Sysco Chicago bid \$ 140,204. Sysco Chicago entered no bid for an essential line item they cannot supply: 4oz special trimmed, deboned, skinless chicken breasts. Get Fresh is unable to provide the Turkey Breast. Consumer Meat Packing can delivery items next day at 8am while Get Fresh is unable to. Staff recommends Consumer Meat Packing Co. for the Poultry category.

<b><u>Meat:</u></b>	<b><u>Consumer Meat Packing Co.</u></b>	<b><u>\$328,499</u></b>	<b><u>Fixed Pricing</u></b>
---------------------	---	-------------------------	-----------------------------

Three bids were received for Meat: Consumer Meat Packing Co. bid \$328,499 (fixed), Sysco Chicago bid \$308,035 (commodity) and Whittingham Meats bid \$299,988. Sysco's commodity percentage sits at 7% and Whittingham sits at 25% which has the potential to raise pricing higher than Consumer's fixed prices. Staff recommends Consumer Meat Packing Co. for the Meat category.

**Bread: Turano Baking Company \$125,900 Fixed Pricing**

Two bids were received for bread: Turano Baking Company bid \$125,900 (fixed) and Sysco Chicago bid \$208,292 (commodity). Sysco Chicago is unable to provide all essential line items. Turano Baking can provide all line items and has a fixed rate for one year. Staff recommends Turano Baking Company for the bread category.

**General Grocery/Frozen: Sysco Chicago \$ 171,976\* Fixed Pricing**

Two bids were received for General Grocery/Frozen: Sysco Chicago bid \$171,976 (fixed) and Get Fresh bid \$185,149 (commodity). Sysco can provide all line items and have a fixed price for one year. Staff recommends Sysco Chicago for General Grocery/Frozen category.

**Dry Goods: Sysco Chicago \$152,767\* Fixed Pricing**

One bid was received for Dry Goods: Sysco Chicago bid \$152,767 (fixed). Sysco can provide all line items and have a fixed price for one year. Staff recommends Sysco Chicago for the Dry Goods category.

**Paper & Disposables: Sysco Chicago \$56,669 Fixed Pricing**

One bid was received for Paper & Disposables category: Sysco Chicago bid \$56,669 (fixed). Sysco can provide all line items and a fixed rate for one year. Staff recommends Sysco Chicago for the Paper and Disposables category.

**Produce: Get Fresh \$164,798 Fixed/Commodity Pricing**

Two bids for the Produce category were received; Get Fresh bid \$164,798 (fixed and commodity) and Sysco Chicago bid \$196,587 (commodity). Sysco cannot provide all line items. Get Fresh can delivery 6 days a week and have a mix of fixed and commodity items. Staff recommends Get Fresh for the Produce Category.

**Beverages: Sysco Chicago \$27,270 Fixed Pricing**

Two bids were received for Beverages: Sysco Chicago bid \$27,270 (fixed) and Get Fresh bid \$32,466 (commodity). Sysco Chicago has fixed pricing for one year. Staff recommends Sysco Chicago for the beverage category.

\*Price edited due to calculation error by the bidder

**In conclusion, staff respectfully request board approval to accept the following 2022-2023 Food bids:**

Dairy:	Get Fresh	\$ 130,146	Commodity Pricing- 1 year
Seafood:	Fortune Fish	\$ 124,059	Commodity Pricing- 1 year
Poultry:	Consumers Meat	\$ 76,400	Commodity Pricing- 1 year
Meat:	Consumers Meat	\$ 328,499	Fixed Pricing- 1 year
Bread:	Turano Baking	\$ 125,900	Fixed Pricing- 1 year
General/Froz:	Sysco Chicago	\$ 171,976	Fixed Pricing- 1 year
Dry Goods:	Sysco Chicago	\$ 152,767	Fixed Pricing- 1 year
Paper/Disp:	Sysco Chicago	\$ 56,669	Fixed Pricing- 1year
Produce:	Get Fresh	\$ 164,798	Fixed/Commodity Pricing- 1 year
Beverages:	Sysco Chicago	\$ 27,270	Fixed Pricing- 1 year

Wheaton Park District -2023 FoodSupply Bid Opening

Vendor	Dairy	Seafood	Poultry	Meat	Bread	Genl/Frn	Dry Goods	Paper&Disp	Produce	Beverages
Turano					fixed 125,900					
Get Fresh	commodity 130,146		commodity 104,250			commodity 185,149			fixed/comm \$164,798	commodity \$32,466
Consumers			commodity 85,600	fixed 328,499						
Fortune Fish		commodity 124,059*								
Whittingham Meats				commodity 299,988						
Sysco Chicago	commodity 172,714	commodity 10,2500*	commodity 140,204	commodity 308,035	commodity 208,292	fixed 171,976*	fixed 152,767*	fixed 56,669	commodity 196,587	fixed 27,270



TO: Board of Commissioners  
 FROM: Dan Novak, Director of Athletics & Facilities  
 Adam Lewandowski, Superintendent of Athletics Programs & Facilities  
 Max Yoshikawa, Aquatics & Safety Manager  
 THROUGH: Michael Benard, Executive Director  
 RE: Approval of Aquatic 2024 Pool Pass, Daily Admission, and Guest Booklet Rates  
 DATE: October 4, 2023



**SUMMARY:** Staff proposes a \$5.00 per pass/person increase to the 2024 aquatic seasonal pool pass rates. Staff proposes a \$1.00 increase in daily admission rates and a corresponding increase in guest booklets for the 2024 season.

Rice Pool & Water Park will be entering its 35<sup>th</sup> season while Northside Family Aquatic Center enters its 31<sup>st</sup> season. It is important to attract pool pass members and daily usage guests at competitive rates with a well-kept facility and maintain the cost of operations which includes a projected increase of \$97,000 in the retention, recruitment, incentives and increases in part-time labor alone as estimated by the wage increases from the 2022 season to 2023 season.

Our aquatic facilities pre-audited projections show us generating an estimated \$1,091,000 in revenue with expenditures totaling \$1,284,000 for a net loss of \$192,000 for the 2023 season.

Weather is a driving factor for the aquatics season, and in 2023 seasonal pool pass sales decreased by 502 passes but still generating a revenue increase of \$15,724 over 2022 Pool Pass Sales with an additional 1,418 pool pass visits. Daily admissions revenue increased \$24,659 with 3,209 more daily admission visits. The guest booklets increased revenue \$4,883 compared to the 2022 season.

#### **REVENUE OR FUNDING IMPLICATIONS:**

##### **Seasonal Pool Pass Rates:**

Staff proposes a \$5.00 increase to each individual seasonal pool pass rate which is estimated to generate approximately \$32,000 in additional revenue based off 8,000 passes. A total of 8,252 seasonal pool passes were sold in 2023. The \$5.00 increase would be affected by the 20%, 15%, and 10% preseason sales and are reflected in chart A. A family of four-season pool pass pays for itself in seven (7) visits.

**Chart A: Proposed Season 2024 Pool Pass Rates and Estimated Additional Seasonal Pool Pass Revenue**

	Resident		Non-Resident	
	2024 Proposed	2023	2024 Proposed	2023
<b>Individual</b>	\$115	\$110	\$164	\$159
<b>Each addl. family member</b>	\$55	\$50	\$74	\$69
<b>Senior (60)</b>	\$100	\$95	\$142	\$137
<b>Senior Couple</b>	\$143	\$138	\$203	\$198

Pool Pass Sales Promotions	Sales %	Per Person Increase	Revenue Increase
<b>20% Sale (Nov 21 – Dec. 19)</b>	31%	Additional \$4.00	\$9,970
<b>15% Sale (Dec. 20 – Jan. 16)</b>	4%	Additional \$4.25	\$1,144
<b>10% Sale (Jan. 17 – May 1)</b>	24%	Additional \$4.50	\$7,725
<b>Season (May 2 – Sept. 4)</b>	41%	Additional \$5.00	\$13,161
	<b>100%</b>	<b>Total Revenue Increase</b>	<b>\$ 32,000</b>

**Chart B: Competition Analysis: Comparison of Local Aquatic 2023 Pool Pass Rates for Family of 4**

Woodridge Park District	\$379
Clarendon Hills Park District	\$375
Geneva Park District	\$360
Downers Grove Park District	\$336
Arlington Heights Park District	\$334
West Chicago Park District	\$300
Bensenville Park District	\$288
Hoffman Estates Park District	\$281
<b>Wheaton Park District 2024 Proposed Regular Season</b>	<b>\$280</b>
Glen Ellyn Park District	\$280
Bloomington Park District	\$276
<b>Wheaton Park District 2023 Regular Season</b>	<b>\$260</b>
Lombard Park District	\$256
<b>Wheaton Park District 2024 Proposed Pre-Season 10% Off Sale</b>	<b>\$252</b>
Carol Stream Park District	\$249
Bolingbrook Park District	\$248
Lisle Park District	\$243
<b>Wheaton Park District 2024 Proposed Winter 15% Off Sale</b>	<b>\$238</b>
<b>Wheaton Park District 2023 Pre-Season 10% Off Sale</b>	<b>\$234</b>
<b>Wheaton Park District 2024 Proposed Thanksgiving 20% Off Sale</b>	<b>\$224</b>
<b>Wheaton Park District 2023 Winter 15% Off Sale</b>	<b>\$221</b>
Lemont Park District	\$215
<b>Wheaton Park District 2023 Thanksgiving 20% Off Sale</b>	<b>\$208</b>

**Daily Admission Rates:**

Staff proposes a \$1.00 increase in daily admission rates which is estimated to generate approximately \$25,371 in additional revenue based on the 2023 pool admissions (see Chart C below).

**Chart C: Proposed Season 2024 Daily Admission Rates and Estimated Additional Revenue based from 2023**

Rice Pool Proposed Daily Admissions Rates					Northside Pool Proposed Daily Admissions Rates				
	Resident		Non-Resident			Resident		Non-Resident	
	2024 Proposed	2023	2024 Proposed	2023		2024 Proposed	2023	2024 Proposed	2023
<b>Adult</b>	\$11.75	\$10.75	\$16.00	\$15.00	<b>Adult</b>	\$11.25	\$10.25	\$15.25	\$14.25
<b>Child/Senior</b>	\$8.50	\$7.50	\$11.25	\$10.25	<b>Child/Senior</b>	\$8.00	\$7.00	\$10.50	\$9.50

	Additional Revenue Rice Pool		Additional Revenue Northside Pool		Total Revenue Impact
	Resident	Non Res	Resident	Non Res	
<b>Adult</b>	\$5,073	\$3,803	\$1,075	\$301	\$10,252
<b>Child/Senior</b>	\$8,123	\$4,770	\$1,804	\$422	\$15,119
<b>Total</b>	\$13,196	\$8,573	\$2,879	\$723	<b>\$25,371 (per year)</b>

**Chart D: Competition Analysis: Comparison of Local Aquatic 2023 Daily Admissions Rates**

ADULT		
Park District	Resident	Non-Res
Clarendon Hills Park District	\$15.00	\$20.00
Bensenville Park District	\$14.00	\$16.00
Hoffman Estates Park District	\$12.00	\$12.00
Wheaton Park District Proposed 2024 (Rice)	\$11.75	\$16.00
Woodridge Park District	\$11.50	\$18.50
Wheaton Park District Proposed 2024 (NSP)	\$11.25	\$15.25
Lombard Park District	\$11.00	\$17.00
Wheaton Park District 2023 (Rice)	\$10.75	\$15.00
Wheaton Park District 2023 (NSP)	\$10.25	\$14.25
West Chicago Park District	\$10.00	\$15.00
Geneva Park District	\$10.00	\$15.00
Glen Ellyn Park District	\$9.00	\$11.00
Bolingbrook Park District	\$9.00	\$16.00
Arlington Heights Park District	\$9.00	\$13.00
Bloomington Park District	\$8.00	\$10.00
Lisle Park District	\$7.00	\$13.00
Lemont Park District	\$7.00	\$14.00
Carol Stream Park District	\$7.00	\$10.00

Child/Senior		
Park District	Resident	Non-Res
Clarendon Hills Park District	\$15.00	\$20.00
Hoffman Estates Park District	\$12.00	\$12.00
Woodridge Park District	\$11.50	\$18.50
Bensenville Park District	\$11.00	\$13.00
West Chicago Park District	\$10.00	\$15.00
Bolingbrook Park District	\$9.00	\$16.00
Geneva Park District	\$9.00	\$13.00
Arlington Heights Park District	\$9.00	\$13.00
Wheaton Park District Proposed 2024 (Rice)	\$8.50	\$11.25
Lombard Park District	\$8.00	\$15.00
Wheaton Park District Proposed 2024 (NSP)	\$8.00	\$10.50
Wheaton Park District 2023 (Rice)	\$7.50	\$10.25
Lemont Park District	\$7.00	\$14.00
Lisle Park District	\$7.00	\$13.00
Carol Stream Park District	\$7.00	\$10.00
Wheaton Park District 2023 (NSP)	\$7.00	\$9.50
Glen Ellyn Park District	\$6.00	\$9.00
Bloomington Park District	\$6.00	\$8.00

#### **Guest Booklet Fee:**

The guest booklets increased revenue \$4,883 compared to the 2022 season. The guest booklet fees go hand in hand with the daily admission rates and are based off the daily non-resident child/senior rate. The 2023 cost of the guest booklet fees (*our guest booklet is designed for residents to bring their nonresident guests to their aquatic facilities at a discounted price*) was \$57 for six (6) passes and \$190 for twenty (20) passes. To match the cost of daily admissions rate increases, guest booklets would become \$63 for six (6) passes and \$210 for twenty (20) passes for 2024.

**STAKEHOLDER PROCESS:** The 2023 Aquatic Facilities operational budget totaled a projected net loss of (\$192,000). Staff forecasted a \$97,000 increase in aquatic part-time seasonal wages for 2023 which included our retention, recruitment, incentive and increases in part-time labor program. The proposed seasonal pool pass rates and proposed daily admissions rates project an estimated increase in combined revenue of \$57,371. This increase still reflects an additional \$39,629 loss for the 2024 season based on part time seasonal wages alone.

#### **PREVIOUS COMMITTEE/BOARD ACTION:**

During the November 2022 board meeting the board approved a \$5.00 increase for the 2023 Annual Pool Pass Rate for Resident and Non-Resident Pool Passes. It has been 3 seasons since the daily admission rates were addressed with no increases made to the daily admission rate and/or guest coupon booklet. The last increase of \$1 took place following the 2019 season and was implemented post the 2020 pandemic closure for the 2021 season and have been in place through the 2023 season.

#### **RECOMMENDATION:**

Staff seeks approval for a \$5.00 increase to individual seasonal pool passes for the 2024 season based off 2023 pricing. The proposed pool pass rates would represent a 13% discount rate for seniors and senior couples. The 2024 schedule sale promotion of 20% 15% 10% off will allow seasonal pass holders to purchase at a discounted price compared to our 2023 regular season rates. Staff seeks a \$1.00 increase in daily admission rates at both Northside Family Aquatic Center and Rice Pool and Water Park, and a corresponding increase to the guest booklets to \$63 for six (6) passes and \$210 for twenty (20) passes.

**Proposed 2024 Pool Rates - Season Pass, Daily Rates and Coupon Booklet:**

- Season - Individual Res \$115 / Non Res \$164
- Season - Each Additional Family Member Res \$55 / Non Res \$74
- Season - Senior Individual (60+) Res \$100 / Non Res \$142
- Season - Senior Couple (60+) Res \$143 / Non Res \$203
- Daily Adult – Res \$11.75 Rice / Res \$11.25 Northside
- Daily Adult – Non Res \$16 Rice / Non Res Northside \$15.25
- Daily Child (to 17) & Senior (60+) – Res \$8.50 Rice / Res \$8.00 Northside
- Daily Child (to 17) & Senior (60+) – Non Res \$11.25 Rice / \$10.50 Northside
- 6 Visit Guest Booklet \$63.00
- 20 Visit Guest Booklet \$210.00



TO: Board of Commissioners

FROM: Daniel Novak, Director of Athletics & Facilities  
Adam Lewandowski, Superintendent of Athletic Programs & Facilities  
Alex DiSerio, Fitness Manager

THROUGH: Michael Benard, Executive Director

RE: Park Plus Fitness Membership, Group Fitness, and Personal Training Fees

DATE: October 4, 2023



---

## **SUMMARY:**

Parks Plus Fitness is in an exciting time with renovations continuing through the end of the year. With the updated facility, new equipment, and amenities, it is expected that Parks Plus Fitness will have an increase in membership while retaining current members.

Staff are recommending changes to the fee structure for memberships, group fitness, and personal training packages. The fees presented below are similar to surrounding comparable facilities and are projected to drive sales and memberships.

## **DISCUSSION OF THE ISSUE:**

### **1. Fitness Membership**

#### **a. Current:**

- i. Parks Plus Fitness has set membership fees, but offers monthly sales where members are rarely paying the actual set fee.
  1. Annual fee - \$393.00 / Current actual annual PPF membership average paid with sales - **\$263.00**
  2. Annual EFT monthly fee - \$37.00 / Current actual annual EFT monthly PPF membership average paid with sales - **\$29.00**

#### **b. Proposed:**

- i. Proposed fees listed in Chart A. On paper it appears fees are decreasing, but actual paid fees will increase slightly. The only sales moving forward will be the student winter, spring, and summer break short term sales, with the exception of rare new member recruitment sales if needed to hit target membership goals.
  1. Proposed annual fee - \$336.00 vs. average current fee paid with sales - \$263.00
  2. Proposed annual EFT monthly fee - \$30.00 vs. average current fee paid with sale - \$29.00
- ii. Daily fees (Chart A) are increasing to encourage all participants to purchase the annual or annual EFT monthly fitness membership as the better deal for consistent fitness participants.

#### **c. Rationale:**

- i. Deciding to eliminate the numerous sale-pricing structure has the below benefits:
  1. Transparency – The fee set is the fee that members will pay versus having to negotiate for lower fees through sales.
  2. Marketing/advertisement to New Members – Currently when people interested in joining our fitness center look at our set pricing, fees are extremely high compared to competitive and comparable fitness facilities. The proposed fees are competitive and will be able to attract new members.
  3. Patrons will now be able to join the fitness center at any time when they are interested, versus having to wait to try and pay a lower fee based on any forthcoming sales.
  4. Revenue from fitness memberships will increase with the proposed fees. See Chart F for details.

### **2. Group Fitness**

#### **a. Current:**

- i. Options to currently attend a group fitness class include paying for an annual Group Fitness membership, annual EFT monthly group fitness membership, paying for a 10-visit punch card, or

paying daily. PPF members currently get 50% off group fitness memberships discounting the fee to \$312.

- ii. Group Fitness membership is offered with set membership fees, but with monthly sales, members are rarely paying the actual set fee.
  - 1. Annual fee - \$624.00 / Current actual annual group fitness membership average paid factoring in 50% off PPFC membership discount members and all other group fitness members purchasing memberships with sales - **\$393.28**

**b. Proposed:**

- i. Eliminate the group fitness membership. In order to attend a group fitness class a patron will have to purchase an annual or annual EFT monthly fitness membership with the group fitness add-on, purchase a 10-visit punch card, or pay daily.
  - 1. 53% of current group fitness members also have fitness center memberships. These members will actually pay slightly less moving forward.
    - a. Proposed annual fitness membership & group fitness add-on - \$516.00 / Current annual group fitness membership & annual fitness membership with 50% off - \$575.00
  - 2. The other current group fitness members will see a slight increase in fees if they choose to purchase the annual fitness membership & group fitness add-on to attend group fitness classes. They will have the option to purchase a 10-punch pass or daily group fitness passes instead if they prefer depending on their frequency of attendance at group fitness classes.
    - a. Proposed annual fitness membership & group fitness add-on - \$516.00 / Current annual group fitness with sales - \$483.40
- ii. Daily and 10-visit punch card fees are increasing to encourage all group fitness participants to purchase the fitness membership & group fitness add-on as the better deal for consistent group fitness participants.

**c. Rationale:**

- i. Eliminating a separate group fitness membership and making it an add-on will assist with adding both fitness memberships and group fitness participants. It is expected that the majority of current group fitness participants who do not have fitness memberships will get one and pay the group fitness add-on. Current fitness members will see the enticing option to add group fitness for a competitive price and start attending group fitness classes as well.
- ii. The majority of competitive and comparable fitness facilities have removed the separate group fitness membership option and have made it an add-on to the overall fitness membership.
- iii. Marketing/advertising the fitness membership and our group fitness offerings will become easier and more streamlined by making group fitness an add-on versus a separate offering.
- iv. Revenue from group fitness will increase as current members who do not have fitness memberships obtain them with the group fitness add-on and as new interested patrons become fitness center members and purchase the group fitness add-on. See Chart F for further detail.

**3. Insurance-Based Memberships**

**a. Current:**

- i. Parks Plus currently accepts insurance-based memberships where patrons receive free memberships through their qualified insurance. Parks Plus receives \$3.20/visit from the insurance company for these members.
- ii. Insurance-based members have the same option as others to participate in group fitness, including paying for an annual or annual EFT monthly group fitness membership, paying for a 10-visit punch card, or paying daily.
- iii. Monday-Friday there are "Silver Sneaker" classes offered where insurance-based members can participate for free with a minimum of 10 participants for the class to run. Parks Plus receives \$3.20/participant from the insurance company for these participants.

**b. Proposed:**

- i. No changes are being proposed to insurance-based memberships. The senior Wheaton population has always been a large part of the Park Plus Fitness community being one of its largest membership

bases currently through insurance-based memberships and PPF would like to continue to create this opportunity for all of our current and future senior members.

**c. Rationale:**

- i.** Parks Plus Fitness stands out as one of the few fitness centers in the area to accept insurance-based memberships. This has led to a steady increase in insurance-based members. Promotional/advertisement techniques will continue to increase this membership base while also targeting increasing their visits per month where Parks Plus Fitness can obtain more revenue.

Chart A: Proposed PPFC Membership, Group Fitness, and Recovery Room Pricing

Type of Membership	Current PPFC Pricing	Parks Plus Fitness Membership	Proposed Pricing			
			Group Fitness Add On	Recovery Room Add On	Both Add Ons	
Daily - Member			\$10.00			
Daily - Resident	\$8.00	\$10.00	\$12.00			
Daily - Non Resident	\$10.00	\$12.00	\$14.00			
Annual Adult - Resident	\$393.00	\$336.00	\$180.00	\$60.00	\$216.00	
Annual Adult - Non Resident	\$491.00	\$420.00	\$180.00	\$60.00	\$216.00	
Annual Youth/Senior - Resident	\$305.00	\$264.00	\$180.00	\$60.00	\$216.00	
Annual Youth/Senior - Non Resident	\$381.00	\$330.00	\$180.00	\$60.00	\$216.00	
Annual Couple - Resident	\$658.00	\$600.00	\$180.00	\$60.00	\$216.00	
Annual Couple - Non Resident	\$491.00	\$750.00	\$180.00	\$60.00	\$216.00	
Annual Family - Resident	\$836.00	\$792.00	\$180.00	\$60.00	\$216.00	
Annual Family - Non Resident	\$1,045.00	\$990.00	\$180.00	\$60.00	\$216.00	
Monthly - Resident	\$37.00	\$30.00	\$15.00	\$5.00	\$18.00	
Monthly - Non Resident	\$46.00	\$38.00	\$15.00	\$5.00	\$18.00	
Monthly Youth/Senior - Resident	\$28.00	\$24.00	\$15.00	\$5.00	\$18.00	
Monthly Youth/Senior - Non Resident	\$35.00	\$30.00	\$15.00	\$5.00	\$18.00	
Monthly Couple - Resident	\$61.00	\$54.00	\$15.00	\$5.00	\$18.00	
Monthly Couple - Non Resident	\$76.00	\$68.00	\$15.00	\$5.00	\$18.00	
Monthly Family - Resident	\$77.00	\$72.00	\$15.00	\$5.00	\$18.00	
Monthly Family - Non Resident	\$96.00	\$90.00	\$15.00	\$5.00	\$18.00	
Insurance Based (SS, RA, S&E/A&F) - Annual	Free	Free	\$180.00	\$60.00	\$216.00	
Insurance Based (SS, RA, S&E/A&F) - Monthly	Free	Free	\$15.00	\$5.00	\$18.00	
10 Punch Pass - Member			\$100.00			
10 Punch Pass - Resident			\$120.00			
10 Punch Pass - Non Resident			\$140.00			



**Chart B: Competition/Comparable Analysis for Membership Pricing**

PPF - Current			PPF - Proposed		
	Price	P/M		Price	P/M
Individual			Individual		
Annual	\$393.00	\$32.75	Annual	\$336.00	\$28.00
Monthly	\$37.00		Monthly	\$30.00	
Couple			Couple		
Annual	\$658.00	\$54.83	Annual	\$600.00	\$50.00
Monthly	\$61.00		Monthly	\$54.00	
Family			Family		
Annual	\$836.00	\$69.67	Annual	\$792.00	\$66.00
Monthly	\$77.00		Monthly	\$72.00	
Youth/Senior			Youth/Senior		
Annual	\$305.00	\$25.42	Annual	\$264.00	\$22.00
Monthly	\$28.00		Monthly	\$24.00	
Passes			Passes		
Daily	\$8.00		Daily	\$10.00	
Weekly	\$30.00		Weekly	N/A	
Monthly	\$60.00		Monthly	N/A	
Average price/membership with sales - Annual \$263.00 / Monthly \$29.00					

4500 Fitness - Enrollment Fee \$30		
	Price	P/M
Individual		
Annual	\$297.00	\$24.75
Monthly	\$27.00	
Couple		
Annual	\$528.00	\$44.00
Monthly	\$48.00	
Family		
Annual	N/A	N/A
Monthly	N/A	
Youth/Senior		
Annual	\$231.00	\$19.25
Monthly	\$21.00	
Passes		
Daily	\$10.00	
Weekly	\$38.00	
Monthly	\$60.00	

Madison Meadow		
	Price	P/M
Individual		
Annual	\$276.00	\$23.00
Monthly	\$23.00	
Couple		
Annual	\$432.00	\$36.00
Monthly	\$36.00	
Family		
Annual	\$552.00	\$46.00
Monthly	\$46.00	
Youth/Senior		
Annual	\$180.00	\$15.00
Monthly	\$15.00	
Passes		
Daily	\$9.00	
Weekly	N/A	
Monthly	\$35.00	

Ackerman (Includes GF)		
	Price	P/M
Individual		
Annual	\$360.00	\$30.00
Monthly	\$30.00	
Couple		
Annual	\$600.00	\$50.00
Monthly	\$50.00	
Family		
Annual	\$720.00	\$60.00
Monthly	\$60.00	
Youth/Senior		
Annual	\$252.00	\$21.00
Monthly	\$21.00	
Passes		
Daily	N/A	
Weekly	N/A	
Monthly	N/A	

Fort Hill (Includes GF) - Enrollment Fee \$69		
	Price	P/M
Individual		
Annual	\$420.00	\$35.00
Monthly	\$35.00	
Couple		
Annual	\$750.00	\$62.50
Monthly	\$59.50	
Family		
Annual	\$1,008.00	\$84.00
Monthly	\$84.00	
Youth/Senior		
Annual	\$348.00	\$29.00
Monthly	\$29.00	
Passes		
Daily	\$10.00	
Weekly	N/A	
Monthly	N/A	

Planet Fitness (Includes GF) - Enrollment Fee \$49		
	Price	P/M
Annual	\$120.00	\$10.00
Monthly	\$10.00	
LA Fitness (Includes GF) - Enrollment Fee \$99		
	Price	P/M
Annual	\$480.00	\$40.00
Monthly	\$40.00	
Anytime Fitness		
	Price	P/M
Annual	\$600.00	\$50.00
Monthly	\$50.00	
Wheaton Sport Center (Includes GF)		
	Price	P/M
Annual	\$1,068.00	\$89.00
Monthly	\$89.00	

**Chart C: Comparable Analysis for Group Fitness Pricing**

PPF - Current			PPF - Proposed - add on		
	Price	P/M		Price	P/M
Daily	\$8.00		Daily	\$10.00	
Monthly	\$60.00		Monthly	\$15.00	
Yearly	\$624.00	\$52.00	Yearly	\$180.00	\$15.00
5 visits	N/A		5 visits	N/A	
10 visits	\$80.00		10 visits	\$100.00	
PPF Members 50% off / Overall average price/GF membership with sales - \$393.28 / Annual fitness membership & group fitness membership total - \$575.00			Annual fitness membership & group fitness add-on total - \$516.00		

4500 Fitness - add on		
	Price	P/M
Daily	\$8.00	
Monthly	\$20.00	
Yearly	\$240.00	\$20.00
5 visits	\$35.00	
10 visits	\$60.00	
Annual fitness membership & group fitness add-on total - \$537.00		

Madison Meadow - add on		
	Price	P/M
Daily	\$5.00	
Monthly	\$11.00	
Yearly	\$132.00	\$11.00
5 visits	N/A	
10 visits	N/A	
Annual fitness membership & group fitness add-on total - \$408.00		

Ackerman		
	Price	P/M
Daily	\$10.00	
Monthly	in fitness membership	
Yearly		
5 visits	N/A	
10 visits	N/A	
Annual fitness membership with group fitness included total - \$360.00		

Fort Hill - \$39 EF non members		
	Price	P/M
Daily	N/A	
Monthly	\$30.00	
Yearly	\$360.00	\$30.00
5 visits	N/A	
10 visits	N/A	
Annual fitness membership with group fitness included total - \$420.00		

## **1. Personal Training**

### **a. Current:**

- i.** Personal Training fees have not seen an update in a long time and have become too low to support increased staff wages and also in comparison to similar fitness facilities are much lower.

### **b. Proposed:**

- i.** PPF proposes to increase fees to support staff wages and become comparable to similar fitness facilities.
- ii.** The 20-session purchase option is not offered by comparable facilities and is not a reasonable option to support generating revenue through personal training.
- iii.** Current non-resident rates are not in line with comparable fitness facilities and are excessively high resulting in very few being sold. The new fee structure will result in more appealing fees to non-residents to increase participation and revenue.

### **c. Rationale:**

- i.** The new fee structure creates a mathematically consistent and appealing discount system as patrons purchase a higher number of sessions that will be easier to upsell and be key in advertising to increase our personal training participants.
- ii.** Revenue from personal training will increase with the new fees as participants will be paying slightly higher per session fees compared to the fees they are paying now to cover the costs of the staff wages with PPF making a minimum of 31% per session.

**Chart D: Proposed vs Current Personal Training Fees**

<b>Ind. 30 Min</b>						
Ave. Staff Pay \$11.25 - \$12.50 per session		Number of Sessions (30-Minute Sessions)				
		1	3	6	12	20
Proposed	PPFC Member	\$29	\$81 (27p)	\$150 (25p)	\$276 (23p)	X
Current	PPFC Member	\$25	\$75 (25p)	\$126 (21p)	\$228 (19p)	\$340 (17p)
Proposed	Resident	\$32	\$90 (30p)	\$168 (28p)	\$312 (26p)	X
Current	Resident	\$29	\$87 (29p)	\$150 (25p)	\$252 (21p)	\$420 (21p)
Proposed	Nonresident	\$36	\$108 (34p)	\$192 (32p)	\$360 (30p)	X
Current	Nonresident	\$44	\$132 (44p)	\$228 (38p)	\$422 (35p)	\$646 (32p)
<b>Ind. 1 Hour</b>						
Ave. Staff Pay \$22.50 - \$25.00 per session		Number of Sessions (1-Hour Sessions)				
		1	3	6	12	20
Proposed	PPFC Member	\$48	\$138 (46p)	\$264 (44p)	\$504 (42p)	X
Current	PPFC Member	\$39	\$117 (39p)	\$210 (35p)	\$396 (33p)	\$620 (31p)
Proposed	Resident	\$53	\$153 (51p)	\$294 (49p)	\$564 (47p)	X
Current	Resident	\$43	\$129 (43p)	\$235 (39p)	\$447 (37p)	\$707 (35p)
Proposed	Nonresident	\$60	\$174 (58p)	\$336 (56p)	\$648 (54p)	X
Current	Nonresident	\$65	\$195 (65p)	\$353 (59p)	\$673 (56p)	\$1,054 (53p)
<b>Partner 1 Hour</b>						
(Time and a half) Ave. Pay \$33.75 - \$37.50 per session		Number of Sessions (1-Hour Sessions)				
*Price is per person		1	3	6	12	20
Proposed	PPFC Member	\$39	\$111 (37p)	\$210 (35p)	\$396 (33p)	X
Current	PPFC Member	\$31	\$93 (31p)	\$162 (27p)	\$300 (25p)	\$460 (23p)
Proposed	Resident	\$43	\$123 (41p)	\$234 (39)	\$444 (37p)	X
Current	Resident	\$35	\$105 (35p)	\$188 (31p)	\$351 (29p)	\$547 (27p)
Proposed	Nonresident	\$49	\$141 (47p)	\$270 (45p)	\$516 (43p)	X
Current	Nonresident	\$53	\$159 (53p)	\$282 (47p)	\$528 (44p)	\$823 (41p)

Chart E: Comparable Analysis for Personal Training

Personal Training																	
PPF - Current			PPF - Proposed			4500 Fitness			Madison Meadow			Ackerman			Fort Hill		
	Price	P/S		Price	P/S		Price	P/S		Price	P/S		Price	P/S		Price	P/S
Individual																	
30 minutes																	
1 session	\$25 M / \$29 R		\$25 M / \$29 R			\$29 M / \$32 R					\$29 M / \$49 NM		\$29 M / \$49 NM		\$45	\$45	
3 session	\$75 M / \$87 R		\$25 M / \$29 R			\$81 M / \$90 R					\$84 M / \$126 NM		\$28 M / \$42 NM		\$200	\$40	
5 session																	
6 session	\$126 M / \$150 R		\$21 M / \$25 R			\$150 M / 168 R					\$150 M / \$225 NM		\$25 M / \$37.50 NM			\$350	\$35
10 session																	
12 session	\$228 M / \$252 R		\$19 M / \$21 R			\$276 M / \$312 R					\$282 M / \$423 NM		\$23.50 M / \$35.25 NM				
20 session	\$340 M / \$420 R		\$17 M / \$21 R														
60 minutes																	
1 session	\$39 M / \$43 R		\$39 M / \$43 R			\$48 M / \$53 R			\$53 M / \$63 NM		\$52	\$52		\$45 M / \$60 NM	\$45 M / \$60 NM	\$70	\$70
3 session	\$117 M / \$129 R		\$39 M / \$43 R			\$138 M / \$153 R					\$190	\$47.50		\$130 M / \$175 NM	\$43.33 M / \$58.33 NM		
4 session																	
5 session									\$255 M / \$305 NM		\$51 M / \$61 NM			\$255 M / \$340 NM	\$42.50 M / \$56.67 NM		\$325
6 session	\$210 M / \$235 R		\$35 M / \$39 R			\$264 M / \$294 R			\$44 M / \$49 R								\$65
8 session											\$330	\$41.25					
10 session									\$480 M / \$580 NM		\$48 M / \$58 NM						\$600
12 session	\$396 M / \$447 R		\$33 M / \$37 R			\$504 M / \$564 R			\$42 M / \$47 R					\$500 M / \$638 NM	\$41.67 M / \$53.16 NM		\$60
20 session	\$620 M / \$707 R		\$31 M / \$35 R														
Partner - per person																	
30 minutes																	
1 session																\$37.50	\$37.50
3 session																\$162.50	\$32.50
5 session																	
6 session																	
10 session																\$225.00	\$22.50
12 session																	
60 minutes																	
1 session	\$31 M / \$35 R		\$31 M / \$35 R			\$39 M / \$43 R			\$42 M / \$52 NM		\$42.50	\$42.50				\$60.00	\$60.00
3 session	\$93 M / \$105 R		\$31 M / \$35 R			\$111 M / \$123 R			\$37 M / \$41 R								
4 session												\$140.00	\$35.00				
5 session									\$205 M / \$245 NM		\$41 M / \$49 NM					\$275.00	\$55.00
6 session	\$162 M / \$188 R		\$27 M / \$31 R			\$210 M / \$234 R			\$35 M / \$39 R								
8 session												\$240.00	\$30.00				
10 session																	
12 session	\$300 M / \$351 R		\$25 M / \$29 R			\$396 M / \$444 R			\$33 M / \$37 R							\$500.00	\$50.00
20 session	\$460 M / \$547 R		\$23 M / \$27 R														
Group - per person																	
30 minutes																	
1 session																	
3 session																	
5 session																	
6 session																	
10 session																	
12 session																	
60 minutes																	
1 session	\$20 M / \$24 R		\$20 M / \$24 R			\$29 M / \$36 R			\$29 M / \$36 R								
3 session	\$60 M / \$72 R		\$20 M / \$24 R			\$81 M / \$102 R			\$27 M / \$34 R								
5 session																	
6 session	\$108 M / \$138 R		\$18 M / \$23 R						\$150 M / \$192 R		\$25 M / \$32 R						
10 session																	
12 session	\$216 M / \$276 R		\$18 M / \$23 R						\$276 M / \$360 R		\$23 M / \$30 R						

## **REVENUE AND FUNDING IMPLICATIONS:**

### **1. Revenue Projections Based on Proposed Fee Structure**

- a. 2024 projections are based on current membership (1,751 members) being placed in the new fee structure. No expected additional memberships resulting from the new facility, equipment, and amenities in 2024 were added.
- b. 2024 Group Fitness annual EFT monthly flex (Row L) and annual flex (Row M) are the specific Group Fitness add-on option revenue (\$180 annual fee per member) and does not include revenue from Group Fitness participants now becoming overall PPF members. The revenue from those new memberships is included in the PPFC revenue totals (Rows B & C) for 2024. In 2022 & 2023 the Group Fitness annual EFT monthly flex (Row L) and annual flex (Row M) were the stand-alone group fitness membership revenues, which will not be offered in 2024.
- c. Projections do factor in fitness and group fitness members who will still be paying current pricing while their annual sale finishes up next year.
  - i. Example – if member renewed annual fitness membership in August 2023 during the Beat the Heat Sale they will pay that fee through July 2024 – then will pay new fee starting August 2024.
  - ii. This means 2025 revenue would increase based on current membership totals as well when all members are paying new fees.
- d. 2024 Personal Training Partner 1 Hour (Row I) revenue increase includes the projections for the new Sports Performance Training being added to 2024 offerings.
- e. Recovery Room add-on revenue not included in Chart F.

**Chart F: Revenue Projections**

	Membership/Pass	2022	2023 YTD	2023 Year End Projection	2024 Projection With New Fees
	PPF				
A	Daily (Includes GF Daily)	\$2,673.00	\$2,205.00	\$3,310.00	\$5,400.00
B	Monthly	\$74,032.76	\$52,000.00	\$78,000.00	\$118,000.00
C	Annual	\$83,409.27	\$71,076.00	\$106,614.00	\$125,500.00
D	1 Week	\$1,303.00	\$310.00	\$465.00	N/A
E	1 Month	\$7,140.74	\$4,815.00	\$7,222.50	N/A
F	3 Month	\$8,151.65	\$13,055.00	\$17,583.00	\$5,300.00
	Personal Training				
G	Individual 30 Min	\$42,720.00	\$35,152.50	\$52,730.00	\$62,800.00
H	Individual 1 Hour	\$11,761.00	\$10,111.25	\$15,170.00	\$22,800.00
I	Partner 1 Hour	\$2,366.00	\$3,477.00	\$5,215.00	\$15,000.00
J	Group 1 Hour	\$0.00	\$0.00	\$0.00	N/A
	Group Fitness				
K	Punch Card	\$7,779.00	\$7,772.00	\$11,658.00	\$5,550.00
L	Month Flex	\$7,571.00	\$2,169.00	\$3,250.00	\$5,300.00
M	Annual	\$20,854.00	\$17,264.00	\$25,896.00	\$9,600.00
N	Silver Sneakers	\$45,167.25	\$35,386.95	\$53,080.00	\$56,800.00
O	Totals	<b>\$314,928.67</b>	<b>\$254,793.70</b>	<b>\$380,193.50</b>	<b>\$432,050.00</b>

### **RECOMMENDATION:**

Staff recommends making the above changes to Park Plus Fitness membership, group fitness, and personal training fees as presented within this Statement of Issue in Charts A – Membership and Group Fitness Fees and D – Personal Training Fees beginning January 1, 2024.



# Wheaton Park District

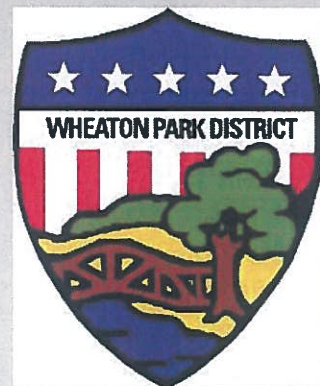
## Park Board Debt Update

October 4, 2023

Prepared by: Anthony Miceli  
Senior Vice President

SPEER FINANCIAL  
230 W MONROE ST, SUITE 2630  
CHICAGO, IL 60606  
PHONE: 312.346.3700

*SF* SPEER FINANCIAL, INC.  
Independent Municipal Advisor



# Debt Issue Summary

Debt Summary							
Series	Security	Purpose	Repayment Source	Call Date	Final Maturity	Current Average Interest Rate	Current Par
2015C	Limited Tax General Obligation	Refunding	Debt Service Extension Base	12/30/2024	12/30/2026	3.000%	\$2,340,000
2019A	General Obligation Alternate Revenue Source	Refunding	Annual Limited Bonds	Not Callable	12/15/2029	4.250%	\$4,280,000
2022	Limited Tax General Obligation	Capital and Payment of 2019A Bonds	Debt Service Extension Base	Not Callable	10/15/2023	3.590%	\$1,929,159
Total							\$8,549,159



# Debt Margin and Debt Service Extension Base

Debt Service Extension Base (DSEB)			
Year	DSEB	CPI Increase (1)	Cumulative Increase
Base	2,009,032.50		
2009	2,011,041.53	0.10%	2,009.03
2010	2,065,339.65	2.70%	56,307.15
2011	2,096,319.74	1.50%	87,287.24
2012	2,159,209.33	3.00%	150,176.83
2013	2,195,915.88	1.70%	186,883.38
2014	2,228,854.61	1.50%	219,822.11
2015	2,246,685.44	0.80%	237,652.94
2016	2,262,412.23	0.70%	253,379.73
2017	2,309,922.88	2.10%	300,890.38
2018	2,358,431.26	2.10%	349,398.76
2019	2,403,241.45	1.90%	394,208.95
2020	2,458,516.00	2.30%	449,483.50
2021	2,492,935.22	1.40%	483,902.72
2022	2,617,581.98	5.00%	608,549.48
2023	2,748,461.07	5.00%	739,428.57

Note: The DSEB increases by the lesser of 5.0% or the change in the consumer price index. The DSEB represents the maximum amount that can be levied for the payment of non-referendum general obligation bonds.

Debt Limit			
		Non-Referendum Debt Limit 0.575% of EAV	Statutory Debt Limit 2.875% of EAV
District EAV of Taxable Property, 2021	\$2,588,177,525		
Non-Referendum Authority (0.575% of EAV)		\$14,882,021	
Statutory Debt Limitation (2.875% of EAV)			\$74,410,104
<b>Outstanding Debt:</b>			
GO Limited Tax Park Bonds, Series 2015C	\$2,340,000	\$2,340,000	\$2,340,000
GO ARS Bonds, Series 2019A	\$4,280,000	\$0	\$0
GO Limited Tax Park Bonds, Series 2022	\$1,929,159	\$1,929,159	\$1,929,159
<b>Total</b>	<b>\$8,549,159</b>	<b>\$4,269,159</b>	<b>\$4,269,159</b>
<b>Legal Debt Margin</b>		<b>\$10,612,862</b>	<b>\$70,140,945</b>

Note: The GO LT Park Bonds, Series 2022 mature on October 15, 2023.

# General Obligation Limited Tax Park Bonds

Levy Year	Bond Year	Limited Park Bonds, Series 2015C (Principal Only) Principal Due: 12/30	G.O. Limited Tax Park Bonds, Series 2022 (Principal Only) Principal Due: 10/15	Total Principal Outstanding	Total Debt Service (Principal and Interest)	Debt Service Extension Base (1)	(Over)/Under Debt Service Extension Base
2022	2023	\$ 560,000	\$ 1,928,159	\$ 2,488,159	\$ 2,617,581	\$ 2,617,582	\$ 1
2023	2024	575,000		575,000	628,400	2,748,461	2,120,061
2024	2025	595,000		595,000	631,150	2,803,430	2,172,280
2025	2026	610,000		610,000	628,300	2,859,499	2,231,199
2026	2027			-	-	2,888,094	2,888,094
Total		\$ 2,340,000	\$ 1,928,159	\$ 4,268,159	\$ 4,505,431		

<b>Original Par Amount:</b>	\$2,915,000	\$1,928,159
<b>Interest Rate:</b>	3.00%	3.59%
<b>Total Interest:</b>	\$800,960	\$59,222
<b>Purpose:</b>	Current Refunding	New Money & Series 2019 Debt Service
<b>Security:</b>	Limited Tax General Obligation	Limited Tax General Obligation
<b>Referendum Approved:</b>	Not Applicable	Not Applicable
<b>Payment Source</b>	DSEB	DSEB
<b>Call Date:</b>	12/30/2024	Not Callable

(1) Actual DSEB for levy years 2022 and 2023. Assumes a 2% growth in levy years 2024 and 2025 and 1% growth annually thereafter.

# General Obligation (Alternate Revenue Source) Park Bonds

Levy Year	Bond Year	G.O. Park Bonds (ARS), Series 2019A (Principal Only) Principal Due: 12/15	Total Debt Service (Principal and Interest)
2022	2023	\$ 390,000	\$ 571,900
2023	2024	410,000	572,400
2024	2025	425,000	566,900
2025	2026	715,000	835,650
2026	2027	750,000	834,900
2027	2028	780,000	827,400
2028	2029	810,000	826,200
Total		\$ 4,280,000	\$ 5,035,350

<b>Original Par Amount:</b>	\$5,335,000
<b>Interest Rate:</b>	2.00% - 5.00%
<b>Total Interest:</b>	\$1,460,444
<b>Purpose:</b>	Refund 2010
<b>Security:</b>	Alternate Revenue Source
<b>Referendum Approved:</b>	Backdoor Referendum
<b>Payment Source</b>	Annual LTGO Issues
<b>Call Date:</b>	Not Callable

 SPEER FINANCIAL

# Bond and Interest Tax Rates

## District Bond and Interest Tax Rates

Fund	2016	2017	2018	2019	2020	2021	2022
Bond and Interest	\$ 0.1638	\$ 0.1559	\$ 0.1491	\$ 0.1456	\$ 0.1424	\$ 0.1160	\$ -
Bond and Interest Limited	0.1033	0.1003	0.0977	0.0973	0.0971	0.0973	0.0978
Total Bond and Interest Rate	\$ 0.2671	\$ 0.2562	\$ 0.2468	\$ 0.2429	\$ 0.2395	\$ 0.2133	\$ 0.0978

# Series 2023 LTGO Bond Summary

## Security:

- General Obligation Limited Tax Park Bonds payable from any funds of the District legally available for such purpose, and all taxable property in the District is subject to the levy of taxes to pay the same without limitation as to rate. The amount of said taxes that may be extended to pay the Bonds is limited by the District's Debt Service Extension Base (DSEB)

## Purpose:

- Provide a revenue source for the payment of debt service on the District's General Obligation Refunding Park Bonds (Alternate Revenue Source), Series 2019A
- Fund various capital projects.

## Expected Method of Sale:

- Competitive bank placement.

## Sizing Constraints:

- Sized to fill the available 2023 DSEB Levy.

## Series 2023 Financing Timetable

ACTION	PARTY RESPONSIBLE	DATE
BINA Publication Deadline*	N/A	N/A
BINA Public Hearing	District	N/A
Bids Received	All Parties	Tuesday, November 14, 2023
Adopt Bond Ordinance	District	Wednesday, November 15, 2023
Closing	All Parties	Wednesday, December 6, 2023

*Board Action*

Bond Issue Notification Act (BINA) *					
Date	BINA Amount	Series	Par	Remaining Capacity	Expiration
10/20/2021	6,000,000.00			6,000,000.00	10/26/2024
		2021	\$1,853,088	4,146,912.00	10/26/2024
		2022	\$1,929,159	2,217,753.00	10/26/2024
				-	
- A BINA <b>will not</b> be required to proceed with the issuance of the Rollover Bonds.					

## Series 2023 Financing Model

General Obligation Limited Tax Park Bonds, Series 2023 Dated: December 6, 2023								
Levy Year	Bond Year	Debt Service Extension Base (DSEB)	Series 2015C Bonds Debt Service	Principal Due: (10/15)	Rate (1)	Interest Due: (10/15)	Total	DSEB Margin
2023	2024	2,748,461	628,400	2,041,218	4.50%	78,842	2,120,060	1.02
2024	2025	2,748,461	631,150				-	2,117,311.07
2025	2026	2,748,461	628,300					2,120,161.07
2026	2027	2,748,461						
<b>Total</b>			\$ 1,887,850	\$ 2,041,218.00		\$ 78,842.05	\$ 2,120,060.05	

Notes (1) Estimated interest rate as of September 27, 2023. Subject to change.

## Series 2023 Estimated Sources and Uses of Funds

Estimated Costs of Issuance		
Service	Service Provider	Amount
Financial Advisor	Speer Financial Inc.	\$8,500.00
Bond Counsel	Chapman and Cutler	9,000.00
Term Sheet Preparation	Speer Financial Inc.	350.00
SpeerBids.com	Speer Financial Inc.	350.00
Total Costs of Issuance:		<u>\$18,200.00</u>

Payment of Prior Obligations		
Prior Obligations	Payment Date	Amount
2019A Bonds	12/15/2023	\$480,950.00
Prior Obligations Paid with Bond Proceeds:		<u>\$480,950.00</u>

Prior Obligations Paid With Non-Bond Proceeds		
Prior Obligations	Payment Date	Amount
2019A Bonds	6/15/2024	\$81,200.00
Total Prior Obligations		<u>\$81,200.00</u>

Capital Proceeds		
Capital Proceeds		Amount
Total Capital Proceeds		<u>\$1,542,068.00</u>

Rounding: \$0.00

\*\*\*Preliminary, subject to change\*\*\*

 SPEER FINANCIAL



## Future Limited Tax Bonds

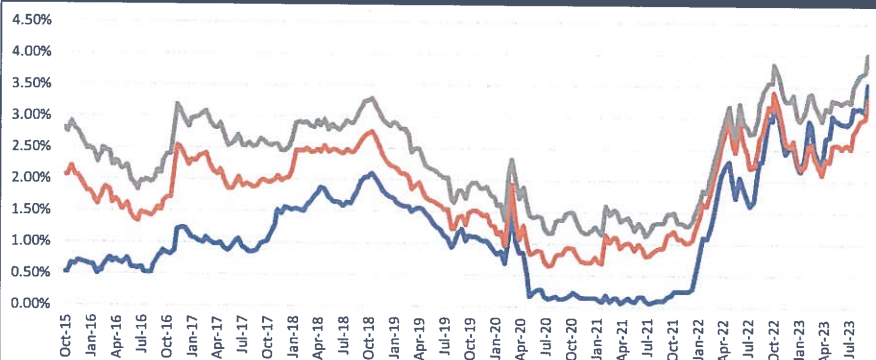
Levy Year	Bond Year	Debt Service Extension Base DSEB (1)	Series 2015C Debt Service	Series 2024	Series 2025	Series 2026	Series 2027	Series 2028	Estimated Total Debt Service	DSEB Margin
				Debt Service (10/15)	Debt Service (10/15)	Debt Service (10/15)	Debt Service (10/15)	Debt Service (10/15)		
2024	2025	\$2,803,430	\$631,150	\$2,172,280		\$0	\$0	\$0	\$2,803,430	\$0.75
2025	2026	2,859,499	628,300		2,231,198				2,859,498	0.90
2026	2027	2,888,094				2,888,094			2,888,094	-0.11
2027	2028	2,916,975					2,916,974		2,916,974	0.83
2028	2029	2,946,145						2,946,144	2,946,144	0.81
Total			\$1,259,450	\$2,172,280	\$2,231,198	\$2,888,094	\$2,916,974	\$2,946,144		
Par Amount:				\$2,099,948	\$2,174,834	\$2,814,906	\$2,842,824	\$2,872,185		
Assumed Rate:				4.00%	3.00%	3.00%	3.00%	3.00%		
Total Proceeds (2):				\$2,081,748	\$2,156,134	\$2,792,456	\$2,820,124	\$2,849,185		
2019A Bond Payment:				\$491,200	\$495,950	\$775,325	\$792,450	\$803,700		
Proceeds for Annual Capital:				\$1,590,548	\$1,660,184	\$2,017,131	\$2,027,674	\$2,045,485		

(1) Assumes 2% annual growth in levy year 2024 and 2025 and 1% annual growth thereafter. Subject to change.

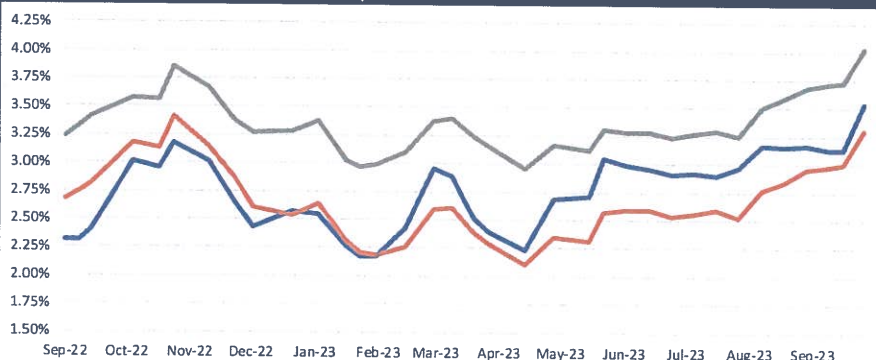
(2) Total proceeds are net of estimated costs of issuance. Subject to change.

# Municipal Market Snapshot

AAA MMD Yield  
2016 - 2023



AAA MMD Yield  
September 2022 - Current



2 Year AAA MMD

10 Year AAA MMD

20 Year AAA MMD

Market Indicators  
(amounts are in millions)

Rate/Index	Current	2023 High
Bond Buyer 20-Bond Index	3.90%	3.90%
Bond Buyer 11-Bond Index	3.80%	3.80%
Bond Buyer Revenue Bond Index	4.18%	4.18%
10-Year Treasury	4.49%	4.49%
30-Year Treasury	4.56%	4.56%
30-Day Visible Supply	Current	Annual High
Total	\$10,102.30	\$16,710.80
Competitive	\$1,873.00	\$5,918.80
Negotiated	\$8,229.30	\$13,054.80
New-Issue Sales	Current	Last Week
Long-Term Bonds	\$6,342.40	\$4,709.10
Negotiated Bonds	\$5,333.70	\$4,109.80
Competitive Bonds	\$1,008.70	\$599.40
Short-Term Bonds	\$372.70	\$219.40

## Footnotes:

- AAA MMD Yields represent the fair market offer side for most liquid and available credits in each ratings category as determined by MMD. the above data provided by Thomson Reuters Municipal market data.

- General obligation bonds maturing in 20 years are used in compiling these bond buyer indexes. The 20-bond index has an average rating equivalent to Moody's Aa2 and S&P's AA, while the 11-bond index is equivalent to Aa1 and AA-plus. (No average Fitch rating is provided because Fitch does not rate one of the bonds.) The 11 bonds used in the higher-grade index are marked with an asterisk. Source: The Bond Buyer.

- 30-Day Visible Supply reflects the total dollar volume of bonds to be offered at competitive bidding and through negotiation over the next 30 days. It includes issues scheduled for sale on the date listed along with anticipated offerings listed in that day's Competitive Bond Offerings and "Negotiated Bond Offerings" tables published on BondBuyer.com.

**SPEER FINANCIAL**

## MEMORANDUM

**To:** Wheaton Park District Board of Commissioners

**From:** Michael Benard, Executive Director  
Sandra Simpson, Director of Finance

**Date:** October 4th, 2023

**Re:** 2023 Resolution Authorizing the Estimate of Annual Aggregate Levy

---

### Introduction

Attached is a package of information intended to provide you with a complete picture of how the Estimate of the Annual Aggregate Levy in Compliance with the Truth in Taxation Law was calculated. Included are:

- The resolution itself, including the Secretary's Certification.
- A graphic depiction of what the 2023 proposed levy means to various homeowners in Wheaton, one with a home with a value of \$300,000, one with a value of \$450,000 and one with a value of \$600,000.
- Tax Levy Rate History for the past 10 years. This also includes % increase (decrease) in rates each year over this 10-year period.
- Tax Levy Dollars History for the past 10 years. This also includes % increase (decrease) in dollars each year over this 10-year period.
- CPI history for the District for the 10 most current years. This illustrates the changes in the CPI which is the most significant factor to increase the limiting rate for a stable growth community like Wheaton.
- History of the EAV of the Wheaton Park District over the past ten years. The increases (decreases) in the EAV, year over year and the cumulative average changes in EAV going back to 1998 have also been calculated as well as the composition of the components of the EAV.
- Ten years of new construction history.
- A worksheet that spells out exactly how the limiting rate is calculated.
- Five worksheets that show the Proposed Tax Levies for the 2023, 2024, 2025, 2026 and 2027 levies. You are voting on only the 2023 levy, but the future periods are provided for planning purposes.
- The next four worksheets show the calculations for determining the special purpose levies for the Liability, Audit, FICA and IMRF levies. These special purpose levies are evaluated first in calculating the levy as they represent specific obligations that have been imposed upon or assumed by the District. As such, they are a "higher" priority for the District in allocating the limited property tax dollars available.

### Draft Calculation of Levy

In the proposed levy draft, the 2023 aggregate levy (to be received in 2024) includes an increase of \$909K, a 7% increase. This increase is possible as a result of the CPI Rate for the 2023 Property Tax Levy Year being at a historical high of 5.0% for the second year in a row or \$626K and New Construction that will generate \$283K in new taxes primarily due to the expired TIF 2 increment being included in the 2022 new construction value. As you recall, TIF 2 represented approximately \$41.5 million in incremental EAV. The

aggregate tax levy includes those levies that are subject to the tax cap. The chart below illustrates the proposed 7% increase by category, dollars, and as a percentage of the levy subject to the tax cap.

Breakdown of proposed/draft 7% Tax Levy Increase	As a percentage of levy subject to tax cap		
	In Dollars	As a % of increase	cap
From 5% CPI	\$625,580	69%	5%
From DuPage New Construction	\$283,605	31%	2%
	<b>\$909,185</b>		<b>7%</b>

The levies outside of the tax cap, our debt and SRA levies, are displayed below the aggregate extension. Again, this year in the debt levies, we have included an **estimate** of the annual debt issue which is typically issued in October or November of each year. That issue has been included here and in the budget in the amount of \$2,120,060, which is the estimate provided by Speer, our municipal advisors. That amount is included in this tax levy analysis. However, it has not yet been authorized by the Board nor issued.

WHEATON PARK DISTRICT							
TAX LEVY WORKSHEET							
2023 Tax Levy (rec'd in subsequent year)							
Fund #	TAX FUND	Statutory Rate Limit (if applicable)	(A) 2022 Extended Figures (DuPage)	(B) 2023 Proposed Levy (A)+(C)	(C) Increase (Decrease)	% Increase/ Decrease (C)/(A)	Extended Tax Rate (B)/EAV
10	General	0.3500	5,062,798	5,426,998	364,200	7%	0.2068
20	Recreation	0.3700	5,008,680	5,372,880	364,200	7%	0.2047
22	Cosley Zoo	0.0700	1,074,255	1,274,255	200,000	19%	0.0485
24	Audit	0.0050	43,295	12,705	(30,590)	-71%	0.0005
23	Insurance Liability	None	541,186	658,561	117,375	22%	0.0251
26	Retirement-IMRF	None	246,240	191,240	(55,000)	-22%	0.0073
25	Retirement-Social Security	None	533,069	482,069	(51,000)	-10%	0.0184
	Aggregate Extension		12,509,522	13,418,708	909,185	7%	0.5112
	Aggregate Refunds	None	29,765	0	0	0%	-
21	SRA	0.0400	251,652	525,000	273,348	109%	0.0200
30	Bond & Interest-Limited	None	630,200	628,400	(1,800)	0%	0.0239
30	Annual Bonds-Limited Estimated	None	1,987,381	2,120,060	132,679	7%	0.0808
			15,408,521	16,692,168	1,313,412	9%	0.6360
<b>2023 LIMITING RATE</b>				<b>0.5112</b>			
<b>Numerator</b>				<b>Denominator</b>			
Prior Year Levy		12,509,522	Prior Year EAV with an increase of		-3.0%	2,624,753,761	
CPI % Increase (Decrease)		5.0%	Prior Year New Constr. w/ change of		10.0%	(55,474,781)	
Levy		13,134,998	Valuation			2,569,278,980	

Also, the county does not levy taxes for GO Bonds based upon our tax levy, but rather based upon the Board's bond ordinance(s). The 2015B GO bonds were paid off in their entirety in 2022, therefore this line has been eliminated entirely.

As the Board is aware, the Wheaton Park District adjusts the tax levies in each of the "small" funds [Liability, Audit, FICA and IMRF] to bring their fund balances in line with the board's fund balance policy. As you can see from the levy worksheet pages following, the Liability levy is forecast to be increased. This increase is occurring because PDRMA's business lines premiums (excluding unemployment compensation) are increasing more than 22% from 2023, in addition, there is a 19% increase in supplies and professional fees. The levy is being increased to comply with your Fund Balance Target for this fund. The IMRF levy is

decreasing per the fund balance policy. The employer contribution rate for 2024 has been lowered to 4.53%. In fact, the rate for 2024 is lower than it has been in the past 19 years. The FICA levy is also being decreased to bring the balance in line with the fund balance policy. As you can see in the following year's tax levies for both IMRF and FICA, the amount levied for those two funds increases in the following year and then in subsequent years in order to bring both levies back to their historical levels.

Additionally, the SRA levy has been increased to fund accessibility improvements for 2024-2026 capital projects and the District's membership in the Western DuPage Special Recreation Association (WDSRA).

Beginning with levy year 2021 and as a result of Public Act 102-0519 (SB 508), the District's levy will be increased by a prior year adjustment due to refunds from certificates of error, tax valuation objections and PTAB (Property Tax Appeal Board) decisions resulting in a refund. The District received \$29,765 in Aggregate Refunds for the 2022 levy. The county treasurer will certify these amounts on or before November 15<sup>th</sup> of each year. The increase to the District's levy is automatic and is not to be included in the extension base of the prior year.

### **Future Tax Picture**

In the interest of making complete disclosure, it needs to be understood that the subsequent year levies are guesses as to what is really going to happen to the tax levy. We adjust the levy each year based upon the CPI increase permitted by law, the change in our EAV and our actual experience in the prior year as well as our year-to-date experience, particularly in the Liability, Audit, IMRF and FICA funds. The limiting rate is what we are calculating. The taxes we receive are based on multiplying the limiting rate times the EAV divided by \$100. (The limiting rate is per \$100 of assessed value per statute so that is why we divide by \$100).

So, what makes the limiting rate go up or down? Short answer, growth in the CPI, lots of new construction or no growth in EAV.

Limiting Rate Calculation:

- The **numerator** is the taxes we received last year times the CPI that the state notifies us of (5.0% for the 2023 levy. This is unchanged from 2022).
- The **denominator** is the EAV from the most recent final tax levy worksheet, increased by our best guess as to how much we believe the property values will increase overall, reduced by any new construction. The TIF increment is added to the new construction which reduces the denominator when calculating the tax rate. This positively increases the tax rate when calculating the levy for the following year.
- Our ability to forecast the future tax levies is based upon how close our assumptions about what the changes in the CPI (measure of inflation), EAV (property values) and new construction are. In the levy presentation for the out years, we have taken a pretty aggressive stance on the CPI growth and used 3.0% from the 2012 actual CPI. Historically, as you can see from the CPI History worksheet our cumulative average CPI is 2.0%, and the median CPI is 2.0%.

### **Items of note for 2023 Levy draft due to the prior year TIF 2 Expiration and 5% CPI**

- Should the Park Board choose to levy the 7% increase that is available to it, a Truth in Taxation public hearing (TITA) will be required. A Truth in Taxation public hearing is triggered when a local unit of government proposes a tax levy increase of 5% or higher over the previous year's tax levy extension.
- The new construction figure is significantly higher than usual in the calculation of the Limiting Rate because of the expiration of TIF 2. In the year after the TIF has expired, the TIF increment shows up as new construction. Total DuPage New Construction is \$50,431,619 of which \$40,997,339 is attributable to the expiration of TIF 2 in 2022. This is a 209.4% increase over the 2021 new construction figure.



### Previous Board action - 2022 tax levy

As you recall, for the 2022 levy, received in 2023, the Board directed staff to remove the 5% CPI as allowed under PTELL and calculate the levy using a 1% increase from New Construction and a 2% increase from TIF 2 Expiration for a total levy increase of 3%. The value of the 5% CPI that was not included in the 2022 tax levy was \$610K. This reduction in the tax levy extension will continue forward in subsequent levy years.

Originally Proposed by staff (2022 levy, received in 2023)

Breakdown of proposed 8% Tax Levy Increase	In Dollars	As a % of increase	As a percentage of levy subject to tax cap
From 5% CPI	\$610,169	65%	5%
From New Construction	\$93,730	10%	1%
From TIF Expiration	\$239,150	25%	2%
	<b>\$943,049</b>		

WHEATON PARK DISTRICT									
TAX LEVY WORKSHEET									
2022 Tax Levy (rec'd in subsequent year)									
Fund #	TAX FUND	Statutory Rate Limit (if applicable)	(A) 2021 Extended Figures (DuPage)	(B) 2022 Proposed Levy (A)-(C)	(C) Increase (Decrease)	% Increase/ Decrease (C)/(A)	Extended Tax Rate (B)/EAV		
10	General	0.3500	4,891,656	5,377,483	485,827	10%	0.2142		
20	Recreation	0.3700	4,839,892	5,325,719	485,827	10%	0.2121		
22	Cosley Zoo	0.0700	1,022,330	1,072,330	50,000	5%	0.0427		
24	Audit	0.0050	31,058	42,878	11,820	38%	0.0017		
23	Insurance Liability	None	271,759	539,809	268,050	99%	0.0215		
26	Retirement-IMRF	None	561,634	240,734	(320,900)	-57%	0.0096		
25	Retirement-Social Security	None	564,223	526,648	(37,575)	-7%	0.0210		
	Aggregate Extension		12,182,552	13,125,601	943,049	8%	0.5228		
	Aggregate Refunds	None	69,881	0	0	0%	-		
21	SRA	0.0400	864,451	864,451	0	0%	0.0344		
30 & 60	Bond & Interest	None	2,971,550	0	(2,971,550)	-100%	-		
30	Bond & Interest-Limited	None	631,550	630,200	(1,350)	0%	0.0251		
30	Annual Bonds-Limited								
	Estimated	None	1,861,384	1,987,381	125,997	7%	0.0792		
			18,581,368	16,507,633	(1,903,854)	-10%	0.6615		
2022 LIMITING RATE				0.5228					
Numerator				Denominator					
Prior Year Levy				Prior Year EAV with an increase of					
CPI % Increase (Decrease)				Prior Year New Constr. w/ change of					
Levy				Valuation					
12,182,552				2,510,532,199					
5.0%				10.0% (63,672,513)					
12,791,679				2,446,859,686					

Final levy extended per Board direction (2022 levy, received in 2023)

Breakdown of Final 2022 Tax Levy extension as directed by Park Board	In Dollars	As a % of increase	As a percentage of levy subject to tax cap
0% CPI	\$0	0%	0%
From DuPage New Construction	\$89,783	28%	1%
From TIF Expiration	\$227,760	72%	2%
	<b>\$317,543</b>		<b>3%</b>

# WHEATON PARK DISTRICT

## TAX LEVY WORKSHEET

2022 Tax Levy (rec'd in subsequent year)

Fund #	TAX FUND	Statutory Rate Limit (if applicable)	(A) 2021 Extended Figures (DuPage)	(B) 2022 Proposed Levy (A)(C)	(C) Increase (Decrease)	% Increase/ Decrease (C)/(A)	Extended Tax Rate (B)/EAV
10	General	0.3500	4,891,656	5,060,180	168,524	3%	0.2016
20	Recreation	0.3700	4,839,892	5,008,416	168,524	3%	0.1995
22	Cosley Zoo	0.0700	1,022,330	1,072,330	50,000	5%	0.0427
24	Audit	0.0050	31,058	42,978	11,920	38%	0.0017
23	Insurance Liability	None	271,759	539,809	268,050	99%	0.0215
26	Retirement-IMRF	None	561,634	244,734	(316,900)	-56%	0.0097
25	Retirement-Social Security	None	564,223	531,648	(32,575)	-6%	0.0212
	Aggregate Extension		12,182,552	12,500,095	317,543	3%	0.4979
	Aggregate Refunds	None	69,881	0	0	0%	-
21	SRA	0.0400	864,451	250,000	(614,451)	-71%	0.0100
30 & 60	Bond & Interest	None	2,971,550	0	(2,971,550)	-100%	-
30	Bond & Interest-Limited	None	631,550	630,200	(1,350)	0%	0.0251
30	Annual Bonds-Limited	None	1,861,384	1,987,381	125,997	7%	0.0792
	Estimated		18,581,368	15,367,676	(3,143,812)	-17%	0.6121

2022	LIMITING RATE	0.4979
<b>Numerator</b>		
Prior Year Levy	12,182,552	Denominator
CPI % Increase (Decrease)	0.0%	Prior Year EAV with an increase of -3.0% 2,510,532.199
Levy	12,182,552	Prior Year New Constr. w/ change of 10.0% (63,672,513)
		Valuation 2,446,859,686

## Alternatives - 2023 tax levy

Expecting that the Park Board may wish to discuss approving a tax levy increase percentage that is less than the 7% increase available to it, below we have illustrated the impact of using 0% and 2.5% of CPI.

### 2023 proposed levy using 0% CPI and 2% DuPage New Construction

Breakdown of proposed 2% Tax Levy Increase	In Dollars	As a % of increase	As a percentage of levy subject to tax cap
From 0% CPI	\$0	0%	0%
From DuPage New Construction	\$269,185	100%	2%
	<b>\$269,185</b>		<b>2%</b>

#### WHEATON PARK DISTRICT

##### TAX LEVY WORKSHEET

2023 Tax Levy (rec'd in subsequent year)

Fund #	TAX FUND	Statutory Rate Limit (if applicable)	(A) 2022 Extended Figures (DuPage)	(B) 2023 Proposed Levy (A)+(C)	(C) Increase (Decrease)	% Increase/ Decrease (C)/(A)	Extended Tax Rate (B)/EAV
10	General	0.3500	5,062,798	5,106,998	44,200	1%	0.1946
20	Recreation	0.3700	5,008,680	5,052,880	44,200	1%	0.1925
22	Cosley Zoo	0.0700	1,074,255	1,274,255	200,000	19%	0.0485
24	Audit	0.0050	43,295	12,705	(30,590)	-71%	0.0005
23	Insurance Liability	None	541,186	658,561	117,375	22%	0.0251
26	Retirement-IMRF	None	246,240	191,240	(55,000)	-22%	0.0073
25	Retirement-Social Security	None	533,069	482,069	(51,000)	-10%	0.0184
	Aggregate Extension		12,509,522	12,778,708	269,185	2%	0.4869
	Aggregate Refunds	None	29,765	0	0	0%	-
21	SRA	0.0400	251,652	525,000	273,348	109%	0.0200
30	Bond & Interest-Limited	None	630,200	628,400	(1,800)	0%	0.0239
30	Annual Bonds-Limited						
	Estimated	None	1,987,381	2,120,060	132,679	7%	0.0808
			15,408,521	16,052,168	673,412	4%	0.6116

2023	LIMITING RATE	0.4869
Numerator	Denominator	
Prior Year Levy	12,509,522	Prior Year EAV with an increase of -3.0% 2,624,753,761
CPI % Increase (Decrease)	0.0%	Prior Year New Constr. w/ change of 10.0% (55,474,781)
Levy	12,509,522	Valuation 2,569,278,980



2023 proposed levy using 2.5% CPI and 2% DuPage New Construction (levy worksheet reflects a 5% increase due to rounding throughout the worksheet)

Breakdown of proposed 4.5% Tax Levy Increase			As a percentage of levy subject to tax cap
In Dollars	As a % of increase		
From 2.5% CPI	\$314,332	53%	2.5%
From DuPage New Construction	\$276,853	47%	2.0%
	<b>\$591,185</b>		<b>4.5%</b>

#### WHEATON PARK DISTRICT

##### TAX LEVY WORKSHEET

2023 Tax Levy (rec'd in subsequent year)

Fund #	TAX FUND	(A) Statutory Rate Limit (if applicable)	(B) 2022 Extended Figures (DuPage)	(C) 2023 Proposed Levy (A) x (C)	(D) Increase (Decrease)	(E) % Increase/ Decrease (C)/(A)	(F) Extended Tax Rate (B)/EAV
10	General	0.3500	5,062,798	5,267,998	205,200	4%	0.2007
20	Recreation	0.3700	5,008,680	5,213,880	205,200	4%	0.1986
22	Cosley Zoo	0.0700	1,074,255	1,274,255	200,000	19%	0.0485
24	Audit	0.0050	43,295	12,705	(30,590)	-71%	0.0005
23	Insurance Liability	None	541,186	658,561	117,375	22%	0.0251
26	Retirement-IMRF	None	246,240	191,240	(55,000)	-22%	0.0073
25	Retirement-Social Security	None	533,069	482,069	(51,000)	-10%	0.0184
	Aggregate Extension		12,509,522	13,100,708	591,185	5%	0.4991
	Aggregate Refunds	None	29,765	0	0	0%	-
21	SRA	0.0400	251,652	525,000	273,348	109%	0.0200
30	Bond & Interest-Limited	None	630,200	628,400	(1,800)	0%	0.0239
30	Annual Bonds-Limited	None	1,987,381	2,120,060	132,679	7%	0.0808
	Estimated		15,408,521	16,374,168	995,412	6%	0.6238

2023 LIMITING RATE		0.4991
Numerator		Denominator
Prior Year Levy	12,509,522	Prior Year EAV with an increase of -3.0%
CPI % Increase (Decrease)	2.5%	Prior Year New Constr. w/ change of 10.0%
Levy	12,822,260	Valuation
		2,569,278,980

The preceding information is provided to facilitate the Park Board's discussion concerning the 2023 tax levy extension.

It is appropriate for the Park Board to achieve consensus on the tax levy extension in advance of the October 25<sup>th</sup> regular board meeting as the Estimate of Annual Aggregate Levy resolution should appear on that meeting's agenda.

### Wheaton Park District 2023 Proposed Property Tax Levy

A homeowner  
whose



				For the Yr.	Monthly	Daily
House is worth	\$ 600,000	would pay Park District Taxes of:		\$1,271.90	\$105.99	\$3.48
House is worth	\$ 450,000	would pay Park District Taxes of:		\$953.93	\$79.49	\$2.61
House is worth	\$ 300,000	would pay Park District Taxes of:		\$635.95	\$53.00	\$1.74

### Levy Rate History

Levy	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
General	0.1834	0.1914	0.1900	0.1790	0.1773	0.1791	0.1710	0.1867	0.1890	0.1871
Bond and Interest	0.1641	0.1796	0.1742	0.1638	0.1559	0.1491	0.1456	0.1424	0.1160	-
Bond and Interest Limited	0.1088	0.1116	0.1091	0.1033	0.1003	0.0977	0.0973	0.0971	0.0973	0.0978
IMRF	0.0417	0.0368	0.0343	0.0345	0.0318	0.0178	0.0358	0.0189	0.0217	0.0091
Audit	0.0001	0.0001	0.0002	0.0012	0.0005	0.0005	0.0004	0.0004	0.0012	0.0016
Liability	0.0261	0.0299	0.0281	0.0224	0.0259	0.0257	0.0243	0.0221	0.0105	0.0200
FICA	0.0250	0.0235	0.0228	0.0260	0.0241	0.0239	0.0242	0.0143	0.0218	0.0197
Recreation	0.1811	0.1890	0.1875	0.1766	0.1749	0.1768	0.1689	0.1847	0.1870	0.1851
Museum	0.0401	0.0423	0.0421	0.0451	0.0404	0.0417	0.0408	0.0399	0.0395	0.0397
SRA	0.0400	0.0400	0.0392	0.0373	0.0359	0.0346	0.0342	0.0338	0.0334	0.0093
Aggregate Refunds									0.0027	0.0011
<b>Total Tax Rate</b>	<b>0.8104</b>	<b>0.8442</b>	<b>0.8275</b>	<b>0.7892</b>	<b>0.7670</b>	<b>0.7469</b>	<b>0.7425</b>	<b>0.7403</b>	<b>0.7201</b>	<b>0.5705</b>

% Increase over Prior Year	2013-2012	2014-2013	2015-2014	2016-2015	2017-2016	2018-2017	2019-2018	2020-2019	2021-2020	2022-2021
General	7.2%	4.4%	-0.7%	-5.8%	-0.9%	1.0%	-4.5%	9.2%	1.2%	-1.0%
Bond and Interest	13.6%	9.4%	-3.0%	-6.0%	-4.8%	-4.4%	-2.3%	-2.2%	-18.5%	-100.0%
Bond and Interest Limited	5.9%	2.6%	-2.2%	-5.3%	-2.9%	-2.6%	-0.4%	-0.2%	0.2%	0.5%
IMRF	8.0%	-11.8%	-6.8%	0.6%	-7.8%	-44.0%	101.1%	-47.2%	14.8%	-58.1%
Audit	-50.0%	0.0%	100.0%	500.0%	-58.3%	0.0%	-20.0%	0.0%	200.0%	33.3%
Liability	-15.3%	14.6%	-6.0%	-20.3%	15.6%	-0.8%	-5.4%	-9.1%	-52.5%	90.5%
FICA	19.0%	-6.0%	-3.0%	14.0%	-7.3%	-0.8%	1.3%	-40.9%	52.4%	-9.6%
Recreation	7.4%	4.4%	-0.8%	-5.8%	-1.0%	1.1%	-4.5%	9.4%	1.2%	-1.0%
Museum	9.3%	5.5%	-0.5%	7.1%	-10.4%	3.2%	-2.2%	-2.2%	-1.0%	0.5%
SRA	0.0%	0.0%	-2.0%	-4.8%	-3.8%	-3.6%	-1.2%	-1.2%	-1.2%	-72.2%
Aggregate Refunds									0.0%	0.0%
<b>Total Tax Rate</b>	<b>7.5%</b>	<b>4.2%</b>	<b>-2.0%</b>	<b>-4.6%</b>	<b>-2.8%</b>	<b>-2.6%</b>	<b>-0.6%</b>	<b>-0.3%</b>	<b>-2.7%</b>	<b>-20.8%</b>

### Levy \$ History

Levy	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
General	3,633,548	3,739,098	3,863,862	3,953,029	3,963,103	4,125,058	4,369,837	4,269,616	4,774,528	4,891,656	5,062,798
Bond and Interest	3,066,536	3,345,616	3,625,651	3,624,304	3,626,571	3,627,166	3,637,871	3,635,416	3,641,632	3,002,286	0
Bond and Interest Limited	2,180,978	2,218,178	2,252,910	2,269,871	2,287,087	2,333,578	2,383,770	2,429,437	2,483,164	2,518,297	2,646,401
IMRF	819,725	850,166	742,895	713,626	763,838	739,858	434,300	893,873	483,335	561,635	246,240
Audit	4,247	2,039	2,019	4,161	26,568	11,633	12,199	9,987	10,229	31,058	43,295
Liability	654,081	532,118	603,602	584,632	495,941	602,589	627,051	606,735	565,169	271,759	541,186
FICA	445,964	509,692	474,403	474,364	575,646	560,710	583,133	604,238	365,698	564,223	533,069
Recreation	3,582,581	3,692,207	3,815,412	3,901,016	3,909,966	4,069,220	4,313,720	4,217,183	4,723,381	4,839,892	5,008,680
Museum	779,376	817,545	853,925	875,908	998,525	939,946	1,017,433	1,018,716	1,020,373	1,022,330	1,074,255
SRA	849,456	815,507	807,495	815,572	825,831	835,249	844,201	853,923	864,376	864,451	251,652
Aggregate Refunds										69,881	29,765
<b>Total Taxes</b>	<b>16,016,493</b>	<b>16,522,166</b>	<b>17,042,174</b>	<b>17,216,483</b>	<b>17,473,077</b>	<b>17,845,006</b>	<b>18,223,515</b>	<b>18,539,124</b>	<b>18,931,884</b>	<b>18,637,466</b>	<b>15,437,340</b>

% Increase over Prior Yea	2012-2011	2013-2012	2014-2013	2015-2014	2016-2015	2017-2016	2018-2017	2019-2018	2020-2019	2021-2020	2022-2021
General	5.4%	2.9%	3.3%	2.3%	0.3%	4.1%	5.9%	-2.3%	11.8%	2.5%	3.5%
Bond and Interest	9.5%	9.1%	8.4%	0.0%	0.1%	0.0%	0.3%	-0.1%	0.2%	-17.6%	-100.0%
Bond and Interest Limited	3.0%	1.7%	1.6%	0.8%	0.8%	2.0%	2.2%	1.9%	2.2%	1.4%	5.1%
IMRF	-38.8%	3.7%	-12.6%	-3.9%	7.0%	-3.1%	-41.3%	105.8%	-45.9%	16.2%	-56.2%
Audit	-6.3%	-52.0%	-1.0%	106.1%	538.5%	-56.2%	4.9%	-18.1%	2.4%	203.6%	39.4%
Liability	25.4%	-18.6%	13.4%	-3.1%	-15.2%	21.5%	4.1%	-3.2%	-6.9%	-51.9%	99.1%
FICA	337.1%	14.3%	-6.9%	0.0%	21.4%	-2.6%	4.0%	3.6%	-39.5%	54.3%	-5.5%
Recreation	5.5%	3.1%	3.3%	2.2%	0.2%	4.1%	6.0%	-2.2%	12.0%	2.5%	3.5%
Museum	1.1%	4.9%	4.4%	2.6%	14.0%	-5.9%	8.2%	0.1%	0.2%	0.2%	5.1%
SRA	-4.4%	-4.0%	-1.0%	1.0%	1.3%	1.1%	1.1%	1.2%	1.2%	0.0%	-70.9%
Aggregate Refunds											-57.4%
<b>Annual Increase in Taxes</b>	<b>4.1%</b>	<b>3.2%</b>	<b>3.1%</b>	<b>1.0%</b>	<b>1.5%</b>	<b>2.1%</b>	<b>2.1%</b>	<b>1.7%</b>	<b>2.1%</b>	<b>-1.6%</b>	<b>-17.2%</b>

<b>Annual Increase in Taxes, excluding Bonds</b>	<b>2.9%</b>	<b>1.8%</b>	<b>1.9%</b>	<b>1.4%</b>	<b>2.1%</b>	<b>2.8%</b>	<b>2.7%</b>	<b>2.2%</b>	<b>2.7%</b>	<b>2.4%</b>	<b>-2.5%</b>
--	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	--------------

<b>Annual change in bonds</b>	<b>6.7%</b>	<b>6.0%</b>	<b>5.7%</b>	<b>0.3%</b>	<b>0.3%</b>	<b>0.8%</b>	<b>1.0%</b>	<b>0.7%</b>	<b>1.0%</b>	<b>-9.9%</b>	<b>-52.1%</b>
-------------------------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	--------------	---------------

<b>% of Total Levy</b>											
Bonds	33%	34%	34%	34%	34%	33%	33%	33%	32%	30%	17%
Pensions	8%	8%	7%	7%	8%	7%	6%	8%	4%	6%	5%
SRA	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	2%
Operations	54%	53%	54%	54%	54%	55%	57%	55%	59%	60%	76%

### *CPI History*

#### **CPI Increase History for Tax Levy**

<b>Tax Levy Year</b>	<b>CPI %</b>	<b>Annual Increase (Decrease) in CPI</b>	<b>Cumulative Average CPI %</b>
2014	1.5%		
2015	0.8%	-46.7%	1.15%
2016	0.7%	-12.5%	1.00%
2017	2.1%	200.0%	1.28%
2018	2.1%	0.0%	1.44%
2019	1.9%	-9.5%	1.52%
2020	2.3%	21.1%	1.63%
2021	1.4%	-39.1%	1.60%
2022	5.0%	257.1%	<b>1.98%</b>
2023	5.0%	0.0%	<b>2.28%</b>
<b>Median CPI %</b>			<b>2.00%</b>

### EAV History

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Residential	1,696,327,750	1,691,201,324	1,745,609,458	1,860,732,961	1,959,814,630	2,055,649,652	2,104,708,507	2,166,784,913	2,194,116,045	2,262,903,892
Farm	-	-	-	-	-	-	-	-	-	-
Commercial	331,633,892	316,746,797	323,858,307	341,792,379	355,320,407	372,048,160	380,009,396	378,583,925	381,926,626	431,187,153
Industrial	9,764,220	9,703,220	9,771,460	10,173,350	10,110,840	10,736,530	10,548,235	10,304,160	10,336,120	9,867,469
Railroad	1,040,877	1,085,225	1,302,575	1,325,281	1,352,029	1,452,587	1,585,589	1,652,952	1,798,734	1,973,198
<b>TOTAL EAV</b>	<b>2,038,766,739</b>	<b>2,018,736,566</b>	<b>2,080,541,800</b>	<b>2,214,023,971</b>	<b>2,326,597,906</b>	<b>2,439,886,929</b>	<b>2,496,851,727</b>	<b>2,557,325,950</b>	<b>2,588,177,525</b>	<b>2,705,931,712</b>

#### % Increase(Decrease)

	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Residential	-4.3%	-0.3%	3.2%	6.6%	5.3%	4.9%	2.4%	2.9%	1.3%	3.1%
Farm	-	-	-	-	-	-	-	-	-	-
Commercial	-2.7%	-4.5%	2.2%	5.5%	4.0%	4.7%	2.1%	-0.4%	0.9%	12.9%
Industrial	-4.7%	-0.6%	0.7%	4.1%	-0.6%	6.2%	-1.8%	-2.3%	0.3%	-4.5%
Railroad	23.5%	4.3%	20.0%	1.7%	2.0%	7.4%	9.2%	4.2%	8.8%	9.7%
<b>TOTAL EAV</b>	<b>-4.00%</b>	<b>-0.98%</b>	<b>3.06%</b>	<b>6.42%</b>	<b>5.08%</b>	<b>4.87%</b>	<b>2.33%</b>	<b>2.42%</b>	<b>1.21%</b>	<b>4.55%</b>

#### Average % Increase(Decrease) in EAV Year by Year

	1998-2013	1998-2014	1998-2015	1998-2016	1998-2017	1998-2018	1998-2019	1998-2020	1998-2021	1998-2022
Residential	3.3%	3.0%	3.1%	3.3%	3.4%	3.4%	3.4%	3.4%	3.3%	3.3%
Farm	-25.0%	-25.0%	-25.0%	-25.0%	-25.0%	-25.0%	-25.0%	-25.0%	-25.0%	-25.0%
Commercial	3.5%	3.0%	2.9%	3.1%	3.1%	3.2%	3.2%	3.0%	2.9%	3.3%
Industrial	24.3%	22.7%	21.4%	20.5%	19.4%	18.7%	17.7%	16.8%	16.1%	15.2%
Railroad	9.8%	9.5%	10.1%	9.6%	9.2%	9.1%	9.1%	8.9%	8.9%	8.9%
<b>TOTAL EAV</b>	<b>3.3%</b>	<b>3.1%</b>	<b>3.1%</b>	<b>3.2%</b>	<b>3.3%</b>	<b>3.4%</b>	<b>3.4%</b>	<b>3.3%</b>	<b>3.2%</b>	<b>3.3%</b>

#### Composition of EAV

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Residential	83%	84%	84%	84%	84%	84%	84%	85%	85%	84%
Farm	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Commercial	16%	16%	16%	15%	15%	15%	15%	15%	15%	16%
Industrial	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Railroad	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
<b>TOTAL EAV</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Current valuation	2,080,958,943	2,066,534,570	2,142,799,808	2,268,069,080	2,392,969,616	2,510,745,558	2,570,067,378	2,632,719,266	2,661,265,894	2,739,102,164
Current valuation % change	-4.02%	-0.69%	3.69%	5.85%	5.51%	4.92%	2.36%	2.44%	1.08%	2.92%

### ***New Construction History***

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
New Construction	10,863,500	11,855,450	13,061,276	31,601,316	18,727,575	15,981,660	9,559,682	11,430,520	16,298,550	50,431,619
% Increase(Decrease) Year by Year	4.4%	9.1%	10.2%	141.9%	-40.7%	-14.7%	-40.2%	19.6%	42.6%	209.4%
Average % Increase(Decrease) since 2001	0.0%	0.7%	1.4%	10.7%	7.5%	6.2%	3.6%	4.5%	6.4%	16.1%
Minimum New Construction	10,410,039	10,410,039	10,410,039	10,410,039	10,410,039	10,410,039	9,559,682	9,559,682	9,559,682	9,559,682
Maximum New Construction	24,596,240	24,596,240	24,596,240	31,601,316	31,601,316	31,601,316	31,601,316	31,601,316	31,601,316	50,431,619
10 Year Average New Construction	18,190,689	17,642,444	16,551,061	17,251,569	16,709,703	16,003,186	15,157,859	14,597,771	14,978,957	18,981,115

### Limiting Rate

**WORKSHEET TO CALCULATE LIMITING RATE FOR LEVY YEAR 2023**

Includes TIF Changes

**NUMERATOR CALCULATION:**

**IMPORTANT!** Use figures from prior year unless taxes have been abated within the past 3 years; if so, use the year with the highest tax extension amongst the past 3 years.

DuPage County	12,509,522
---------------	------------

2023 CPI for Levy Year

5.00%

5.00%

*The CPI is established by the state and provided to the county mid-year.*

NUMERATOR --> 13,134,998

DENOMINATOR CALCULATION:

**IMPORTANT!** Use actual figures for the Levy Year; if not available, estimate by using prior year's figures and increase by estimated percentage.

Year	Estimated EAV	Increase Factor	
2023 TIF Valuation (DuPage) (2)	2,705,931,712	X 0.9700	2,624,753,761
2023 Less: DuPage new construction (1)	50,431,619	X 10.0%	= 55,474,781
<b>DENOMINATOR →</b>	<b>2,655,500,093</b>		<b>2,569,278,980</b>
	<b>Numerator</b>	<b>13,134,998</b>	<b>Limiting Rate</b>
	<b>Denominator</b>	<b>2,569,278,980</b>	<b>= 0.5112%</b>

Illinois Dept. of Revenue History of CPT's Used for the PTELL 02/22/2023						
Year	December CPT-42	% Changes From Previous December	% Use For PTELL	Comments	Levy Year	Years Taxes Paid
1991	137,900	--			1993	1994
1992	141,900	2.9%	2.9%		1994	1995
1993	145,800	2.7%	2.7%	(% For Cost)	1995	1996
1994	149,700	2.7%	2.7%		1996	1997
1995	153,500	2.5%	2.5%		1997	1998
1996	158,960	3.6%	3.6%		1998	1999
1997	161,300	1.5%	1.5%		1999	2000
1998	163,900	1.6%	1.6%		2000	2001
1999	168,300	2.7%	2.7%		2001	2002
2000	174,000	3.4%	3.4%		2002	2003
2001	176,700	1.6%	1.6%		2003	2004
2002	180,900	2.4%	2.4%		2004	2005
2003	184,300	1.9%	1.9%		2005	2006
2004	190,300	3.3%	3.3%		2006	2007
2005	196,800	3.4%	3.4%		2007	2008
2006	201,800	2.5%	2.5%		2008	2009
2007	210,036	4.08%	4.1%		2009	2010
2008	210,728	0.1%	0.1%		2010	2011
2009	215,949	2.7%	2.7%		2011	2012
2010	219,179	1.5%	1.5%		2012	2013
2011	225,672	3.0%	3.0%		2013	2014
2012	229,601	1.7%	1.7%		2014	2015
2013	233,049	1.5%	1.5%		2015	2016
2014	234,812	0.8%	0.8%		2016	2017
2015	236,525	0.7%	0.7%		2017	2018
2016	241,432	2.1%	2.1%		2018	2019
2017	244,524	1.3%	1.3%		2019	2020
2018	251,213	1.9%	1.9%		2020	2021
2019	256,974	2.3%	2.3%		2021	2022
2020	260,474	1.4%	1.4%		2022	2023
2021	278,892	7.0%	5.0%		2023	2024
2022	296,797	6.3%	5.0%			



## LEVY

### WHEATON PARK DISTRICT

#### TAX LEVY WORKSHEET

2023 Tax Levy (rec'd in subsequent year)

Fund #	TAX FUND	Statutory Rate Limit (if applicable)	(A) 2022 Extended Figures (DuPage)	(B) 2023 Proposed Levy (A)+(C)	(C) Increase (Decrease)	% Increase/ Decrease (C)/(A)	Extended Tax Rate (B)/EAV
10	General	0.3500	5,062,798	5,426,998	364,200	7%	0.2068
20	Recreation	0.3700	5,008,680	5,372,880	364,200	7%	0.2047
22	Cosley Zoo	0.0700	1,074,255	1,274,255	200,000	19%	0.0485
24	Audit	0.0050	43,295	12,705	(30,590)	-71%	0.0005
23	Insurance Liability	None	541,186	658,561	117,375	22%	0.0251
26	Retirement-IMRF	None	246,240	191,240	(55,000)	-22%	0.0073
25	Retirement-Social Security	None	533,069	482,069	(51,000)	-10%	0.0184
	Aggregate Extension		12,509,522	13,418,708	909,185	7%	0.5112
	Aggregate Refunds	None	29,765	0	0	0%	-
21	SRA	0.0400	251,652	525,000	273,348	109%	0.0200
30	Bond & Interest-Limited	None	630,200	628,400	(1,800)	0%	0.0239
30	Annual Bonds-Limited						
	<b>Estimated</b>	None	1,987,381	2,120,060	132,679	7%	0.0808
			15,408,521	16,692,168	1,313,412	9%	0.6360

2023 LIMITING RATE		0.5112
<b>Numerator</b>		<b>Denominator</b>
Prior Year Levy	12,509,522	Prior Year EAV with an increase of -3.0% 2,624,753,761
CPI % Increase (Decrease)	5.0%	Prior Year New Constr. w/ change of 10.0% (55,474,781)
<b>Levy</b>	<b>13,134,998</b>	<b>Valuation</b> 2,569,278,980

## LEVY

### WHEATON PARK DISTRICT

#### TAX LEVY WORKSHEET

2024 Tax Levy (rec'd in subsequent year)

Fund #	TAX FUND	Statutory Rate Limit <small>(if applicable)</small>	(A)	(B)	(C)	% Increase/ Decrease <small>(C)/(A)</small>	Extended Tax Rate <small>(B)/EAV</small>
			2023 Extended Figures <small>(DuPage)</small>	2024 Proposed Levy <small>(A)+(C)</small>			
10	General	0.3500	5,426,998	5,265,398	(161,600)	-3%	0.1967
20	Recreation	0.3700	5,372,880	5,211,280	(161,600)	-3%	0.1947
22	Cosley Zoo	0.0700	1,274,255	1,324,255	50,000	4%	0.0495
24	Audit	0.0050	12,705	41,330	28,625	225%	0.0015
23	Insurance Liability	None	658,561	667,676	9,115	1%	0.0249
26	Retirement-IMRF	None	191,240	551,240	360,000	188%	0.0206
25	Retirement-Social Security	None	482,069	660,069	178,000	37%	0.0247
Aggregate Extension			13,418,707	13,721,247	302,540	2%	0.5125
21	SRA	0.0400	525,000	525,000	0	0%	0.0196
30	Bond & Interest-Limited	None	628,400	631,150	2,750	0%	0.0236
			14,572,107	14,877,397	305,290	2%	0.5557

2024 LIMITING RATE		0.5125	
Numerator		Denominator	
Prior Year Levy	13,134,998	Prior Year EAV with an increase of	2.0% 2,677,248,836
CPI % Increase (Decrease)	3.0%	Prior Year New Construction w/ a	1.4% (37,243,094)
Levy	13,529,048	Valuation	2,640,005,742

## LEVY

### WHEATON PARK DISTRICT

#### TAX LEVY WORKSHEET

2025 Tax Levy (rec'd in subsequent year)

Fund #	TAX FUND	Statutory (if applicable)	(A)	(B)	(C)	% Increase/ (C)/(A)	Extended Tax (B)/EAV
			2024 Extended (DuPage)	2025 Proposed Levy (A)+(C)			
10	General	0.3500	5,265,398	5,439,198	173,800	3%	0.1992
20	Recreation	0.3700	5,211,280	5,385,080	173,800	3%	0.1972
22	Cosley Zoo	0.0700	1,324,255	1,379,255	55,000	4%	0.0505
24	Audit	0.0050	41,330	37,790	(3,540)	-9%	0.0014
23	Insurance Liability	None	667,676	684,476	16,800	3%	0.0251
26	Retirement-IMRF	None	551,240	526,240	(25,000)	-5%	0.0193
25	Retirement-Social Security	None	660,069	678,069	18,000	3%	0.0248
Aggregate Extension			13,721,247	14,130,107	408,860	3%	0.5174
21	SRA	0.0400	525,000	525,000	0	0%	0.0192
30	Bond & Interest-Limited	None	631,150	628,300	(2,850)	0%	0.0230
			14,877,397	15,283,407	406,010	3%	0.5597

(B) LIMITING RATE		0.5174	
Numerator		Denominator	
Prior Year Levy	13,529,048	Prior Year EAV with an increase of	2.0% 2,730,793,813
CPI % Increase (Decrease)	3.0%	Prior Year New Construction w/ a	1.4% (37,753,678)
Levy	13,934,920	Valuation	2,693,040,135

## LEVY

### WHEATON PARK DISTRICT

#### TAX LEVY WORKSHEET

2026 Tax Levy (rec'd in subsequent year)

Fund #	TAX FUND	Statutory Rate Limit <small>(if applicable)</small>	(A) 2025 Extended Figures <small>(DuPage)</small>	(B) 2026 Proposed Levy <small>(A)+(C)</small>	(C) Increase (Decrease)	% Increase/ Decrease <small>(C)/(A)</small>	Extended Tax Rate <small>(B)/EAV</small>
10	General	0.3500	5,439,198	5,615,798	176,600	3%	0.2016
20	Recreation	0.3700	5,385,080	5,561,680	176,600	3%	0.1997
22	Cosley Zoo	0.0700	1,379,255	1,434,255	55,000	4%	0.0515
24	Audit	0.0050	37,790	40,035	2,245	6%	0.0014
23	Insurance Liability	None	684,476	704,976	20,500	3%	0.0253
26	Retirement-IMRF	None	526,240	524,240	(2,000)	0%	0.0188
25	Retirement-Social Security	None	678,069	680,069	2,000	0%	0.0244
	Aggregate Extension		14,130,107	14,561,052	430,945	3%	0.5228
21	SRA	0.0400	525,000	525,000	0	0%	0.0188
30	Bond & Interest-Limited	None	628,300	0	(628,300)	-100%	-
			15,283,407	15,086,052	(197,355)	-1%	0.5416

(B) LIMITING RATE		0.5228	
<b>Numerator</b>		<b>Denominator</b>	
Prior Year Levy	13,934,920	Prior Year EAV with an increase of	2.0% 2,785,409,689
CPI % Increase (Decrease)	3.0%	Prior Year New Construction w/ a	1.4% (39,844,266)
<b>Levy</b>	<b>14,352,967</b>	<b>Valuation</b>	<b>2,745,565,423</b>

## LEVY

### WHEATON PARK DISTRICT

#### TAX LEVY WORKSHEET

2027 Tax Levy (rec'd in subsequent year)

Fund #	TAX FUND	Statutory Rate Limit <small>(if applicable)</small>	(A) 2026 Extended Figures <small>(DuPage)</small>	(B) 2027 Proposed Levy <small>(A)+(C)</small>	(C) Increase (Decrease)	% Increase/ Decrease <small>(C)/(A)</small>	Extended Tax Rate <small>(B)/EAV</small>
10	General	0.3500	5,615,798	5,793,784	177,986	3%	0.2039
20	Recreation	0.3700	5,561,680	5,739,666	177,986	3%	0.2020
22	Cosley Zoo	0.0700	1,434,255	1,494,255	60,000	4%	0.0526
24	Audit	0.0050	40,035	41,435	1,400	3%	0.0015
23	Insurance Liability	None	704,976	725,396	20,420	3%	0.0255
26	Retirement-IMRF	None	524,240	528,240	4,000	1%	0.0186
25	Retirement-Social Security	None	680,069	683,069	3,000	0%	0.0240
	Aggregate Extension		14,561,052	15,005,844	444,792	3%	0.5282
21	SRA	0.0400	525,000	525,000	0	0%	0.0185
30	Bond & Interest-Limited	None	0	0	0	0%	-
			15,086,052	15,530,844	444,792	3%	0.5466

(B) LIMITING RATE		0.5282	
<b>Numerator</b>		<b>Denominator</b>	
Prior Year Levy	14,352,967	Prior Year EAV with an increase of	2.0% 2,841,117,883
CPI % Increase (Decrease)	3.0%	Prior Year New Construction w/ a	1.4% (42,050,620)
Levy	14,783,556	Valuation	2,799,067,263

## Liability

### LIABILITY INSURANCE FUND LEVY (Fund #23)

Levy Year:	2022	2023	2024	2025	2026	2027
Fiscal Year:	2023	2024	2025	2026	2027	2028
Spendable Fund Balance, Beginning of Year	290,906	298,762	319,709	329,058	337,752	347,450
Anticipated Revenue	543,530	660,319	667,388	684,104	704,501	724,819
Cash & Revenues	834,436	959,081	987,097	1,013,162	1,042,253	1,072,270
Less: Expenditures	535,674	639,372	658,039	675,410	694,803	714,807
Est. Fund Balance, End of Year	298,762	319,709	329,058	337,752	347,450	357,463
Fund Balance Goal (50% of Budgeted expenditures)	267,837	319,686	329,020	337,705	347,401	357,403
Excess (Deficit) of Fund Balance Goal	30,925	24	38	46	49	60
<b>REVENUE BREAKDOWN</b>						
Actual Extension or Proposed levy	541,186	658,561	667,676	684,476	704,976	725,396
Less: Uncollectibles	2,706	3,293	3,338	3,422	3,525	3,627
Subtotal	538,480	655,269	664,338	681,054	701,451	721,769
Miscellaneous Income	50	50	50	50	50	50
Interest	5,000	5,000	3,000	3,000	3,000	3,000
Anticipated Revenues	543,530	660,319	667,388	684,104	704,501	724,819
<b>EXPENDITURE BREAKDOWN</b>						
	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>	<u>Projected</u>
PDRMA	460,724	562,174	579,039	596,410	614,303	632,732
Unemployment	30,000	30,000	30,000	30,000	31,500	33,075
Background Checks/Physicals (from HR)	19,950	20,948	21,500	21,500	21,500	21,500
Other Expenditures (Supplies, etc)	25,000	26,250	27,500	27,500	27,500	27,500
Annual Expenditures	535,674	639,372	658,039	675,410	694,803	714,807
<b>PDRMA Annl Pmts (paid monthly)</b>						
	<u>2023</u>	<u>Budget</u>	<u>Prior Yr.</u>	<u>Prior Yr.</u>	<u>Prior Yr.</u>	<u>Prior Yr.</u>
	<u>from projections</u>	<u>Estimate</u>	<u>Estimate + 3%</u>	<u>Estimate + 3%</u>	<u>Estimate + 3%</u>	<u>Estimate + 3%</u>
Property coverage	151,514	178,208	183,554	189,061	194,733	200,575
Workers Comp	205,688	258,063	265,805	273,779	281,992	290,452
Public Liability	73,323	87,947	90,585	93,303	96,102	98,985
Employment Practices Liab.	25,754	32,401	33,373	34,374	35,405	36,468
Pollution Liability	4,445	5,555	5,722	5,893	6,070	6,252
Total PDRMA Premiums	460,724	562,174	579,039	596,410	614,303	632,732

The cash and investments goal of 50% is the maximum end of the established goal for the District. That goal was established when the District had a March 31 fiscal year end. Currently the fiscal year end is December 31, since this means that the 5 months of activity will have been incurred by this fund prior to receiving the current year's first tax installment, we have used the high end of the target in this analysis to assure adequate resources are available to meet the obligations of this fund.

## Audit

### AUDIT FUND LEVY (Fund #24)

Levy Year:	2022	2023	2024	2025	2026	2027
Fiscal Year:	2023	2024	2025	2026	2027	2028

26-Sep-23	<u>(Budgeted)</u>	<u>(Estimated)</u>	<u>(Estimated)</u>	<u>(Estimated)</u>	<u>(Estimated)</u>	<u>(Estimated)</u>
Fund Balance, Beginning of Year	23,662	40,141	17,732	19,755	19,256	19,836
Anticipated Revenue	43,478	13,041	41,523	38,001	40,235	41,628
Cash & Revenues	67,141	53,182	59,255	57,756	59,491	61,464
Less: Expenditures	27,000	35,450	39,500	38,500	39,655	40,845
Est. Fund Balance, End of Year	40,141	17,732	19,755	19,256	19,836	20,619
Fund Balance Goal (50% of budget)	13,500	17,725	19,750	19,250	19,828	20,422
Excess (Deficit) of Fund Balance Goal	26,641	7	5	6	8	197

### REVENUE BREAKDOWN

Proposed or actual levy	43,295	12,705	41,330	37,790	40,035	41,435
Less: Uncollectibles	0.5% 216	64	207	189	200	207
Subtotal	43,078	12,641	41,123	37,601	39,835	41,228
Interest	400	400	400	400	400	400
Anticipated Revenues	43,478	13,041	41,523	38,001	40,235	41,628

	2023	Estimated	Estimated	Estimated	Estimated	Estimated
EXPENDITURE BREAKDOWN	<u>from projections</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>Expenditures</u>
Salaries and Wages	0	500	500	500	515	530
Acctg. Services	0	500	500	500	515	530
Legal & Consulting	0	0	0	0	0	0
Audit Fees for Audit fund	27,000	34,450	38,500	37,500	38,625	39,784
	27,000	35,450	39,500	38,500	39,655	40,845

The cash and investments goal of 50% is the maximum end of the established goal for the District. That goal was established when the District had a March 31 fiscal year end. Currently the fiscal year end is December 31, since this means that the 5 months of activity will have been incurred by this fund prior to receiving the current year's first tax installment, we have used the high end of the target in this analysis to assure adequate resources are available to meet the obligations of this fund.

## FICA

### FICA FUND LEVY (Fund #25)

Levy Year:	2022	2023	2024	2025	2026	2027
Fiscal Year:	2023	2024	2025	2026	2027	2028

	<i>(Budgeted)</i>	<i>(Estimated)</i>	<i>(Estimated)</i>	<i>(Estimated)</i>	<i>(Estimated)</i>	<i>(Estimated)</i>
Fund Balance, Beginning of Year	559,418	522,756	374,438	384,422	394,307	400,573
Anticipated Revenue	646,403	597,158	774,418	794,521	798,748	804,015
Cash & Revenues	1,205,821	1,119,914	1,148,857	1,178,943	1,193,055	1,204,587
Less Expenditures	683,065	745,476	764,435	784,636	792,482	800,407
Est. Fund Balance, End of Year	522,756	374,438	384,422	394,307	400,573	404,180
Fund Balance Goal (50% of Budgeted expenditures)	341,533	372,738	382,218	392,318	396,241	400,204
Excess (Deficit) of Fund Balance Goal	181,223	1,701	2,204	1,989	4,331	3,976

<u>REVENUE BREAKDOWN</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>
Proposed or extended levy	533,069	482,069	660,069	678,069	680,069	683,069
Less: Uncollectibles 0.5%	2,665	2,410	3,300	3,390	3,400	3,415
Subtotal	530,403	479,658	656,768	674,678	676,668	679,653
CPVRT	110,000	107,500	109,650	111,843	114,080	116,361
Interest	6,000	10,000	8,000	8,000	8,000	8,000
Anticipated Revenues	646,403	597,158	774,418	794,521	798,748	804,015

<u>EXPENDITURE BREAKDOWN</u>	<u>2023</u>	<u>Estimated</u>	<u>Estimated</u>	<u>Estimated</u>	<u>Estimated</u>	<u>Estimated</u>
	<i>from projections</i>	<i>from budget</i>	<i>from budget</i>	<i>from budget</i>	<i>(prior yr + 1%)</i>	<i>(prior yr + 1%)</i>
FICA	683,065	745,476	764,435	784,636	792,482	800,407
Estimated expenditures	683,065	745,476	764,435	784,636	792,482	800,407

The cash and investments goal of 50% is the maximum end of the established goal for the District. That goal was established when the District had a March 31 fiscal year end. Currently the fiscal year end is December 31, since this means that the 5 months of activity will have been incurred by this fund prior to receiving the current year's first tax installment, we have used the high end of the target in this analysis to assure adequate resources are available to meet the obligations of this fund.



# IMRF

## IMRF FUND LEVY (Fund #26)

Levy Year:	2022	2023	2024	2025	2026	2027
Fiscal Year:	2023	2024	2025	2026	2027	2028

	<u>(Budgeted)</u>	<u>(Estimated)</u>	<u>(Estimated)</u>	<u>(Estimated)</u>	<u>(Estimated)</u>	<u>(Estimated)</u>
Fund Balance, Beginning of Year	595,142	473,392	261,639	310,971	320,075	323,082
Anticipated Revenue	361,009	307,784	666,134	643,452	643,698	649,960
Cash & Revenues	956,151	781,175	927,773	954,423	963,773	973,042
Less Expenditures	482,759	519,536	616,802	634,348	640,691	647,098
Est. Fund Balance, End of Year	473,392	261,639	310,971	320,075	323,082	325,943
Fund Balance Goal (50% of Budgeted expenditures)	241,380	259,768	308,401	317,174	320,346	323,549
Excess (Deficit) of Fund Balance Goal	232,012	1,871	2,570	2,901	2,736	2,394

<b>REVENUE BREAKDOWN</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
Proposed or extended levy	246,240	191,240	551,240	526,240	524,240	528,240
Less: Uncollectibles	0.5% 1,231	956	2,756	2,631	2,621	2,641
Subtotal	245,009	190,284	548,484	523,609	521,619	525,599
CPPRT	110,000	107,500	109,650	111,843	114,080	116,361
Interest	6,000	10,000	8,000	8,000	8,000	8,000
Anticipated Revenues	361,009	307,784	666,134	643,452	643,698	649,960

<b>EXPENDITURE BREAKDOWN</b>	<b>2023</b>	<b>Estimated</b>	<b>Estimated</b>	<b>Estimated</b>	<b>Estimated</b>	<b>Estimated</b>
	<i>from projections</i>	<i>from budget input</i>	<i>from budget input</i>	<i>from budget input</i>	<i>(prior yr + 1%)</i>	<i>(prior yr + 1%)</i>
IMRF	482,759	519,536	616,802	634,348	640,691	647,098
Estimated expenditures	482,759	519,536	616,802	634,348	640,691	647,098

The cash and investments goal of 50% is the maximum end of the established goal for the District. That goal was established when the District had a March 31 fiscal year end. Currently the fiscal year end is December 31, since this means that the 5 months of activity will have been incurred by this fund prior to receiving the current year's first tax installment, we have used the high end of the target in this analysis to assure adequate resources are available to meet the obligations of this fund.

September 14, 2023

Dear City of Wheaton Taxing District Representative,

Enclosed with this letter is an agenda for the Annual Joint Review Board Meeting to be held Monday, October 16, 2023, at 10:00 a.m. both in-person in the Gamon Room of the Wheaton City Hall, 303 W. Wesley Street and via Zoom as well as copies of the Annual Tax Increment Finance Reports for the City of Wheaton Main Street Redevelopment Area (TIF #2) and the Courthouse Square Redevelopment Area (TIF#3) in the format mandated by the State and our internal reports which are presented in an easier to read format.

I look forward to seeing you all at our meeting.

Sincerely,



James P. Kozik, AICP

Director of Planning & Economic Development



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

CITY COUNCIL: MICHAEL BARBIER | ERICA BRAY-PARKER | SCOTT BROWN | BRADLEY CLOUSING | LYNN ROBBINS | SCOTT WELLER



# **JOINT REVIEW BOARD MEETING AGENDA**

---

WHEATON CITY HALL, 303 W WESLEY STREET, WHEATON, ILLINOIS 60187

**CITY OF WHEATON**

**ANNUAL JOINT REVIEW BOARD MEETING**

**OCTOBER 16, 2023**

**10:00 A.M.**

**GAMON ROOM OF THE WHEATON CITY HALL, 303 W. WESLEY STREET, WHEATON, IL**

**AND VIA ZOOM**

Join Zoom Meeting  
<https://us02web.zoom.us/j/83475054967>

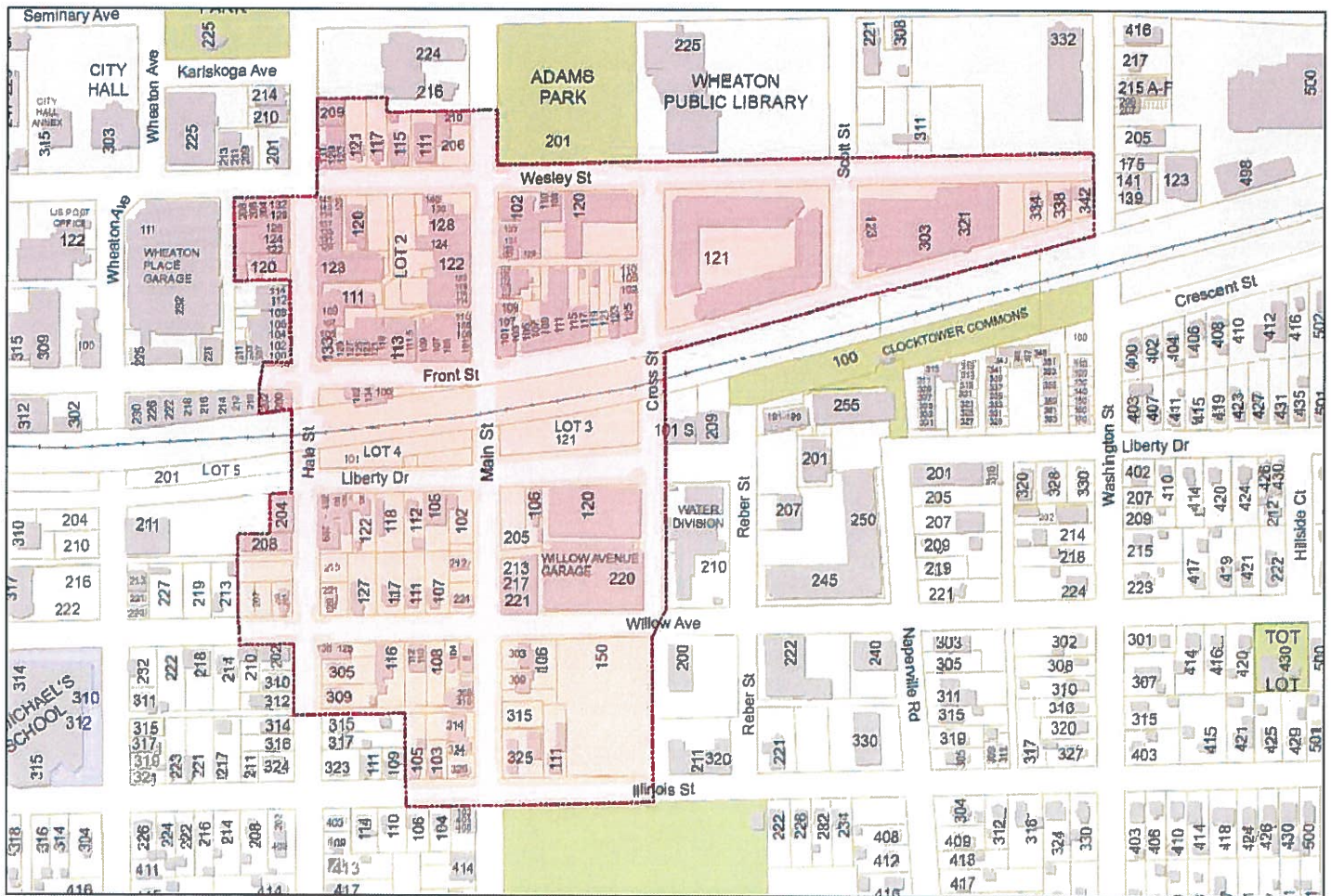
Meeting ID: 834 7505 4967  
Passcode: 458811

Dial by your location  
+1 312 626 6799 US (Chicago)

- I. Call to Order by Secretary.
  - II. Identification of Joint Review Board Taxing Body attendees.
  - III. Nomination and Appointment of Public Members.
  - IV. Nomination and Appointment of Chairman.
  - V. Approval of Agenda.
  - VI. Annual Reports – TIF# 2 and 3.
  - VII. Adjournment.
-

# CITY OF WHEATON

## Tax Increment Financing District Number Two Main Street Redevelopment Project Area



**Annual Report**  
**Fiscal Year 2022**  
**January 1, 2022 – December 31, 2022**

**City of Wheaton**  
**Tax Increment Financing District Number Two**  
**Main Street Redevelopment Project Area**  
**Annual Report**  
**Fiscal Year 2022**  
**January 1, 2022 – December 31, 2022**

---

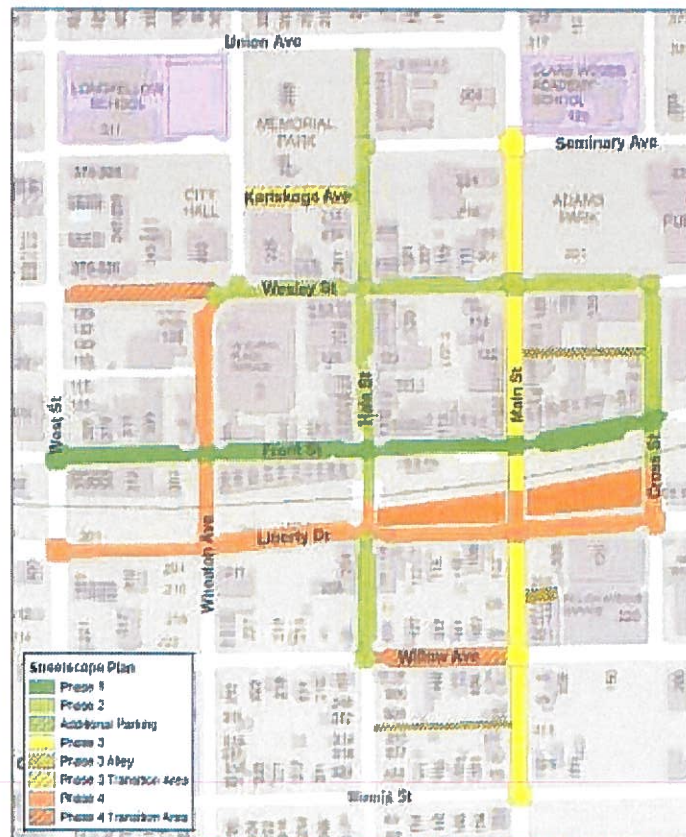
**TIF Establishment**

The City of Wheaton established Tax Increment Financing (TIF) District Number Two on December 6, 1999. A separate report analyzing the Main Street Redevelopment Project Area was completed by Teska Associates Inc. and provides the supporting details which led to the implementation of TIF District Number Two. The TIF expired on December 31, 2022. The 2021 Tax Levy, collected in 2022, was the last levy year for the TIF.

**Current Year Activity**

TIF District #2 expired and was terminated, as of December 31, 2022, by City ordinance on October 17, 2022. The termination of TIF District #2 allowed taxing districts to capture the incremental equalized assessed value (EAV) growth generated from redevelopment. However, the City kept TIF District #2 open for project area costs and obligations approved and incurred prior to the expiration date. The Downtown Streetscape project was substantially completed in 2022, with some work remaining to be completed in 2023.

**Downtown Streetscape Plan**



The City also provided funding to business owners for 13 redevelopment grants as part of an incentive program for the rehabilitation of property in the redevelopment area. In addition, funding was provided to the Downtown Wheaton Association for marketing and management purposes.



## **Financial Activity**

### **Total Revenues and Expenditures to Date**

Total revenues of \$51.0 million have exceeded total expenditures of \$50.5 million in the amount of \$0.5 million through December 31, 2022. Total revenues to date include \$33.5 million from property tax increment, \$6.0 million for bond proceeds, \$5.6 million for Transfers from TIF District #1, \$2.8 million for miscellaneous revenues, \$2.5 million for Transfers from TIF District #3, and \$0.6 million for investment income. Total expenditures to date include \$29.9 million for construction, \$7.5 million for debt service, \$4.8 million for redevelopment programs, \$3.6 million for land acquisitions, \$2.6 million for contractual services, and \$2.1 million in other expenditures.

#### **Revenues vs. Expenditures Inception to December 31, 2022**

<b>Revenues</b>	
Property Tax Increment	\$ 33,530,758
Bond Proceeds	5,988,136
Transfer from TIF 1	5,607,922
Miscellaneous	2,840,769
Transfer from TIF 3	2,456,257
Investment Income	627,328
<b>Total Revenues</b>	<b>\$ 51,051,170</b>
<b>Expenditures</b>	
Construction Costs	\$ 29,930,142
Debt Service	7,470,222
Redevelopment Programs	4,763,460
Land Purchase	3,633,974
Contractual Services	2,609,962
Miscellaneous	1,242,914
Interest Expense	571,874
Consultant Services	313,410
<b>Total Expenditures</b>	<b>\$ 50,535,958</b>
<b>Revenues over/(under)</b>	
<b>Expenditures</b>	<b>\$ 515,212</b>

### **Fiscal Year 2022 Revenues and Expenditures**

Total revenues for fiscal year 2022 were \$3.7 million, consisting of incremental property tax revenue of \$2.6 million, \$1.1 million for the Transfer from TIF District #3, \$27,662 in miscellaneous revenue, and \$1,614 of investment income. Expenditures totaled \$3.3 million, including \$2.1 million in construction costs for the Downtown Streetscape Project, \$1.0 million for reimbursing the Water and Sanitary Sewer Funds for utility work performed within the TIF, \$138,484 for contractual services, and \$61,386 for redevelopment programs.

#### **Revenues vs. Expenditures Fiscal Year 2022**

<b>Revenues</b>	
Property Tax Increment	\$ 2,588,656
Transfer from TIF 3	1,106,257
Miscellaneous	27,662
Investment Income	1,614
<b>Total Revenues</b>	<b>\$ 3,724,189</b>
<b>Expenditures</b>	
Construction Costs	\$ 2,127,620
Miscellaneous	1,014,878
Contractual Services	138,484
Redevelopment Programs	61,386
<b>Total Expenditures</b>	<b>\$ 3,342,368</b>
<b>Revenues over/(under)</b>	
<b>Expenditures</b>	<b>\$ 381,821</b>

## Debt Service

In fiscal year 2007/08, the City issued General Obligation Bond Series 2007 in the amount of \$5,900,000 to construct a 400-space public parking deck at Willow Avenue and Cross Street within the TIF District. The parking structure and related debt were accounted for in the City's Parking Fund. TIF District #2 incremental property tax revenue was used to pay the annual debt service. During fiscal year 2017/18, the debt was retired. There are no remaining debt issues outstanding in the TIF.

## Property Acquisition Analysis

Five separate parcels have been purchased by the City. The properties reside within a three-block area selected as a development site in the TIF District. The property at 315 S. Main Street was purchased for \$600,000 in fiscal year 1999/00 and the property at 120 E. Liberty Drive was purchased for \$1,000,000 in fiscal year 2002/03. A parcel of land on the north side of Willow Avenue was purchased for \$1,375,000 in fiscal year 2006/07. In fiscal year 2008/09, the property at 109 N Main St was purchased for \$300,592 and the property at 111-113 N Main St was purchased for \$350,690. In fiscal year 2011/12, the property at 109 N Main St was sold for \$198,022. In fiscal year 2014/15, the property at 111-113 N Main St was sold for \$156,983. In fiscal year 2022, there was no property purchased or sold.

### Property Acquisition

Property	Purchase Price	Sale Price To Developer	Net Profit/(Loss) On Sale
311-315 S Main St	\$ 600,000	N/A	N/A
120 E Liberty Dr	\$ 1,000,000	N/A	N/A
114 & 124 Willow Ave	\$ 1,375,000	N/A	N/A
109 N Main St	\$ 300,592	\$ 198,022	\$ (102,570)
111-113 N Main St	\$ 350,690	\$ 156,983	\$ (193,707)
<b>Totals</b>	<b>\$ 3,626,282</b>	<b>\$ 355,005</b>	<b>\$ (296,277)</b>

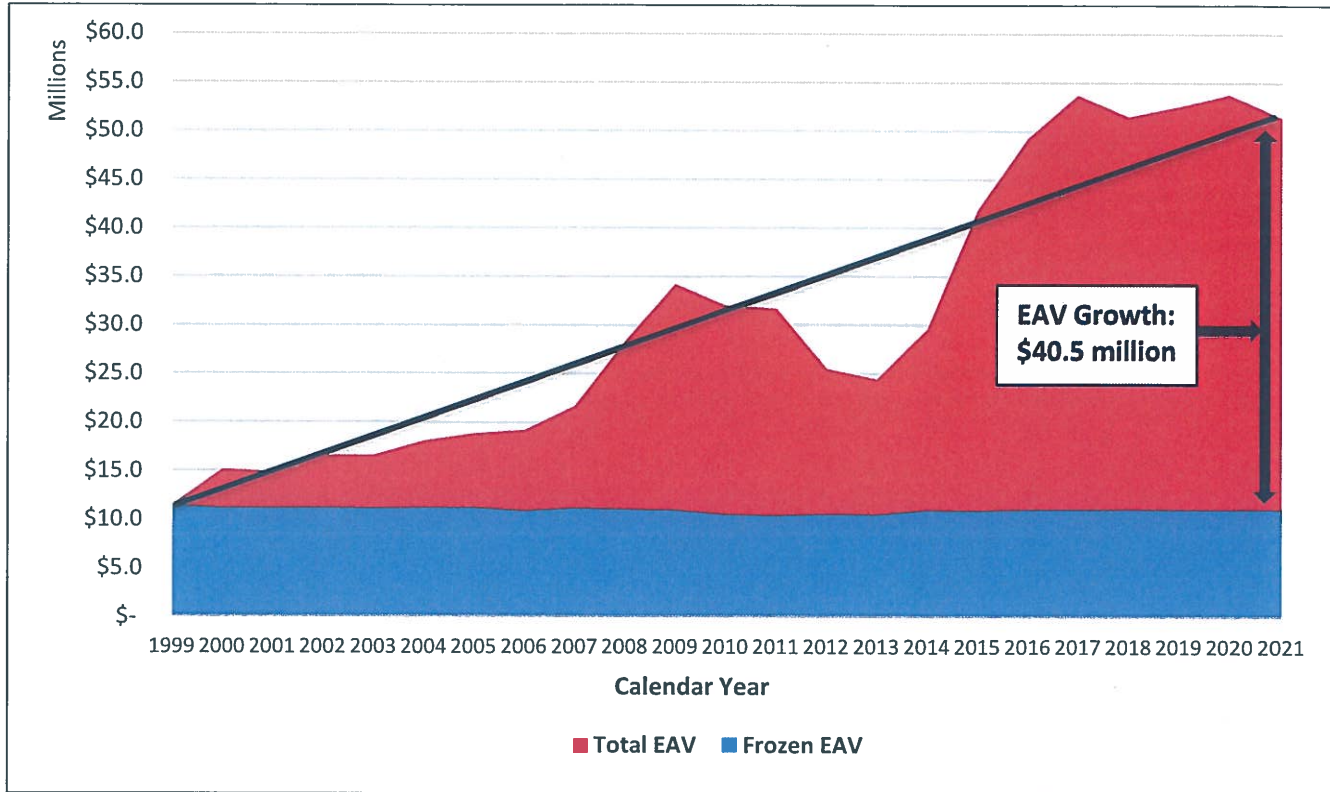
## Equalized Assessed Value and Incremental Property Tax Revenues

The TIF's initial frozen Equalized Assessed Valuation (EAV) in 1999 was certified by the County Clerk at \$11.5 million.

- 2021 Total EAV: \$51.5 million; a decrease of \$2.3 million (or -4.3%) from the 2020 EAV. The Wheaton 121 property tax assessment appeals (2019 and 2020 levy years) was the main contributing factor for the reduction in the 2021 EAV, which reduced the EAV by \$2.7 million.
- 2021 Incremental EAV: \$40.5 million.
- 2021 Incremental Property Tax Revenue: \$2.6 million; a decrease of \$0.6 million from the prior year. The Wheaton 121 property tax assessment appeals reduction resulted in a \$0.4 million property tax refund (for the 2019 and 2020 levy years) and corresponding \$0.2 million reduction (2021 levy year) in incremental property tax revenue in fiscal year 2022.

The following charts provide a history of the EAV and Incremental Property Tax Revenues.

**Equalized Assessed Value (EAV)  
1999 - 2021**



**EAV and Incremental Property Tax Revenues  
Levy Years 1999 – 2021**

Levy Year	Budget Year	Total EAV	EAV \$ Change	EAV % Change	Incremental EAV	Incremental Tax Revenue	Incremental Tax Revenue \$ Change
Initial		\$ 11,544,870					
1999	2000/01	\$ 11,561,450	\$ 16,580	0.1%	\$ 136,420	\$ 10,558	
2000	2001/02	\$ 15,175,010	\$ 3,613,560	31.3%	\$ 3,988,020	\$ 318,235	\$ 307,677
2001	2002/03	\$ 14,915,578	\$ (259,432)	-1.7%	\$ 3,751,858	\$ 296,636	\$ (21,599)
2002	2003/04	\$ 16,616,330	\$ 1,700,752	11.4%	\$ 5,402,180	\$ 407,958	\$ 111,322
2003	2004/05	\$ 16,641,513	\$ 25,183	0.2%	\$ 5,495,170	\$ 412,118	\$ 4,160
2004	2005/06	\$ 18,104,960	\$ 1,463,447	8.8%	\$ 6,889,270	\$ 402,643	\$ (9,475)
2005	2006/07	\$ 18,879,460	\$ 774,500	4.3%	\$ 7,671,130	\$ 554,598	\$ 151,955
2006	2007/08	\$ 19,216,770	\$ 337,310	1.8%	\$ 8,322,480	\$ 587,245	\$ 32,647
2007	2008/09	\$ 21,719,060	\$ 2,502,290	13.0%	\$ 10,552,900	\$ 707,891	\$ 120,646
2008	2009/10	\$ 28,411,620	\$ 6,692,560	30.8%	\$ 17,338,680	\$ 1,136,772	\$ 428,881
2009	2010/11	\$ 34,288,670	\$ 5,877,050	20.7%	\$ 23,314,730	\$ 1,588,190	\$ 451,418
2010	2011/12	\$ 32,082,080	\$ (2,206,590)	-6.4%	\$ 21,526,050	\$ 1,587,096	\$ (1,094)
2011	2012/13	\$ 31,766,620	\$ (315,460)	-1.0%	\$ 21,321,106	\$ 1,550,505	\$ (36,591)
2012	2013/14	\$ 25,606,600	\$ (6,160,020)	-19.4%	\$ 15,039,790	\$ 322,659 (1)	\$ (1,227,846)
2013	2014/15	\$ 24,512,300	\$ (1,094,300)	-4.3%	\$ 13,956,210	\$ 1,172,308	\$ 849,649
2014	2015/16	\$ 29,650,290	\$ 5,137,990	21.0%	\$ 18,661,661	\$ 1,605,804	\$ 433,496
2015	2016/17	\$ 41,890,100	\$ 12,239,810	41.3%	\$ 30,921,261	\$ 2,612,492	\$ 1,006,688
2016	2017/18	\$ 49,418,950	\$ 7,528,850	18.0%	\$ 38,343,291	\$ 3,059,352	\$ 446,860
2017	SY 2018	\$ 53,762,050	\$ 4,343,100	8.8%	\$ 42,672,391	\$ 3,290,159	\$ 230,807
2018	2019	\$ 51,605,880	\$ (2,156,170)	-4.0%	\$ 40,502,941	\$ 3,017,451	\$ (272,708)
2019	2020	\$ 52,639,280	\$ 1,033,400	2.0%	\$ 41,574,551	\$ 3,134,874	\$ 117,423
2020	2021	\$ 53,838,035	\$ 1,198,755	2.3%	\$ 42,773,516	\$ 3,166,558	\$ 31,684
2021	2022	\$ 51,538,318	\$ (2,299,717)	-4.3%	\$ 40,466,719	\$ 2,588,656 (2)	\$ (577,902)

(1) 2012 Incremental tax revenue reduction due to large property tax refund for years 2009 to 2011.  
(2) 2021 Incremental tax revenue reduction due to large property tax refund for years 2019 to 2020.



## Redevelopment Projects

The following table shows the private and public investments for redevelopment projects and infrastructure improvements within the TIF District.

**Schedule of Private and Public Investments  
December 31, 2022**

Project No.	Project	Private Investment	Public Investment	Total Investment
1	South Main Street	\$ -	\$ 1,719,014	\$ 1,719,014
2	Façade Grant Program	1,362,721	292,117	1,654,838
3	Tom's Price Agreement	3,700,000	1,626,247	5,326,247
4	Other Grant Programs	1,774,555	681,137	2,455,692
5	James D Atten Building Rehab	300,000	353,880	653,880
6	Winona Properties	397,005	294,999	692,004
7	Wheaton Property Partners	27,339,406	6,036,500	33,375,906
8	Wheaton 121	64,203,817	333,173	64,536,990
9	Downtown Streetscape	-	24,910,262	24,910,262
<b>Totals</b>		<b>\$ 99,077,504</b>	<b>\$ 36,247,329</b>	<b>\$ 135,324,833</b>

**Project 1 - South Main Street (315 S. Main Street).** This project represented the acquisition of several parcels of property within the redevelopment project area that the City Council determined to be necessary to implement the redevelopment plan.

**Project 2 - Façade Grant Program.** This program provided financial assistance for façade improvements to buildings within the redevelopment project area. This project achieved the goal of maintaining and diversifying the existing economic base of the community by the utilization of an incentive program that stimulated private development and improved existing properties and businesses in the central business district area. A total of 66 façade grants were provided to business owners.

**Project 3 - Tom's Price Agreement (303 E. Front Street).** This project provided financial assistance to allow a destination business located within the redevelopment project area to expand. This project achieved the goal of maintaining and diversifying the existing economic base of the community by the utilization of an incentive program that stimulated private development and improved existing properties and businesses in the central business district area.



**Project 4 - Other Grant Programs.** This program provided financial assistance to business owners for other redevelopment grants (retail, sign, awning, and architectural) within the redevelopment project area. This project achieved the goal of maintaining and diversifying the existing economic base of the community by the utilization of an incentive program that stimulated private development and improved existing properties and businesses in the central business district area. A total of 71 retail grants, 34 sign grants, 19 awning grants, and 16 architectural grants were provided to business owners.

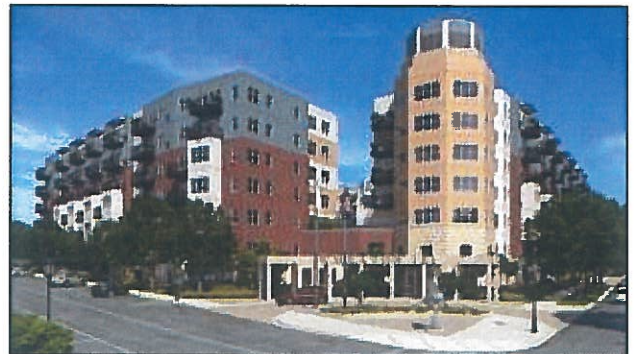
**Project 5 - James D. Atten Building Rehab (112-118 N. Main Street).** This project provided financial assistance to allow an existing mixed-use building located within the redevelopment project area to be renovated. This project achieved the goal of maintaining and diversifying the existing economic base of the community by the utilization of an incentive program that stimulated private development and improved existing properties and businesses in the central business district area.

**Project 6 - Winona Properties (121-127 W. Front Street).** This project provided financial assistance to allow an existing mixed-use building located within the redevelopment project area to be renovated. This project achieved the goal of maintaining and diversifying the existing economic base of the community by the utilization of an incentive program that stimulated private development and improved existing properties and businesses in the central business district area.

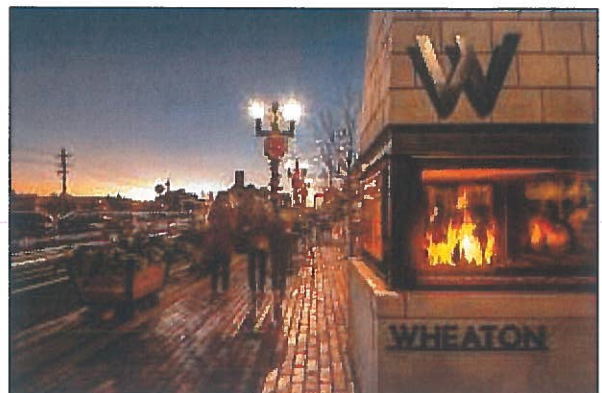
**Project 7 - Wheaton Property Partners (120 E. Liberty Drive).** This project provided financial assistance to allow the construction of a large class A mixed use building located within the redevelopment project area. This project achieved the goal of maintaining and diversifying the existing economic base of the community by the utilization of an incentive program that stimulated private development and provided a new office development in the Wheaton Central Planning Area.



**Project 8 - Wheaton 121.** This project provided financial assistance for certain public improvements to allow the construction of a 306-unit luxury residential apartment development located within the redevelopment project area. This project achieved the goal of maintaining and diversifying the existing economic base of the community by providing additional multiple family dwellings within the Wheaton Central Planning Area.



- **Project 9 - Downtown Streetscape.** The Downtown Strategic and Streetscape Plan created a redevelopment framework that would make the City a destination for tourists and a more attractive place to live and locate a business. The Downtown Streetscape Project is a \$35.7 million multi-year infrastructure project that brought updates and improvements to underground utilities, roadways, lighting, and signage while creating wider, more pedestrian-friendly sidewalks throughout downtown Wheaton. TIF #2 is projected to provide \$25.4 million in funding for the project.



### **TIF Financial Projections**

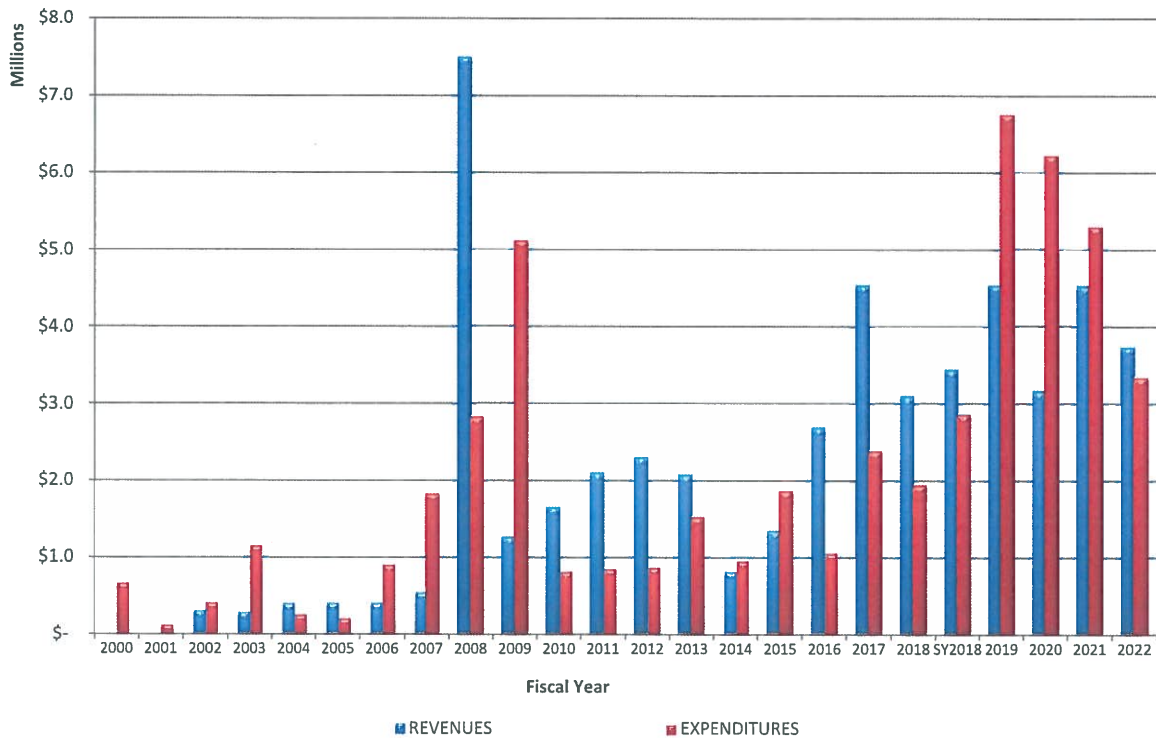
The end of this report includes a schedule of actual incremental property tax revenues collected and the projected remaining expenditures (\$0.5 million) contracted for the Downtown Strategic Plan and Streetscape Plan prior to the expiration of the TIF. At the end of the TIF, it is anticipated there will be no fund balance remaining.

The remaining pages of the report provides detailed financial schedules for the TIF.

# Tax Increment Financing District Number Two Main Street Redevelopment Project Area December 31, 2022

---

## Revenues versus Expenditures



**City of Wheaton  
TIF District Number Two  
Main Street Redevelopment Project Area  
Revenues vs Expenditures  
December 31, 2022**

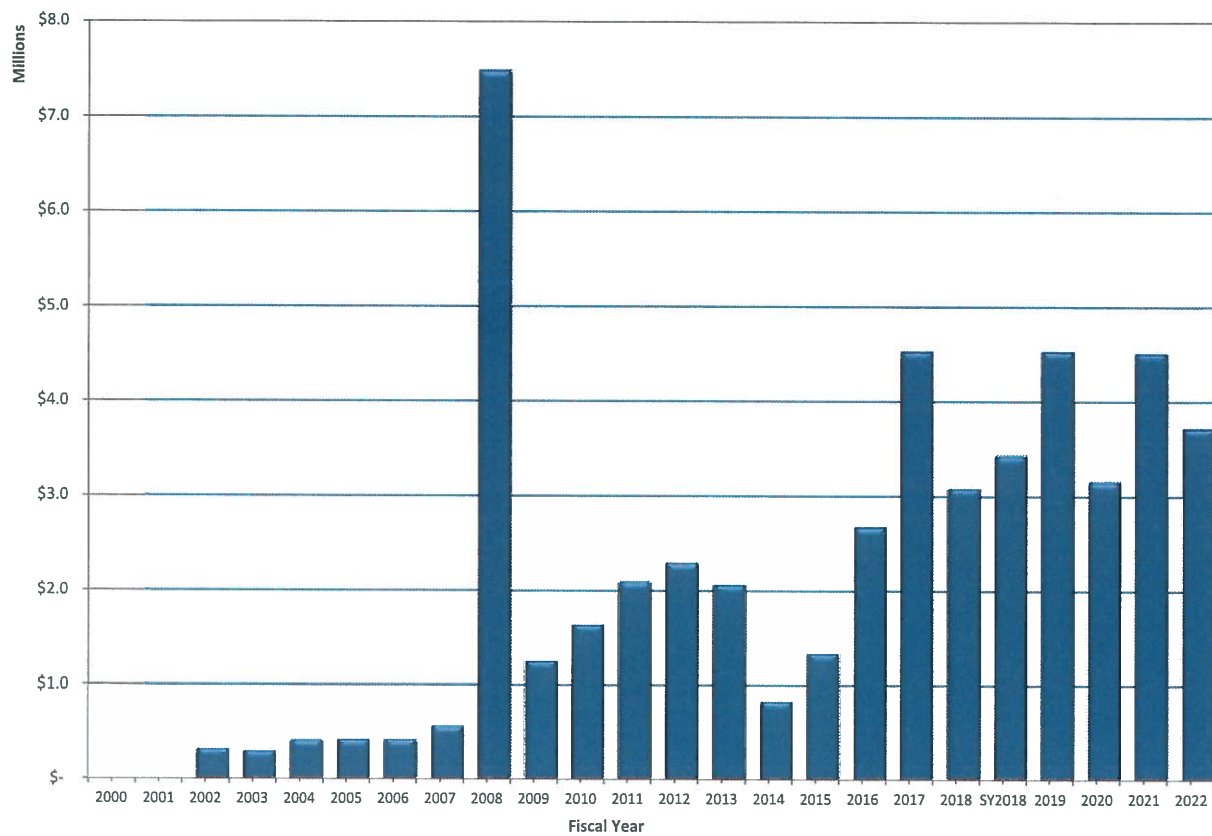
	<b>Totals thru 12/31/2021</b>	<b>Fiscal Year 2022</b>	<b>Totals thru 12/31/2022</b>
<b>Revenues</b>			
Property Tax Increment	\$ 30,942,102	\$ 2,588,656	\$ 33,530,758
Bond Proceeds	5,988,136	-	5,988,136
Investment Income	625,714	1,614	627,328
Transfer from TIF 1	5,607,922	-	5,607,922
Transfer from TIF 3	1,350,000	1,106,257	2,456,257
Miscellaneous	2,813,107	27,662	2,840,769
<b>Total Revenues</b>	<b>\$ 47,326,981</b>	<b>\$ 3,724,189</b>	<b>\$ 51,051,170</b>
<b>Expenditures</b>			
Contractual Services	\$ 2,471,478	\$ 138,484	\$ 2,609,962
Consultant Services	313,410	-	313,410
Land Purchase	3,633,974	-	3,633,974
Interest Expense	571,874	-	571,874
Construction Costs	27,802,522	2,127,620	29,930,142
Redevelopment Programs	4,702,074	61,386	4,763,460
Miscellaneous	228,036	1,014,878	1,242,914
Debt Service	7,470,222	-	7,470,222
<b>Total Expenditures</b>	<b>\$ 47,193,590</b>	<b>\$ 3,342,368</b>	<b>\$ 50,535,958</b>
<b>Revenues over/(under) Expenditures</b>	<b>\$ 133,391</b>	<b>\$ 381,821</b>	<b>\$ 515,212</b>



# Tax Increment Financing District Number Two Main Street Redevelopment Project Area December 31, 2022

---

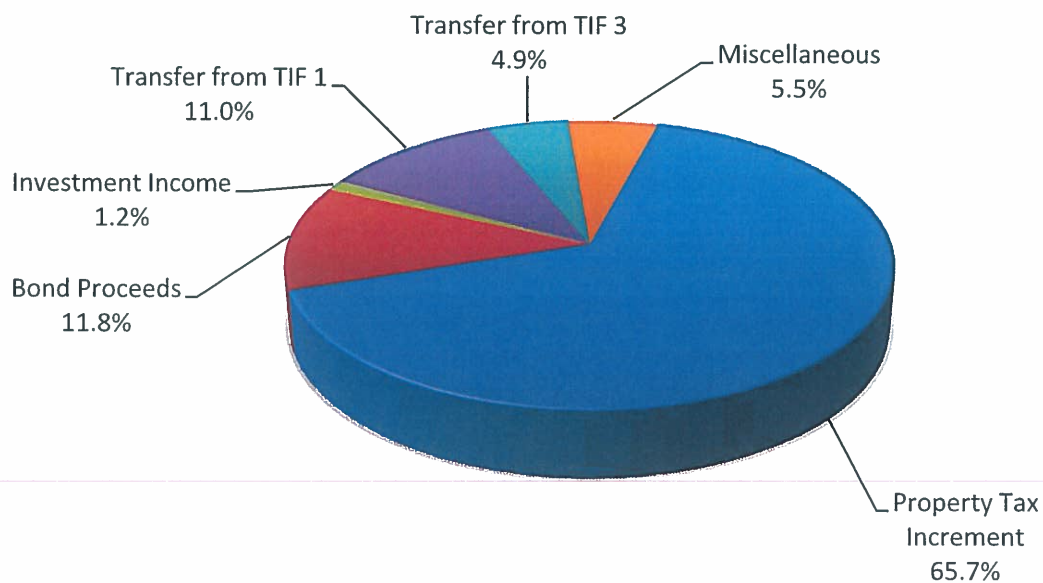
## Revenues



**City of Wheaton  
TIF District Number Two  
Main Street Redevelopment Project Area  
Revenues  
December 31, 2022**

	Totals thru 12/31/2021	Fiscal Year 2022	Totals thru 12/31/2022
Property Tax Increment	\$ 30,942,102	\$ 2,588,656	\$ 33,530,758
Bond Proceeds	5,988,136	-	5,988,136
Investment Income	625,714	1,614	627,328
Transfer from TIF 1	5,607,922	-	5,607,922
Transfer from TIF 3	1,350,000	1,106,257	2,456,257
Miscellaneous	2,813,107	27,662	2,840,769
<b>Total Revenues</b>	<b>\$ 47,326,981</b>	<b>\$ 3,724,189</b>	<b>\$ 51,051,170</b>

**Main Street Redevelopment Project Area  
Revenues by Type**

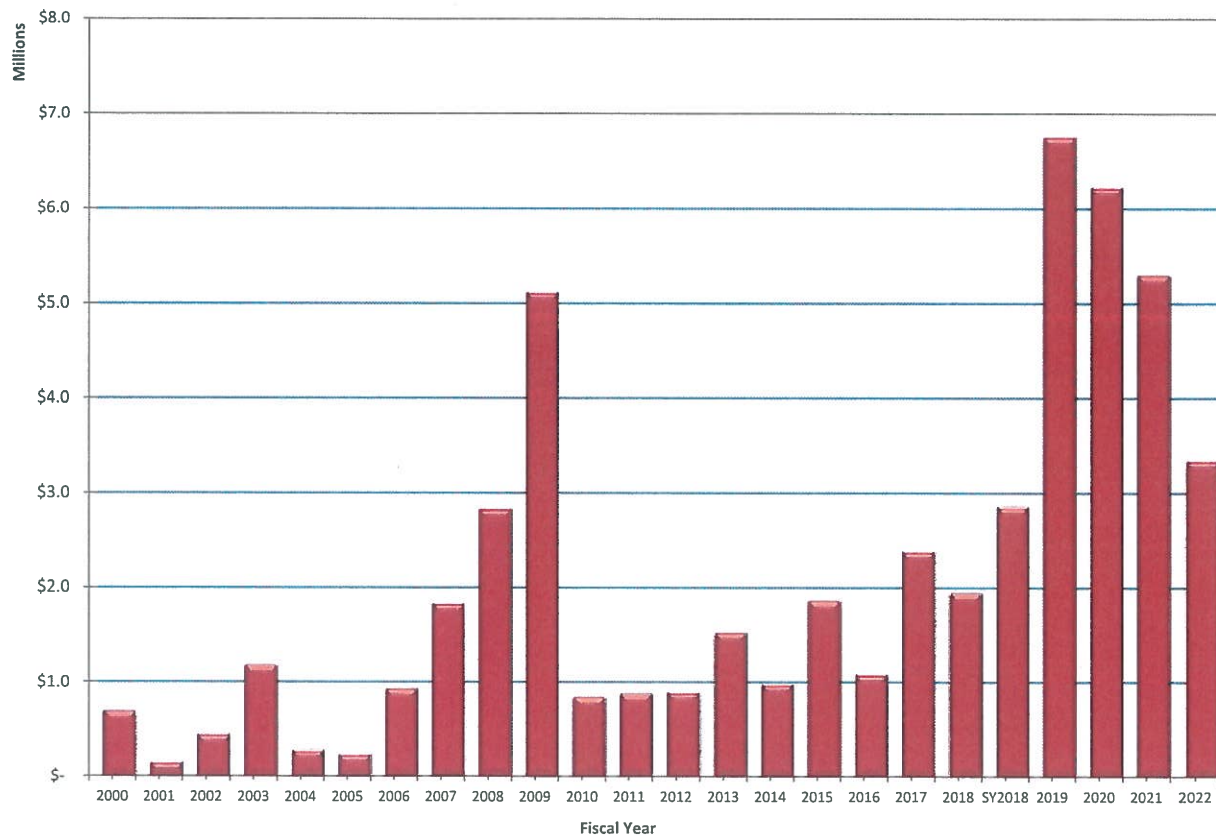




# Tax Increment Financing District Number Two Main Street Redevelopment Project Area December 31, 2022

---

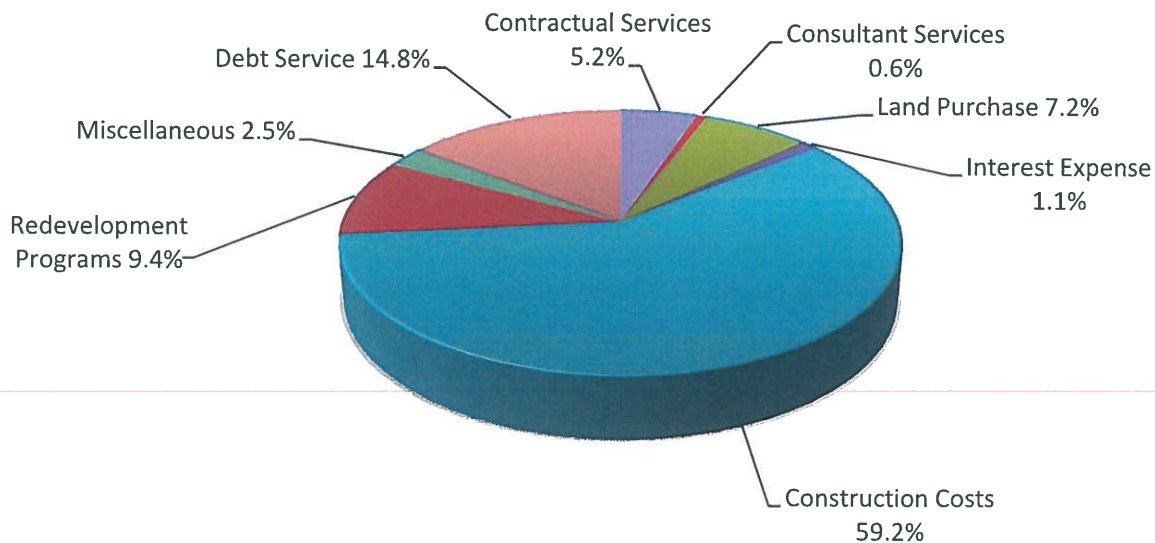
## Expenditures



**City of Wheaton  
TIF District Number Two  
Main Street Redevelopment Project Area  
Expenditures  
December 31, 2022**

	Totals thru 12/31/2021	Fiscal Year 2022	Totals thru 12/31/2022
Contractual Services	\$ 2,471,478	\$ 138,484	\$ 2,609,962
Consultant Services	313,410	-	313,410
Land Purchase	3,633,974	-	3,633,974
Interest Expense	571,874	-	571,874
Construction Costs	27,802,522	2,127,620	29,930,142
Redevelopment Programs	4,702,074	61,386	4,763,460
Miscellaneous	228,036	1,014,878	1,242,914
Debt Service	7,470,222	-	7,470,222
<b>Total Expenditures</b>	<b>\$ 47,193,590</b>	<b>\$ 3,342,368</b>	<b>\$ 50,535,958</b>

**Main Street Redevelopment Project Area  
Expenditures by Type**



**Tax Increment Financing  
District Number Two  
Main Street Redevelopment Project Area  
December 31, 2022**

---

**Projections:**

- **Incremental Property Tax Revenues – Actual**
- **Revenue and Expenditure Projections**

City of Wheaton  
TIF District Number Two  
Main Street Redevelopment Project Area  
Incremental Tax Revenues  
Actual  
December 31, 2022

TIF Year	Tax Levy Year	Tax Collection Year	Budget Year	Total EAV	Wheaton 121 EAV Change	Total EAV \$ Change	Total EAV % Change	Frozen EAV	Incremental EAV	Incremental EAV % Change	Total Incremental Property Tax Revenues	Collected Incremental Property Tax Revenues	Blended Tax Rate (1)
Initial Valuation:				\$ 11,544,870									
Actual													
1	1999	2000	2000/01	\$ 11,561,450	\$	16,580	0.1%	\$ 11,425,030	\$ 136,420	0.0%	\$ 10,558	\$ 10,558	\$ 7.7393
2	2000	2001	2001/02	15,175,010		3,613,560	31.3%	11,186,990	3,988,020	2823.3%	321,579	318,235	8.0636
3	2001	2002	2002/03	14,915,578		(259,432)	-1.7%	11,163,720	3,751,858	-5.9%	296,636	296,636	7.9064
4	2002	2003	2003/04	16,616,330		1,700,752	11.4%	11,214,150	5,402,180	44.0%	407,959	407,958	7.5517
5	2003	2004	2004/05	16,641,513		25,183	0.2%	11,146,343	5,495,170	1.7%	412,118	412,118	7.4996
6	2004	2005	2005/06	18,104,960		1,463,447	8.8%	11,215,690	6,889,270	25.4%	503,879	402,643	7.3140
7	2005	2006	2006/07	18,879,460		774,500	4.3%	11,208,330	7,671,130	11.3%	554,598	554,598	7.2297
8	2006	2007	2007/08	19,216,770		337,310	1.8%	10,894,290	8,322,480	8.5%	587,467	587,467	7.0588
9	2007	2008	2008/09	21,719,060		2,502,290	13.0%	11,166,160	10,552,900	26.8%	718,454	707,891	6.8081
10	2008	2009	2009/10	28,411,620		6,692,560	30.8%	11,072,940	17,338,680	64.3%	1,180,290	1,136,772	6.8073
11	2009	2010	2010/11	34,288,670		5,877,050	20.7%	10,973,940	23,314,730	34.5%	1,625,516	1,588,190	6.9721
12	2010	2011	2011/12	32,082,080		(2,206,590)	-6.4%	10,556,030	21,526,050	-7.7%	1,588,542	1,587,096	7.3796
13	2011	2012	2012/13	31,766,620		(315,460)	-1.0%	10,445,514	21,321,106	-1.0%	1,572,581	1,550,505	7.3757
14	2012	2013	2013/14	25,606,600		(6,160,020)	-19.4%	10,566,810	15,039,790	-29.5%	1,208,025	322,659 (2)	8.0322
15	2013	2014	2014/15	24,512,300		(1,094,300)	-4.3%	10,556,090	13,956,210	-7.2%	1,193,445	1,172,308	8.5514
16	2014	2015	2015/16	29,650,290	4,405,060	5,137,990	21.0%	10,988,629	18,661,661	33.7%	1,620,995	1,605,804	8.6862
17	2015	2016	2016/17	41,890,100	10,971,020	12,239,810	41.3%	10,968,839	30,921,261	65.7%	2,612,492	2,612,492	8.4489
18	2016	2017	2017/18	49,418,950	6,407,130	7,528,850	18.0%	11,075,659	38,343,291	24.0%	3,059,352	3,059,352	7.9788
19	2017	2018	SY 2018	53,762,050	3,666,670	4,343,100	8.8%	11,089,659	42,672,391	11.3%	3,303,904	3,290,159	7.7425
20	2018	2019	2019	51,605,880	(2,669,070)	(2,156,170)	-4.0%	11,102,939	40,502,941	-5.1%	3,095,253	3,017,451	7.6420
21	2019	2020	2020	52,639,280	527,950	1,033,400	2.0%	11,064,729	41,574,551	2.6%	3,134,875	3,134,874	7.5404
22	2020	2021	2021	53,838,035	664,650	1,198,755	2.3%	11,064,519	42,773,516	2.9%	3,166,558	3,166,558	7.4031
23	2021	2022	2022	51,538,318	(2,692,450)	(2,299,717)	-4.3%	11,071,599	40,466,719	-5.4%	2,975,188	2,588,656 (3)	7.3522
Grand Total											\$ 35,150,264	\$ 33,530,758	

Notes:

(1) Blended Tax Rate:

Due to multiple tax codes in the TIF District, the tax rate is calculated based on Incremental EAV and Total Incremental Property Tax Revenues extended.

(2) Fiscal Year 2013/14 Collected Incremental Property Tax Revenue:

Fiscal Year 2013/14 decrease in collected property tax revenues is due to the 120 E Liberty property tax assessment appeal reduction and the corresponding property tax refund of \$866,228 for levy years 2009-2011.

(3) Fiscal Year 2022 Collected Incremental Property Tax Revenue:

Fiscal Year 2022 decrease in collected property tax revenues is due to the 121 N Cross property tax assessment appeal reduction and the corresponding property tax refund of \$361,413 for levy years 2019-2020.

**City of Wheaton**  
**TIF District Number Two**  
**Main Street Redevelopment Project**  
**Revenue and Expenditure Projections**  
**December 31, 2022**

Budget Year	Revenues			Expenditures			Annual Surplus/(Deficit)	Cumulative Surplus/(Deficit)
	Incremental Tax Revenues	Interest Income	Total Revenues	Downtown Strategic Plan	Other Exp.	Total Expenditures		
2023	\$ -	\$ 1,000	\$ 1,000	\$ 516,212	\$ -	\$ 516,212	\$ (515,212)	\$ 515,212
<b>Totals</b>	<b>\$ -</b>	<b>\$ 1,000</b>	<b>\$ 1,000</b>	<b>\$ 516,212</b>	<b>\$ -</b>	<b>\$ 516,212</b>	<b>\$ (515,212)</b>	<b>\$ -</b>

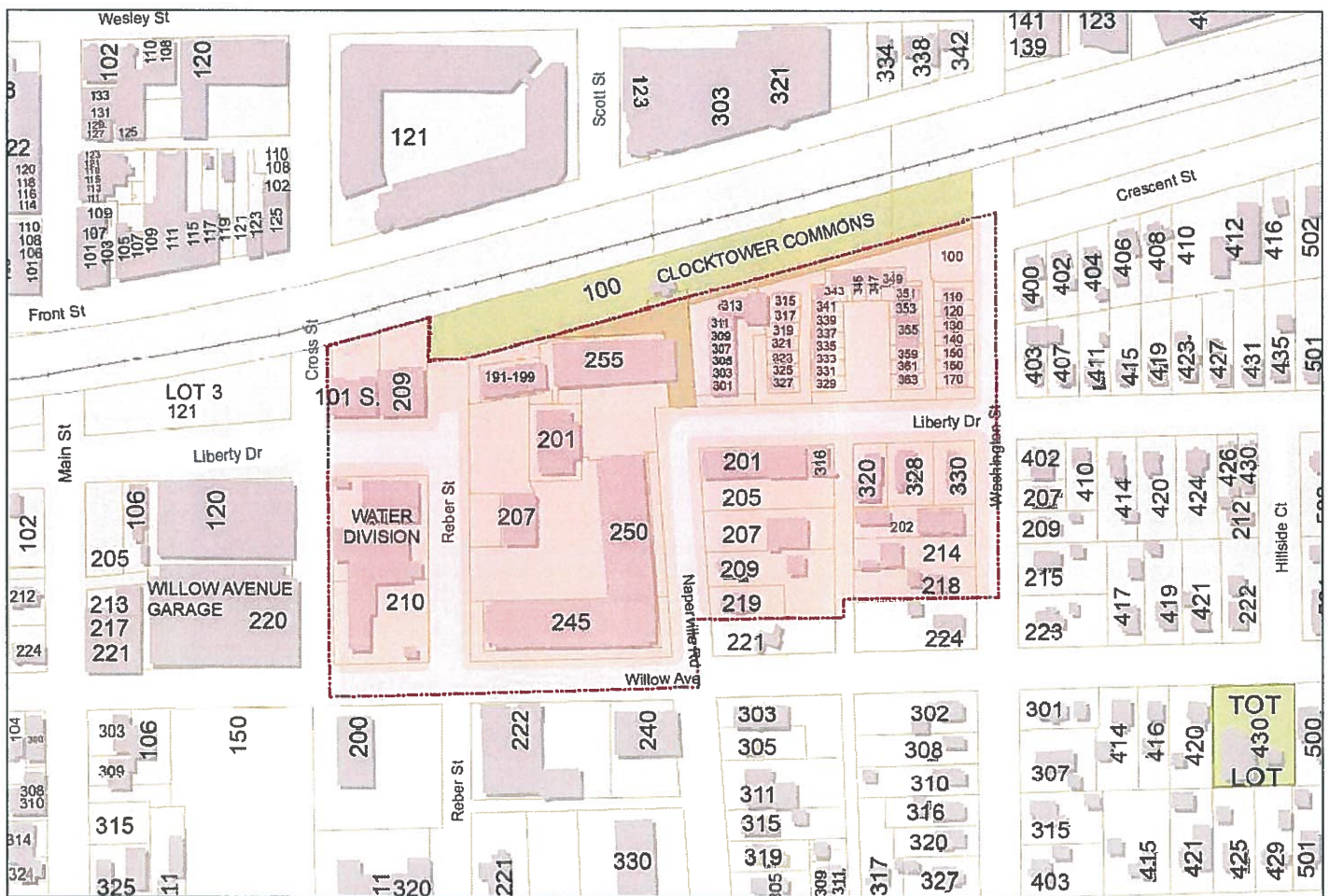
**Notes:**

TIF District #2 expired and was terminated, as of December 31, 2022, by City ordinance on October 17, 2022. The termination of TIF District #2 allowed taxing districts to capture the incremental equalized assessed value (EAV) growth generated from redevelopment. However, the City kept the TIF District #2 open for project area costs and obligations approved and incurred prior to the expiration date. The Downtown Streetscape project was substantially completed in 2022, with some work remaining to be completed in 2023.



# CITY OF WHEATON

## Tax Increment Financing District Number Three Courthouse Redevelopment Project Area



**Annual Report**  
**Fiscal Year 2022**  
**January 1, 2022 – December 31, 2022**

**City of Wheaton**  
**Tax Increment Financing District Number Three**  
**Courthouse Redevelopment Project Area**  
**Annual Report**  
**Fiscal Year 2022**  
**January 1, 2022 – December 31, 2022**

---

**TIF Establishment**

The City of Wheaton established Tax Increment Financing (TIF) District Three on March 17, 2005. A separate report analyzing the Courthouse Redevelopment Area was completed by Teska Associates Inc. and provides the supporting details which led to the implementation of the TIF District. The TIF will expire on December 31, 2028. The 2027 Tax Levy, collected in 2028, will be the last levy year for the TIF.

**Current Year Activity**

In fiscal year 2022, the City paid for alley reconstruction, legal services, transferred \$1.1 million to TIF District #2 for the Downtown Streetscape Project, and architect services for the Water Division Building Renovation Project.

**Financial Activity**

**Total Revenues and Expenditures to Date**

Total revenues of \$28.3 million have exceeded total expenditures of \$23.2 million in the amount of \$5.1 million through December 31, 2022. Total revenues to date include \$18.9 million from property tax increment, bond proceeds of \$7.7 million, developer guarantees of \$1.3 million, investment income of \$0.4 million, and miscellaneous revenues of \$8,619. Total expenditures to date include \$11.3 million for debt service, \$7.7 million for redevelopment programs, \$1.4 million for contractual services, \$2.5 million for Transfers to TIF District #2, \$244,587 for construction, \$91,597 for consultant services, and \$14,134 for interest expense.

**Revenues vs. Expenditures**  
**Inception to December 31, 2022**

<b>REVENUES</b>	
Property Tax Increment	\$ 18,913,168
Bond Proceeds	7,700,000
Developer Guarantee	1,274,393
Investment Income	427,797
Miscellaneous	8,619
<b>Total Revenues</b>	<b>\$ 28,323,977</b>
<b>EXPENDITURES</b>	
Debt Service	\$ 11,318,940
Redevelopment Programs	7,700,000
Contractual Services	1,426,751
Transfer to TIF 2	2,456,257
Consultant Services	91,597
Interest Expense	14,134
Construction Costs	244,587
<b>Total Expenditures</b>	<b>\$ 23,252,266</b>
<b>Revenues over/(under)</b>	
<b>Expenditures</b>	<b>\$ 5,071,711</b>



### Fiscal Year 2022 Revenues and Expenditures

Total revenues for fiscal year 2022 were \$2.4 million, which included \$2.3 million in incremental property tax revenue. Expenditures totaled \$1.4 million, consisting of a \$1.1 million Transfer to TIF District #2, \$244,587 for the alley reconstruction, \$900 for architect services for the Water Division Building Renovation Project, \$507 for legal services, and \$70 for engineering services for the alley reconstruction.

#### Revenues vs. Expenditures Fiscal Year 2022

REVENUES	
Property Tax Increment	\$ 2,337,265
Investment Income	18,915
<b>Total Revenues</b>	<b>\$ 2,356,180</b>
EXPENDITURES	
Transfer to TIF 2	\$ 1,106,257
Construction Costs	244,587
Contractual Services	1,477
<b>Total Expenditures</b>	<b>\$ 1,352,321</b>
<b>Revenues over/(under)</b>	
<b>Expenditures</b>	<b>\$ 1,003,859</b>

### Debt Service

The City issued \$8,350,000 Taxable General Obligation Bonds, Series 2005B on June 1, 2005. The issuance provided the funds to reimburse certain redevelopment costs associated with the Courthouse Square Redevelopment Project. During fiscal year 2015/16, the City issued Taxable General Obligation Refunding Bond Series 2015 to refund the 2005B General Obligation Bond Issue. The refunding of the bonds achieved a net present value savings of \$103,448 with a true interest cost of 1.9868%. TIF District #3 incremental property tax revenue was used to pay the annual debt service. In fiscal year 2020, the debt was retired. There are no remaining debt issues outstanding in the TIF.

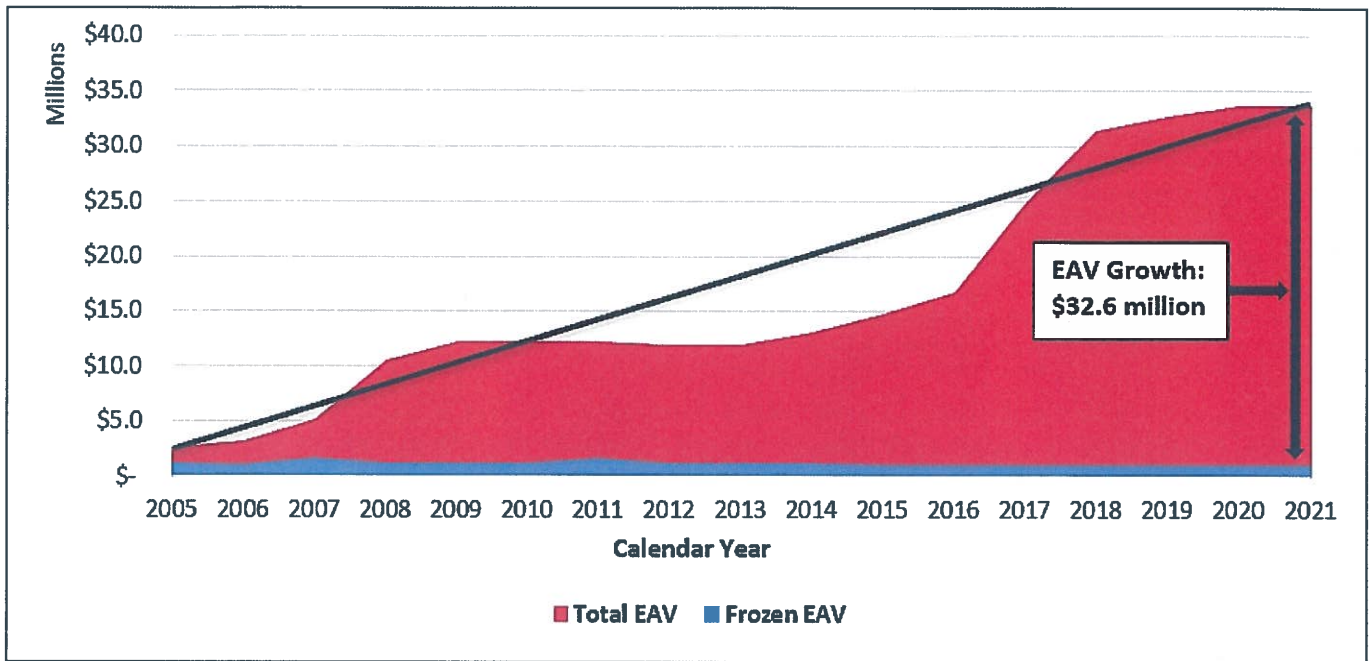
### Equalized Assessed Value and Incremental Property Tax Revenues

The TIF's initial frozen Equalized Assessed Valuation (EAV) in 2005 was certified by the DuPage County Clerk at \$1.2 million.

- 2021 Total EAV: \$33.7 million; an increase of \$1,850 from the 2020 EAV.
- 2021 Incremental EAV: \$32.6 million.
- 2021 Incremental Property Tax Revenues: \$2.32 million.

The following charts provide a history of the EAV and Incremental Property Tax Revenues.

**Equalized Assessed Value (EAV)  
2005 - 2021**



**EAV and Incremental Property Tax Revenues  
Levy Years 2005 - 2021**

Levy Year	Budget Year	Total EAV	EAV \$ Change	EAV % Change	Incremental EAV	Incremental Tax Revenue	Incremental Tax Revenue \$ Change
Initial		\$ 1,196,620					
2005	2006/07	\$ 2,676,540	\$ 1,479,920	123.7%	\$ 1,479,920	\$ 93,820	
2006	2007/08	\$ 3,243,270	\$ 566,730	21.2%	\$ 2,116,300	\$ 128,131	\$ 34,311
2007	2008/09	\$ 5,131,543	\$ 1,888,273	58.2%	\$ 3,499,923	\$ 207,883	\$ 79,752
2008	2009/10	\$ 10,538,478	\$ 5,406,935	105.4%	\$ 9,341,858	\$ 541,051	\$ 333,168
2009	2010/11	\$ 12,214,064	\$ 1,675,586	15.9%	\$ 11,017,444	\$ 652,315	\$ 111,264
2010	2011/12	\$ 12,239,269	\$ 25,205	0.2%	\$ 11,042,649	\$ 696,947	\$ 44,632
2011	2012/13	\$ 12,295,278	\$ 56,009	0.5%	\$ 10,691,670	\$ 722,589	\$ 25,642
2012	2013/14	\$ 11,964,477	\$ (330,801)	-2.7%	\$ 10,770,057	\$ 797,002	\$ 74,413
2013	2014/15	\$ 11,956,074	\$ (8,403)	-0.1%	\$ 10,769,044	\$ 850,190	\$ 53,188
2014	2015/16	\$ 13,031,003	\$ 1,074,929	9.0%	\$ 11,844,713	\$ 952,945	\$ 102,755
2015	2016/17	\$ 14,837,620	\$ 1,806,617	13.9%	\$ 13,740,080	\$ 1,095,289	\$ 142,344
2016	2017/18	\$ 16,804,298	\$ 1,966,678	13.3%	\$ 15,701,818	\$ 1,205,154	\$ 109,865
2017	SY 2018	\$ 24,802,999	\$ 7,998,701	47.6%	\$ 23,699,319	\$ 1,759,192	\$ 554,038
2018	2019	\$ 31,459,368	\$ 6,656,369	26.8%	\$ 30,355,688	\$ 2,232,615	\$ 473,423
2019	2020	\$ 32,744,780	\$ 1,285,412	4.1%	\$ 31,641,100	\$ 2,299,095	\$ 66,480
2020	2021	\$ 33,723,480	\$ 978,700	3.0%	\$ 32,619,800	\$ 2,341,685	\$ 42,590
2021	2022	\$ 33,725,330	\$ 1,850	0.0%	\$ 32,621,650	\$ 2,337,265	\$ (4,420)

### **Redevelopment Projects**

The following table shows the private and public investments for redevelopment projects and public improvements within the TIF District.

**Schedule of Private and Public Investments  
December 31, 2022**

Project No.	Project	Private Investment	Public Investment	Total Investment
1	Courthouse Square	\$ 40,000,000	\$ 7,700,000	\$ 47,700,000
2	Public Alley Reconstruction	\$ -	\$ 251,001	\$ 251,001
3	Water Division Building Renovation	\$ -	\$ 900	\$ 900
<b>Totals</b>		<b>\$ 40,000,000</b>	<b>\$ 7,951,901</b>	<b>\$ 47,951,901</b>

#### **Project 1 - Courthouse Square (Reber Street/Liberty Drive) Project.**

The redevelopment of the former DuPage County Courthouse and campus of National Louis University into a residential and office development achieved the goal of ensuring that new development reflects the high-quality character of the City by preserving the landmark county courthouse and states attorney buildings. The project also achieved the goal of maintaining and diversifying the existing economic base of the community by providing additional multiple family dwellings within the Wheaton Central Planning Area. The project also met a goal by providing an alternative use of the former institutional uses of the property.



**Project 2 – Public Alley Reconstruction Project.** The public alley reconstruction project, located between Willow Avenue and Liberty Street, included the replacement of storm sewer, reconstruction of the pavement surface, installation of curb, and replacement of the entire roadway base.

**Project 3 – Water Division Building Renovation Project.** The water division building was built in 1925 with additions/renovations occurring in 1960, 1962 and 1990 to meet the needs of the community and to create a unified style. The last maintenance on the exterior occurred around 1993. The exterior is cracking and due to water finding its way behind the material in some panels, some panels are warping. The project includes rehabilitation efforts to restore the façade of the building and create a more attractive architectural style that is more compatible with adjacent structures, most notably the historic courthouse and states attorney buildings east of the building.



### **TIF Financial Projections**

The end of this report includes projections for future incremental property tax revenues and expenditures for the remaining years of the TIF. The financial projections are based on current known developments and other estimated project expenses at this time and are subject to change depending on multiple variables, such as new developments, the national economy, local economic conditions, EAV growth/no growth, and property tax assessment appeals.

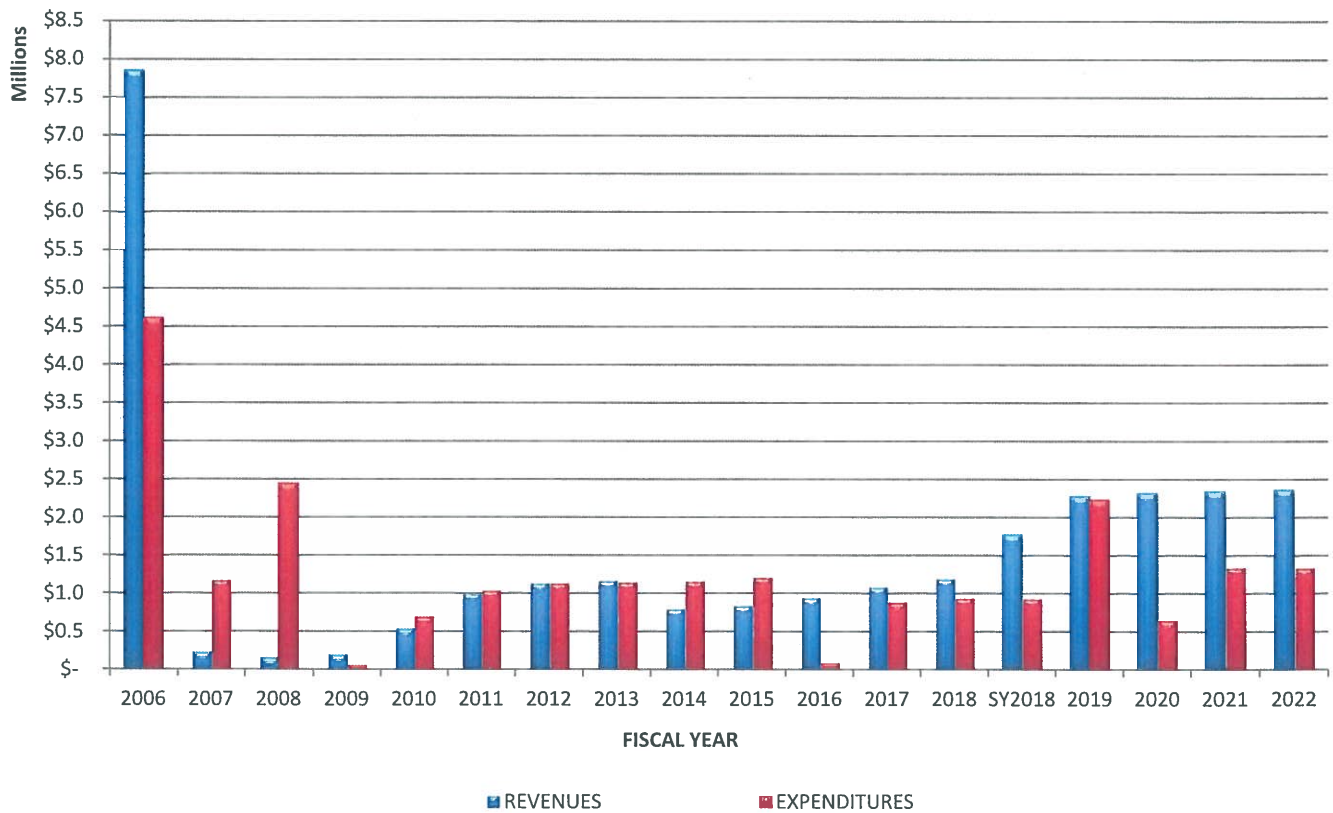
The financial projections assume the Courthouse Square Apartments being assessed at the current market value of \$37.3 million and estimated annual EAV increases of 1.0% through the remaining years of the TIF. The revenue projections do not include any new development projects. In addition, estimated expenditures of \$4.6 million for redevelopment opportunities and public works improvements are included.

The remaining pages of the report provide detailed financial and projection schedules for the TIF.

# Tax Increment Financing District Number Three Courthouse Redevelopment Project Area December 31, 2022

---

## Revenues versus Expenditures



**City of Wheaton**  
**TIF District Number Three**  
**Courthouse Redevelopment Project Area**  
**Revenues vs Expenditures**  
**December 31, 2022**

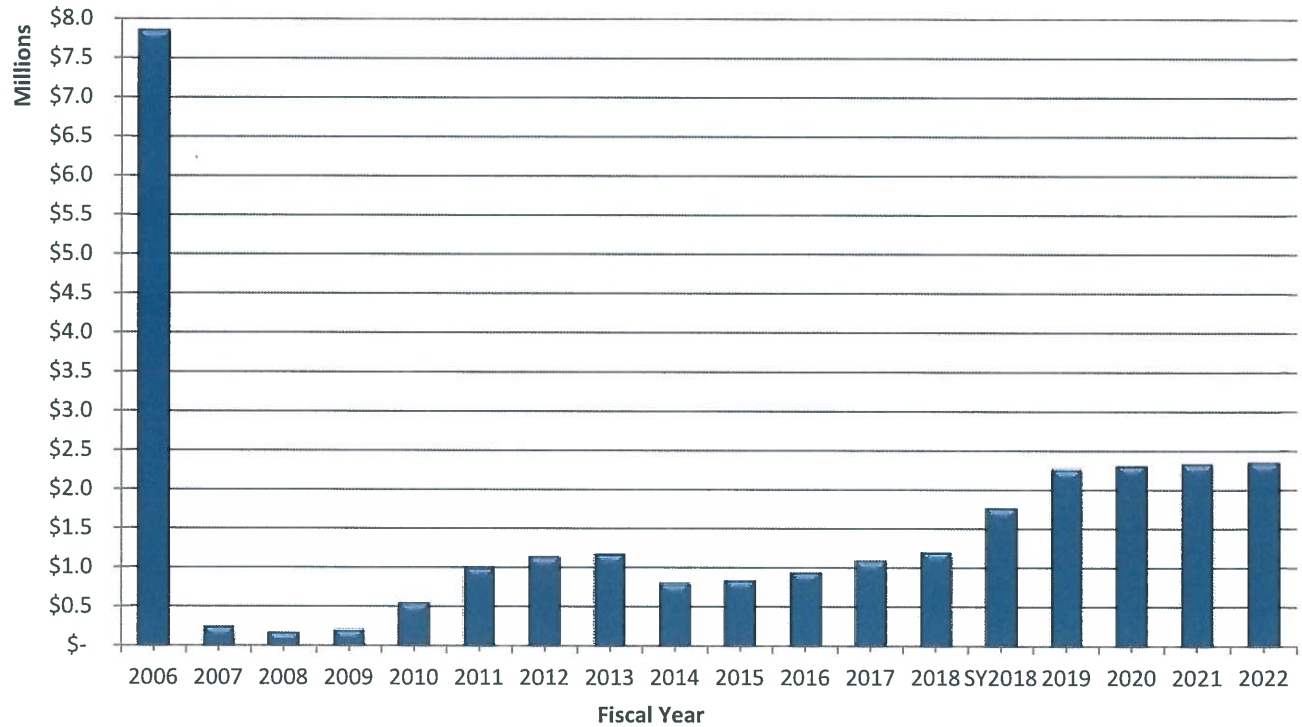
	<b>Totals thru 12/31/2021</b>	<b>Fiscal Year 2022</b>	<b>Totals thru 12/31/2022</b>
<b>REVENUES</b>			
Property Tax Increment	\$ 16,575,903	\$ 2,337,265	\$ 18,913,168
Bond Proceeds	7,700,000	-	7,700,000
Investment Income	408,882	18,915	427,797
Developer Guarantee	1,274,393	-	1,274,393
Miscellaneous	8,619	-	8,619
<b>Total Revenues</b>	<b>\$ 25,967,797</b>	<b>\$ 2,356,180</b>	<b>\$ 28,323,977</b>
<b>EXPENDITURES</b>			
Contractual Services	\$ 1,425,274	\$ 1,477	\$ 1,426,751
Consultant Services	91,597	-	91,597
Interest Expense	14,134	-	14,134
Construction Costs	-	244,587	244,587
Redevelopment Programs	7,700,000	-	7,700,000
Debt Service	11,318,940	-	11,318,940
Transfer to TIF 2	1,350,000	1,106,257	2,456,257
<b>Total Expenditures</b>	<b>\$ 21,899,945</b>	<b>\$ 1,352,321</b>	<b>\$ 23,252,266</b>
<b>Revenues over/(under) Expenditures</b>	<b>\$ 4,067,852</b>	<b>\$ 1,003,859</b>	<b>\$ 5,071,711</b>



**Tax Increment Financing  
District Number Three  
Courthouse Redevelopment Project Area  
December 31, 2022**

---

**Revenues**

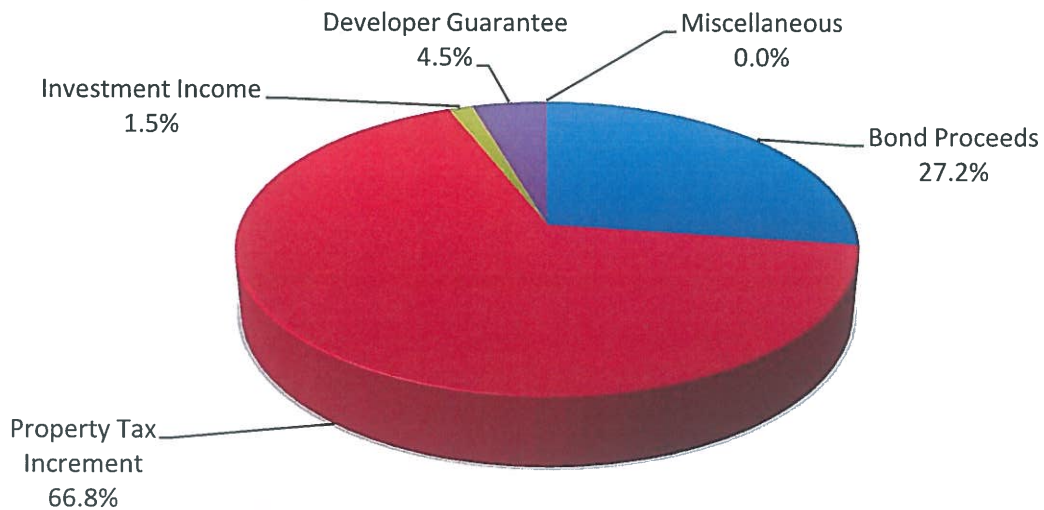




**City of Wheaton  
TIF District Number Three  
Courthouse Redevelopment Project Area  
Revenues  
December 31, 2022**

	Totals thru 12/31/2021	Fiscal Year 2022	Totals thru 12/31/2022
Property Tax Increment	\$ 16,575,903	\$ 2,337,265	\$ 18,913,168
Bond Proceeds	7,700,000	-	7,700,000
Investment Income	408,882	18,915	427,797
Developer Guarantee	1,274,393	-	1,274,393
Miscellaneous	8,619	-	8,619
<b>Total Revenues</b>	<b>\$ 25,967,797</b>	<b>\$ 2,356,180</b>	<b>\$ 28,323,977</b>

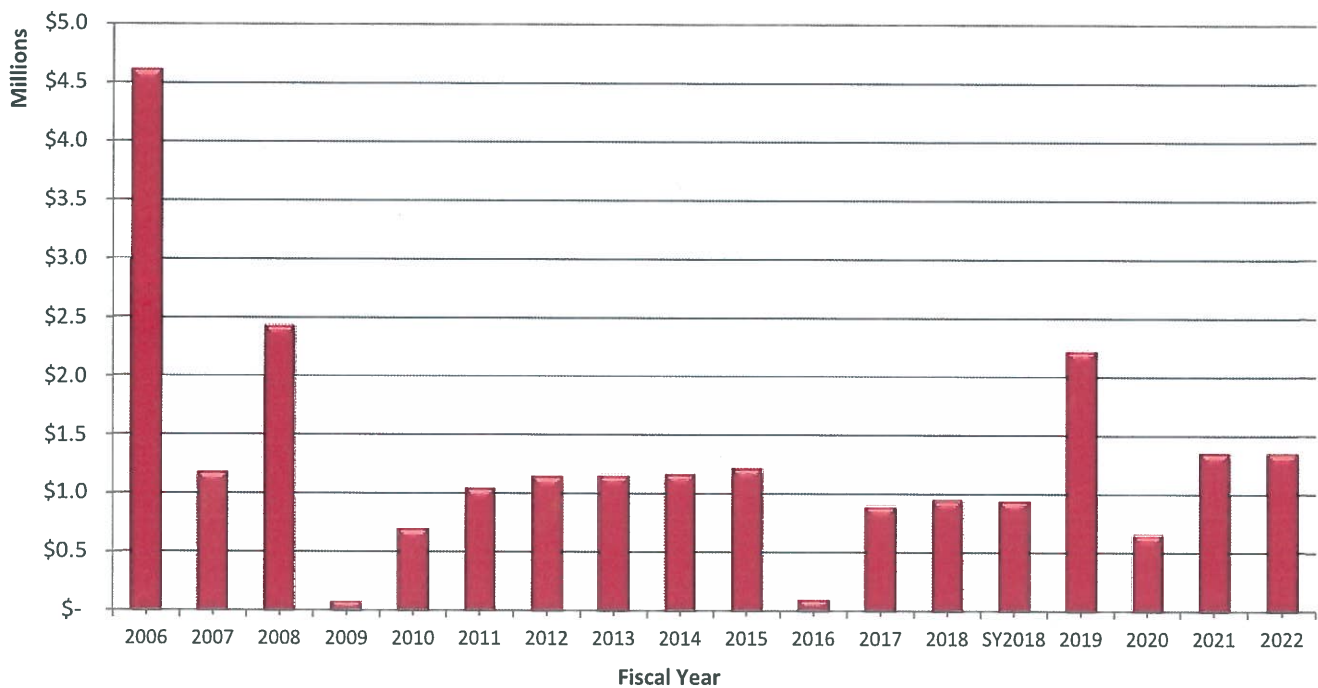
**Courthouse Redevelopment Project Area  
Revenues by Type**



**Tax Increment Financing  
District Number Three  
Courthouse Redevelopment Project Area  
December 31, 2022**

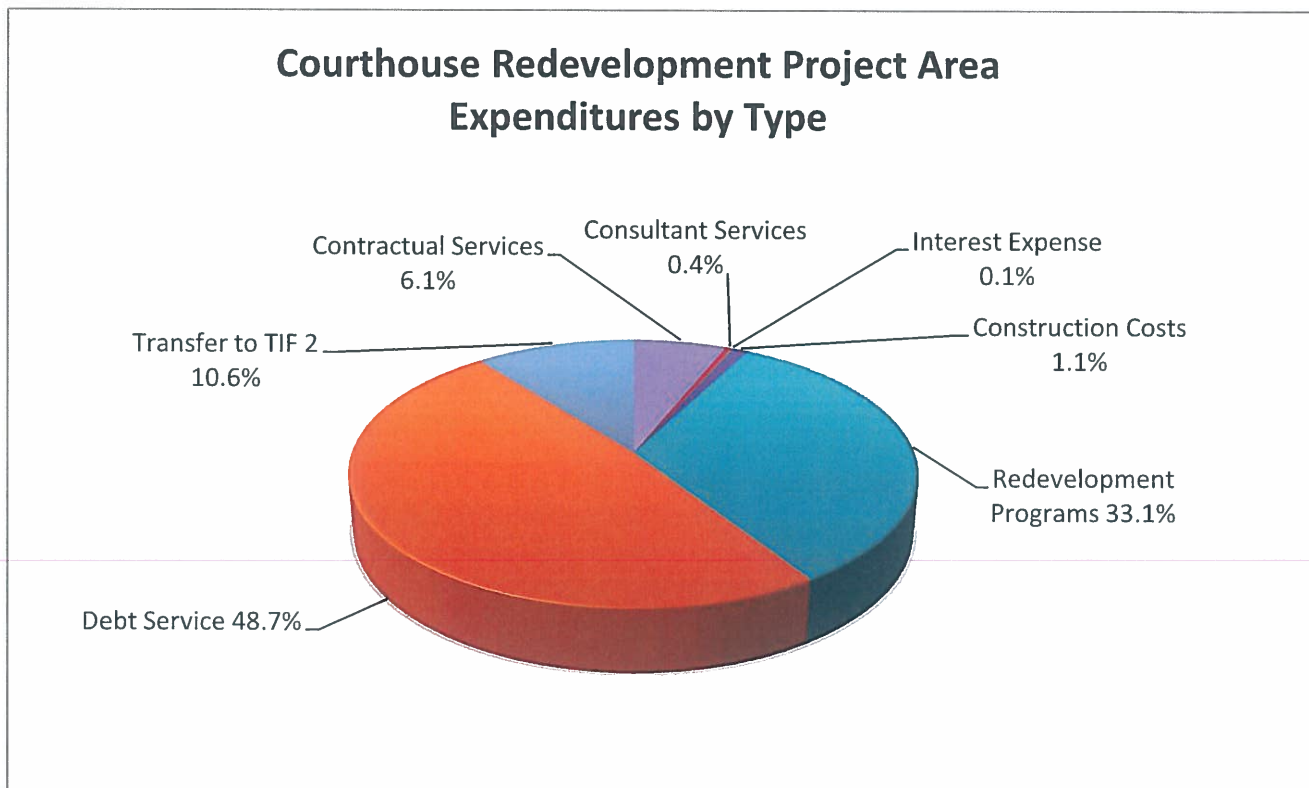
---

**Expenditures**



**City of Wheaton  
TIF District Number Three  
Courthouse Redevelopment Project Area  
Expenditures  
December 31, 2022**

	Totals thru 12/31/2021	Fiscal Year 2022	Totals thru 12/31/2022
Contractual Services	\$ 1,425,274	\$ 1,477	\$ 1,426,751
Consultant Services	91,597	-	91,597
Interest Expense	14,134	-	14,134
Construction Costs	-	244,587	244,587
Redevelopment Programs	7,700,000	-	7,700,000
Debt Service	11,318,940	-	11,318,940
Transfer to TIF 2	1,350,000	1,106,257	2,456,257
<b>Total Expenditures</b>	<b>\$ 21,899,945</b>	<b>\$ 1,352,321</b>	<b>\$ 23,252,266</b>



**Tax Increment Financing  
District Number Three  
Courthouse Redevelopment Project Area  
December 31, 2022**

---

**Projections:**

- **Incremental Property Tax Revenues – Actual and Projected**
- **Revenue and Expenditure Projections**

City of Wheaton  
TIF District Number Three  
Courthouse Redevelopment Project Area  
Incremental Tax Revenues  
Actual and Projected  
December 31, 2022

TIF Year	Tax Levy Year	Tax Collection Year	Budget Year	Total EAV (1)	Total EAV Change	Total EAV % Change	Frozen EAV	Incremental EAV	Incremental EAV % Change	Total Incremental Property Tax Revenues (2)	Collected Incremental Property Tax Revenues (3)	Blended Tax Rate (4)
Initial Valuation:				\$ 1,196,620								
<b>Actual</b>												
1	2005	2006	2006/07	\$ 2,676,540	\$ 1,479,920	123.7%	\$ 1,196,620	\$ 1,479,920		\$ 93,820	\$ 93,820	\$ 6.3395
2	2006	2007	2007/08	3,243,270	566,730	21.2%	1,126,970	2,116,300	43.0%	129,065	128,131	6.0986
3	2007	2008	2008/09	5,131,543	1,888,273	58.2%	1,631,620	3,499,923	65.4%	207,883	207,883	5.9396
4	2008	2009	2009/10	10,538,478	5,406,935	105.4%	1,196,620	9,341,858	166.9%	541,936	541,051	5.8012
5	2009	2010	2010/11	12,214,064	1,675,586	15.9%	1,196,620	11,017,444	17.9%	652,315	652,315	5.9207
6	2010	2011	2011/12	12,239,269	25,205	0.2%	1,196,620	11,042,649	0.2%	697,996	696,947	6.3209
7	2011	2012	2012/13	12,295,278	56,009	0.5%	1,603,608	10,691,670	-3.2%	723,100	722,589	6.7632
8	2012	2013	2013/14	11,964,477	(330,801)	-2.7%	1,194,420	10,770,057	0.7%	800,027	797,002	7.4283
9	2013	2014	2014/15	11,956,074	(8,403)	-0.1%	1,187,030	10,769,044	0.0%	855,232	850,190	7.9416
10	2014	2015	2015/16	13,031,003	1,074,929	9.0%	1,186,290	11,844,713	10.0%	967,569	952,945	8.1688
11	2015	2016	2016/17	14,837,620	1,806,617	13.9%	1,097,540	13,740,080	16.0%	1,102,544	1,095,289	8.0243
12	2016	2017	2017/18	16,804,298	1,966,678	13.3%	1,102,480	15,701,818	14.3%	1,206,376	1,205,154	7.6830
13	2017	2018	SY 2018	24,802,999	7,998,701	47.6%	1,103,680	23,699,319	50.9%	1,765,047	1,759,192	7.4477
14	2018	2019	2019	31,459,368	6,656,369	26.8%	1,103,680	30,355,688	28.1%	2,234,032	2,232,615	7.3595
15	2019	2020	2020	32,744,780	1,285,412	4.1%	1,103,680	31,641,100	4.2%	2,299,452	2,299,095	7.2673
16	2020	2021	2021	33,723,480	978,700	3.0%	1,103,680	32,619,800	3.1%	2,361,823	2,341,685	7.2405
17	2021	2022	2022	33,725,330	1,850	0.0%	1,103,680	32,621,650	0.0%	2,345,545	2,337,265	7.1901
<b>Sub-Total</b>										\$ 18,983,762	\$ 18,913,168	
<b>Projected</b>												
18	2022	2023	2023	34,274,132	548,802	1.6%	1,103,680	33,170,452	1.7%	2,335,029	2,311,679	7.0395
19	2023	2024	2024	34,616,873	342,741	1.0%	1,103,680	33,513,193	1.0%	2,359,161	2,335,569	7.0395
20	2024	2025	2025	34,963,042	346,169	1.0%	1,103,680	33,859,362	1.0%	2,383,530	2,359,695	7.0395
21	2025	2026	2026	35,312,672	349,630	1.0%	1,103,680	34,208,992	1.0%	2,408,142	2,384,061	7.0395
22	2026	2027	2027	35,665,799	353,127	1.0%	1,103,680	34,562,119	1.0%	2,433,000	2,408,670	7.0395
23	2027	2028	2028	36,022,457	356,658	1.0%	1,103,680	34,918,777	1.0%	2,458,107	2,433,526	7.0395
<b>Sub-Total</b>										\$ 14,376,969	\$ 14,233,200	
<b>Grand Total</b>												
										\$ 33,360,731	\$ 33,146,368	
<b>(1) Total EAV Assumption:</b> Annual Increase: 1.0%												
<b>(2) Incremental Property Tax Revenues Assumption:</b> Blended Tax Rate based on 2022 rate.												
<b>(3) Incremental Property Tax Revenue Collection Assumption:</b> Collection %: 99%												
<b>(4) Blended Tax Rate:</b> Due to multiple tax codes in the TIF District, the tax rate is calculated based on Incremental EAV and Total Incremental Property Tax Revenues extended.												



City of Wheaton  
TIF District Number Three  
Courthouse Redevelopment Project Area  
Revenue and Expenditure Projections  
December 31, 2022

TIF Year	Tax Levy Year	Tax Collection Year	Budget Year	Revenues			Other Exp.	Redevelopment Projects	School Reimb.	Total Expenditures	Annual Surplus/(Deficit)	Cumulative Surplus/(Deficit)
				Incremental Tax Revenues	Interest Income	Total Revenues						
18	2022	2023	2023	\$ 2,311,679	\$ 10,143	\$ 2,321,822	\$ 20,000	\$ 20,000	\$ 14,734	\$ 54,734	\$ 2,267,088	\$ 5,071,711
19	2023	2024	2024	2,335,569	14,678	2,350,247	20,000	2,050,000	15,029	2,085,029	265,218	7,338,799
20	2024	2025	2025	2,359,695	15,208	2,374,903	20,000	2,500,000	15,330	2,535,330	(160,427)	7,604,017
21	2025	2026	2026	2,384,061	14,887	2,398,948	20,000	-	15,637	35,637	2,363,311	7,443,590
22	2026	2027	2027	2,408,670	19,614	2,428,284	20,000	-	15,950	35,950	2,392,334	9,806,901
23	2027	2028	2028	2,433,526	24,398	2,457,924	20,000	-	16,269	36,269	2,421,655	12,199,235
<b>Totals</b>				<b>\$ 14,233,200</b>	<b>\$ 98,928</b>	<b>\$ 14,332,128</b>	<b>\$ 120,000</b>	<b>\$ 4,570,000</b>	<b>\$ 92,949</b>	<b>\$ 4,782,949</b>		<b>14,620,890</b>

Notes:

1. Expenditures are based on current known estimated project expenses at this time and does include future, yet to be approved, projects.

Redevelopment Projects	2023	2024	2025	2023-2025 Total
Block 320 - Redevelopment Projects	\$ -	\$ 50,000	\$ 2,500,000	\$ 2,550,000
Water Division Building Renovation	\$ 20,000	\$ 2,000,000	\$ -	\$ 2,020,000
<b>Total Redevelopment Projects</b>	<b>\$ 20,000</b>	<b>\$ 2,050,000</b>	<b>\$ 2,500,000</b>	<b>\$ 4,570,000</b>