



## Memo: Northfield Township Recommendation

### RECOMMENDATION

Approve the 2021 Property Tax Levy increase by fund over the 2020 Property Tax Extension as outlined, to account for new growth and the reallocation of property tax dollars as a result of the Glen TIF ending.

General Town Fund /General Assistance Fund	15%	\$2,115,700
Special Police	2.41%	\$46,196

### 2021 Property Tax Levy

#### BACKGROUND

The Board will consider the tentative levy at its meeting on November 18, 2021, and the public hearing will occur on December 14, 2021, at the regular Board meeting, so that it can be submitted to the Cook County Clerk by the end of December deadline. The Property Tax Extension Limitation Law (PTELL) limits the property tax levy against the previous year's equalized assessed value (EAV), plus the consumer price index (CPI) 1.14%, plus an amount to capture the estimated value of new growth, and specifically this year, to capture the reallocated estimated value of the Glen Tax Increment Financing District (TIF), which is ending this year. The CPI will limit the levy extension (actual tax revenue received) once the final 2021 EAV is determined.

The Township Levy is a request for tax revenue to be obtained from property tax dollars. The Township has two levies; town fund/general assistance (GA) and special police. The special police levy does not include the Glen TIF as it collects from and serves unincorporated areas of the township.

**The end of the Glen TIF does not create new property taxes but reallocates property taxes already being collected.**

A TIF is an economic redevelopment tool used by communities to spur investment in a particular geographic area. The Glen TIF was established in 1998 in order to integrate the decommissioned Naval Air Station site into the rest of Glenview. Tax dollars that have been going back into the Glen development will now be distributed directly to the various taxing jurisdictions (including Northfield Township) that serve the Glen TIF geographic area. The total property tax bill remains the same for property owners located within the Glen TIF, but the individual line items will adjust on a pro rata basis. The Glen TIF is one of the largest in Cook County. The estimated equalized assessed value of the Glen TIF, combined with the equalized assessed value of estimated new growth is expected to exceed 105% of last year's levy extension.

#### RATIONALE

As a result of the Glen TIF being established in 1998, the Township has received property tax income for the past 22 years based on the frozen equalized assessment level of the pre-developed Glen with a value of \$26,882,825. Today, there are 2,648 homes and 1.9 million

square feet of retail, restaurant, hotel and office space at the Glen. The 2020 EAV of the Glen TIF area is \$561,616,80, which is a net increase \$534,733,976 over the 1998 EAV. As the TIF concludes at the end of this year, taxing districts including Northfield Township can begin to collect their higher share of the tax revenue instead of it going to the TIF district.

Since the pandemic began in 2019, the Township has seen an increased demand for services including the food pantry, general assistance program (housing, temporary shelter, utility assistance and transportation), emergency assistance and social services provided by our community agencies. The Township provides funding to select agencies that support our residents. With ample reserve funds in 2020, the Township increased the level of financial support provided directly to our residents and community partners. The Township is actively exploring other programs that can provide much needed relief to our neighbors. The additional revenue that is being reallocated from the Glen TIF will give the Township the opportunity to invest further in existing programs, and to expand critical services in our community.

**The end of the TIF does not create new property taxes but reallocates property taxes already being collected.**

### **PROJECT PLANNING**

The township will continue to provide direct services to our residents that correspond with inflation and community need. The township will also continue to provide funding support to our community human service agencies that correspond with inflation and changing community needs.

The township will explore additional opportunities to best serve our residents.

**The Township Road District, which is a separate taxing district, has an additional levy that will be determined and set by the Highway Commissioner.**

#### **Levy Recommendation 2021:**

Note: The CPI will limit the levy extension (actual tax revenue received) once the final 2021 EAV is determined.

Town Fund estimated Revenue:           \$1,605,000

GA estimated Revenue:                             \$510,700

Total Town/GA Levy:                   \$2,115,700

Special Police Levy:                   \$46,196

\*See attached: Northfield Township proposed 2021 Levy: Summary

\*\*See attached: The Village of Glenview's "Village Announces plan to conclude Glen TIF, marking completion of Award-Winning Redevelopment" Frequently Asked Questions.