

REAL ESTATE TAX CYCLE COMMITTEE

Wednesday, July 10, 2019

PRESENT: P. Chapman, M. King, C. Hankins, M. Walters
ABSENT: K. Novacich-Koberna
OTHERS: A. Esping, K. Prenzler, P. Curtin, A. Meyer, T. Soland, P. Taylor, T. Cook, R. Diedrick, B. Davis, P. Byers, J. Thompson, C. Slusser, D. Hulme, D. Parizon

The June meeting minutes were approved by all members present.

Mr. King moved, seconded by Mr. Hankins to suspend the order of the agenda. **MOTION CARRIED.**

Mr. King moved, seconded by Mr. Hankins to approve the bills for the month. The ayes and nays being called on the motion to approve resulted in a vote as follows: AYES: P. Chapman, M. King, C. Hankins, M. Walters NAYS: None. **MOTION CARRIED.**

Mr. Walters moved, seconded by Mr. King to approve the Property Trustee Report as presented. The ayes and nays being called on the motion to approve resulted in a vote as follows: AYES: P. Chapman, M. King, C. Hankins, M. Walters NAYS: None. **MOTION CARRIED.**

Chairman Prenzler and Mr. Chapman praised all the work that went into creating the resolutions and ordinances pertaining to the Recorder's fees.

RESOLUTIONS:

Mr. Chapman explained the resolutions on the agenda are for the Predictable Fee Schedule and the Geographic Information System (GIS) Recording Fee. He explained the current way to determine fees are unpredictable and base fees on the pages contained in the document. Mr. Chapman said the new law now prohibits this practice and in order to avoid losing money, a cost study analysis was conducted by Fiscal Choice. Fiscal Choice indicated the County is not charging enough to cover costs and found that costs could be raised to \$26.76 but through discussion, a \$21 figure was agreed upon. By considering the resolutions and ordinances presented, they would make Madison County legally sufficient, cover costs and enhance services. Mr. Chapman also explained the recorder's fee portion of the proposal allows for a \$3 excess per document and propose a \$60 total feel. Mr. Chapman said this is in accord with Champaign County \$61, Kane County \$62, Lake County \$60, Peoria County \$67 and much less than Jefferson County \$75 and Grundy County \$89.

Ms. Cook reiterated the current practice of how fees are calculated and explained that the predictable fee schedule going forward will allow for a set price whether the document is 3 or 500 pages if it fits within the standard document description. The cost study was recommended to avoid losing money and the fee that will be increasing in the Recorder's Office is the automation fee by \$3 as well as the GIS fee for a total of \$21.

Ms. Meyer said that due to the Dodd Frank Act that changed how home closures occur, it caused different kinds of fees for different kinds of documents. Ms. Meyer explained that currently when a mortgage is recorded, the first 4 pages is a flat amount and every additional page is \$1 thereafter. She said there was often confusion within title companies and the proposed resolutions/ordinances will standardize things. She said the price for standardization in the Recorder's Office is \$3 no matter how many pages. Ms. Meyer made very clear that this is not an increase in the price of recording but rather a fee standardization across the state for everybody that does land commerce. The updated fee schedule will be available online.

Mr. Esping said after the fee study was conducted, it was taken into consideration what GIS costs occur from I.T. and the Assessor. After that, it was discovered the \$21 fee would be comparable to Counties of alike sizes, would meet costs and provide a surplus for future upgrades. Mr. Esping said \$20 goes towards GIS and \$1 goes to the Recorder. Of the \$20, \$18 goes to meet costs of GIS and \$2 goes to future upgrades.

Mr. Diedrick inquired what caused the increase of GIS to go from \$9 to \$21. D. Hulme said it is an emerging technology which is more technologically advanced. Mr. Hulme said to have updated information and pictures on multiple platforms has associated costs. Another reason for the increase was the current fee is being subsidized by property taxes. Ms. Cook also added the last raise in fees was 10 years ago.

Mr. Walters moved, seconded by Mr. Hankins to approve the resolutions and ordinances as presented. The ayes and nays being called on the motion to approve resulted in a vote as follows: AYES: P. Chapman, M. King, C. Hankins, M. Walters NAYS: None. **MOTION CARRIED.**

TREASURER:

C. Slusser reported the first installment due date is July 10, 2019. He said there has been 3 distributions this year and distributed \$27,328,788.88 which is 6.24% of taxes extended. The next distribution is scheduled for July 19, 2019.

COUNTY CLERK:

D. Ming-Mendoza reported that Mobile Home Tax Bills continue to be corrected. She said they are at a close of abstracts for the Enterprise Zones, Railroads and Pollution Control. She also said the TIF process has begun. Ms. Ming-Mendoza concluded her report by expressing the importance of GIS to the County Clerk's Office and to Elections.

RECORDER:

Ms. Meyer provided her monthly graphs which indicated the Deeds of Conveyance for June has increased since last year and said everything else has held steady. Ms. Meyer mentioned the total transactions are also down from last year as well as the IL Transfer Tax.

COUNTY ASSESSOR:

P. Byers reported they have received and have been working on 969 Correction of Exemptions and have been busy finalizing 2019 values in which (5) will be sent to the paper (The Pioneer) today and (3) more tomorrow. Mr. Byers said individual Farmland changes are no longer required to be published if certain language is used in the heading of the article. He goes on to say they have begun to prepare for the 2020 reassessment year and will start Field Crews at the end of August. There has been 2 Disaster Applications submitted, both from Godfrey Township.

BOARD OF REVIEW:

T. Soland reported they continue to correct the 2018 tax bills for omitted exemptions and are assisting the Township Assessors with questions and corrections. Ms. Soland said they are processing 2019 Senior Freezes and Exempt renewals and continue to work on PTAB appeals and state exempt applications. The appeal process will start after the Assessor publishes changes.

I.T.:

B. Davis reported they have been assisting the Assessor with printing the Reassessment Notices and providing general assistance to county offices.

OLD BUSINESS:

Mr. Chapman noted a discussion on the Partial Shape File will be coming up within the next month.

Mr. Walters moved, seconded by Mr. King to adjourn the meeting. **MOTION CARRIED.**

/mds