

# Minutes

## Village of Niles

### Finance Committee Meeting

Council Chambers Conference Room  
November 14, 2018  
9:00 a.m.

#### Call To Order

Chairman Dean Strzelecki called the meeting to order at 9:00 a.m.

#### Roll Call

Assistant Finance Director Laurie Nannini called the roll for Committee members:

**Committee Members Present:** Chairman Dean Strzelecki, Patricia Dlubala, Jack Drexler, George Van Geem, Joseph Ori

**Committee Members Absent:** None

**Village Staff Present:** Finance Director Jeff Martynowicz, Assistant Finance Director Laurie Nannini, Village Manager Steve Vinezeano, Assistant to the Village Manager Kathy Thake, Community Development Director Charles Ostman, Economic Development Coordinator Ross Klicker, Mayor Andrew Przybylo, Village Attorney Danielle Grcic, Administrative Assistant Joy Athanasiou

#### Old Business

##### **2018 Property Tax Levy**

Chairman Strzelecki stated that a referendum was passed for improvements to School District 207 resulting in a \$200-\$250 increase in property taxes per household. Mayor Przybylo asked staff to consider other ways to fund the Police and Fire Pensions in lieu of the 4.9% tax increase that was passed at the October 17, 2018 meeting. The Mayor voiced his concerns with the tax increase and suggested a "tax holiday" for residents this year. Finance Director Jeff Martynowicz stated that the funding of the pensions is a 100% necessary expense. He mentioned several possible alternatives to fund the pensions. 1) Several large one-time expenses from next year's budget will not be re-budgeted in upcoming years. 2) The expiring Milwaukee TIF District surplus. 3) Taxing the recovered assessed value of the Milwaukee TIF District without raising the rate. 4) The .25% sales tax used to fund storm water can go directly to fund the pensions. 5) The approval of 4 new TIF districts – as the values increase and are deemed successful, there is a possibility of retiring the districts early. George Van Geem voiced a few concerns. He also stated that the passing of the District 207 referendum shows the community supports putting their money on the table for something they consider valuable. He feels that asking for a \$21 increase per household would not be a big deal. Steve Vinezeano felt that an article should be written to residence explaining the importance of funding the pensions and why this one-time tax holiday is special. Jeff said this will be communicated to the public when the Property Tax Levy is presented to the Board. After much discussion, a motion was made by Jack Drexler to reconsider the recommendation to the Village Board for a 4.9% property tax increase. Second by George Van Geem. George made a motion to rescind the prior Finance Committee approval of the 4.9% increase. Second by Joe Ori. On roll call, all concurred. George made a new motion to approve the recommendation by administration for a 0% tax increase in the 2019 levy. Second by Joe Ori. On roll call, all concurred.

#### Approval of Minutes

The regular minutes from the October 17, 2018 Finance Committee meeting were presented for approval, motion was made and all concurred.

**Accounts Payable Approval**

The Accounts Payable registers for 2018-10/12, 10/19, 10/26, 11/2 were presented for approval, motion was made and all concurred.

**New Business**  
**Municipal Land Purchase Policy**

Economic Development Coordinator Ross Klicker requested consideration for a Village of Niles Municipal Land Purchase Policy. The policy would provide the Village Board and staff a formal written procedure to follow. It would not take authority away from the Board or obligate the Board to purchase properties. The policy would be a way to gather and bring information forward so the Board could make a final decision. Danielle Grcic stated the Policy would also show the intent and commitment of the Board and Administration to purchase property for redevelopment purposes or municipal purposes. George Van Geem suggested an ethics disclosure be included in the policy for transparency purchases. Danielle agreed. Chairman Strzelecki entertained a motion to accept the purchasing policy with the amendment of the ethics disclosure. Motioned moved by Patricia Dlubala and second by Jack Drexler. On roll call, all concurred.

**Other Business**

None

**Public Comments**

None

**Executive Session**

None

**Adjournment**

Motion to adjourn was made at 9:45 am and all concurred.

*Prepared by Joy Athanasiou on November 26, 2018.*