

**Staff Responses to Council Questions  
February 28, 2017**

**6. Manager's Report**

**REP 2016-6904 A. Report: Facilities Sustainability Plan Update**

*Given that \$600,000 on the property tax levy will cost the average homeowner approximately \$28.06 per year, how much more or less would be required for each proposed development?*

<b>Development</b>	<b>Estimated Amt Req'd (more or less) than \$1.1 mil. In Dedicated Revenues</b>	<b>Impact to average Homeowners</b>
LFI (Medical Office)	\$240,000 to 360,000 <b>more</b> per year (for 24 years)	\$11.22 to 16.83 <b>more</b> per year
K. Hovnanian (Townhomes)	\$190,000 to 400,000 <b>more</b> per year (for 24 years)	\$8.88 to 18.70 <b>more</b> per year
Next Generation (Apartments/234)	\$30,000 to 362,000 <b>less</b> per year (for 24 years)	\$1.40 to 16.93 <b>less</b> per year
Flaherty & Collins (Apartments/350)	\$320,000 to 821,000 <b>less</b> per year (for 24 years)	\$14.96 to 38.39 <b>less</b> per year

*Which proposals include guaranteed minimum real estate tax revenue?*

Only the original (two-phase) proposal submitted by Flaherty & Collins included reference to guaranteed minimum tax revenue (page 67). The offer to provide this guarantee represents a relatively low risk to the developer. If accepted, however, it may negatively impact the Village's ability to issue tax exempt bonds for the construction of the combined facility. This could increase the total cost to the Village as the interest rates for taxable bonds are higher than those for tax exempt bonds.

**ATTACHMENTS**

rEmarks are attached.



**rRemarks Data for February 28, 2017 Village Council Meeting**

Agenda Section	Agenda Item	Comment	Commenter
Manager's Report	REP 20016-6904: Facilities Sustainability Plan Update	With the reconfiguration options for Washington in the report it would seem with the grade differential starting at Rogers an underpass extending to Curtiss might be possible.	Willis G. Johnson, 603 Rogers St, Downers Grove