

**ANNUAL TOWN MEETING**  
**CITY of BLOOMINGTON TOWNSHIP**

Tuesday, April 21, 2009  
6:00 p.m.

City Hall Council Chambers  
109 East Olive Street, Bloomington, Illinois

**AGENDA**

- I. Call to Order: Tracey Covert, Town Clerk
- II. Pledge of Allegiance
- III. Introduction of Town Officers
- IV. Nominations for Moderator
- V. Election and Swearing in of Moderator
- VI. Remarks by Moderator on Conducting the Meeting
- VII. Approval of Minutes of 2008 Annual Town Meeting
- VIII. Reports  
Supervisor: Ruth Ann Fraker  
Assessor: Michael Ireland
- IX. Public Comments
- X. Setting of time for Next Annual Town Meeting
- XI. Other Business
- XII. Adjournment

TOWN OF THE CITY OF BLOOMINGTON TOWNSHIP  
ANNUAL TOWN MEETING  
APRIL 8, 2008

The Meeting was called to order by the Town Clerk, Tracey Covert. She asked that everyone rise and join her in the Pledge of Allegiance to the Flag.

The Town Clerk announced that the nominations for Moderator would be in order.

Motion by Randy Hoffman, seconded by Guy Fraker, that David Stanczak be nominated as Moderator.

The chair called for further nominations from the Floor. There were no further nominations.

Motion by Steve Stockton, seconded by Jim Fruin that the nominations be closed.

Motion carried.

Motion by Guy Fraker, seconded by Ruth Ann Fraker that David Stanczak be elected Moderator by acclamation.

Motion carried.

The Chair announced that Dave Stanczak had been elected as Moderator.

Dave Stanczak came forward and was given the Oath of Office as Moderator by the Town Clerk.

Mr. Stanczak indicated that Robert's Rules of Order would be followed in this meeting. He stated that it was a privilege and honor to serve as Moderator. He had attended the Annual Town Meeting in the past. He introduced Ruth Ann Fraker, Township Supervisor, and Mike Ireland, Township Assessor. Members of the Township Board were also present: Judy Stearns, Jim Fruin, David Sage, and Steven Purcell.

The Moderator directed the Town Clerk to read the "Notice of the Annual Town Meeting."

Tracey Covert, Town Clerk, read the Notice as published.

The Moderator requested all present to sign in. Records prepared for the Annual Town Meeting were available.

Town Clerk, Tracey Covert, presented the 2007 Annual Town Minutes.

Motion by Mike Ireland, seconded Steven Purcell, that the minutes be approved as presented.

Motion carried.

Mike Ireland, Township Assessor, addressed those present. His comments would be directed at the assessing function. He had prepared a PowerPoint presentation. All of the slides presented were also available on the web site. He introduced the staff members who were present Dee Brines, Brian Davis, Randy Hoffman, Terry Joyce, Cindy Schultz, and Steve Scudder. The women run the office and do things properly. The gentlemen assign value to the property and handle the appeals. The assessment process included sharing data.

He provided a listing of the key ingredients of Property Tax System: 1.) fair cash value; 2.) fairness/equity; 3.) uniqueness, (be notified of any changes); 4.) opportunity to appeal; and 5.) stable revenue source. He also noted the key players: 1.) taxing authorities, (governmental units) – dollars fund services; 2.) assessing authority, (township, county, state); and 3.) taxpayer – monitor the other two.

He presented the end of tax year summary. There were 23,688 taxable properties. The majority of these properties were residential. He noted the assessed value for commercial properties. The tax base for residential was over \$1 billion and over \$500 million for commercial properties. The City's tax base was a little higher. He had prepared a bar group entitled Growth in Assessed Value City of Bloomington Township. There had been a gradual increase to the tax base. He cited new properties and growth in EAV, (Equalized Assessed Value).

Citizens have the right to appeal their assessments. One has the ability to meet with local officials. The Board of Review took action on close to 400 parcels. 244 appeals had their EAV reduced by the Board. The dollar value of these reductions was \$7.9 million. No changes were made to 123 parcels. The next step would be to appeal to the state.

Mr. Ireland presented a listing of the top ten (10) property taxpayers. (The chart is entitled City of Bloomington Principal Taxpayers.) These ten (10) commercial properties pay fourteen percent, (14%), of the total tax burden.

Levy Amounts were also addressed. Taxing authorities file a tax levy. The levy provides the amount of property tax dollars to be collected. The line graph entitled Levy Amounts demonstrated that if a taxing authority did not raise the rate, then it did not raise taxes. This statement was not true. It was important to pay attention to the levy. He noted the impact of growth in EAV and rising EAV, which resulted in rising levels.

Mr. Ireland compared 2005 and 2007 to the real estate market, (local). Figures needed to be watched year to year in order to pick up trends. Value was related to activity. His staff looked for indicators. He had prepared a bar graph entitled Comparison of Overall Market Activity, Residential Market Activity. The data was presented by quarter. The real estate market ran in cycles. He noted that the second and third quarters had the best numbers. He stated that

the number of transactions had declined. He had also prepared a bar graph which showed Total Sales Volume by Year.

Mr. Ireland broke down residential sales even further by Detached vs. Attached Housing. A bar graph illustrated these sales on an annual basis over three (3) years. Attached residential housing, (condominiums, zero lot line), had seen an increase in sales and a higher demand. These two (2) factors were also price dependent. Detached residential housing was divided by Activity of New Homes vs. Existing Homes. The bar graph provided figures on an annual basis. He also looked at the Median Price New Homes vs. Existing Homes, (line graph). He noted that the price for new homes was falling.

Mr. Ireland addressed Market Statistics per Sq. Ft. He believed that this was a more precise measure of the market. The numbers were presented annually and were of the overall market. He noted that location was an important ingredient. There were twenty-five (25) market areas in the City which showed decline in 2006. In 2007, there were thirty (30) market areas which showed decline. Only seven (7) of these areas declined in both years. On a positive note, fifty-nine, (59) market areas were up in 2006. In addition, fifty-one (51) market areas were up in 2007. Twenty-seven (27) of these areas were up in both years. This information was also presented graphically. He had prepared two (2) Market Change maps, (Overall Market Change and Market Change by Area). On the Overall Market Change map, areas which had seen an increase in assessment were shown in blue, while areas in brown had seen a decrease in assessment.

He informed those present that the Market Inventory listed those properties which had not sold. The average time on the market was 141 days. There was a housing inventory which would soften the market. The City was not in high season.

Mr. Ireland took a moment to thank Ruth Ann Fraker, Township Supervisor, and her staff who serve the public well. They had developed a good working relationship.

Mr. Stanczak thanked Mr. Ireland and recognized the knowledge that he brought to the Township Assessor's Office.

Ruth Ann Fraker, Township Supervisor, welcomed those present. She acknowledged the City of Bloomington's elected officials who were present. These individuals also served as the Township's Trustees. Financial statements for both the General Town Fund and General Assistance Fund had been prepared. These reports had not been subject to audit. She presented the Annual List of Meetings. She noted that in township government the primary duty of the Township Supervisor was the General Assistance (GA) program. She was in her seventh year as Township Supervisor. She recognized the staff members who were present. Some were employed with the Township while others were employees of John Scott Health Resources. The following individuals were present: Cathy Hadden, Joe Gibson, Tammie Turner and Patti Fitzgerald, Township staff; and Stephanie Uzueta, Scott Health Resources. She described them as a great team. They were busy serving the people and interacted well with the Township's clients.

She was pleased with the attendance at the meeting. She had invited GA recipients to make a few comments this evening. She noted that Townships across the state were meeting this evening. The City Township was a coterminous urban township. Its two (2) key functions were Property Assessments and GA. GA can be applied to individuals who live within the township's boundaries. GA offers a flat grant of \$265 per month. This grant can be applied to rent, utilities, food, etc. GA's goal was to improve an individual's circumstances. There were three (3) types of assistance offered: 1.) the monthly grant; 2.) medical care; and 3.) Emergency Assistance. She cited one case in which the Township incurred \$54,000 in medical costs over a four (4) year period. All medical services are paid at the public aid rate with the exception of prescription drugs. She had also prepared a PowerPoint presentation which included graphs depicting GA Fund Expenditures, Number of Cases vs. Dollars Spent FY 2005 – 2008, and GA Expenses by Percentage.

It was very difficult to determine the funds needed for GA. When preparing the Tax Levy, she prepared a forecast of the number of persons who might qualify for GA and the dollars needed. This was a challenge every year.

She addressed the transportation services provided to GA recipients. Bus passes are issued at the Township Office. The monthly passes are half the cost of bus tokens. She had prepared a slide which documented the Average Cost per Recipient. In FY 2008, this cost was \$372 per month. This cost reflected the monthly grant, plus medical and transportation costs.

GA also provided individuals with educational opportunities. She noted that fifty percent, (50%) of the GA clients do not have a high school diploma or GED (General Equivalency Diploma). The Township had partnered with the Regional Office of Education and Heartland Community College (HCC) to provide educational opportunities. She believed that these partnerships were important. She addressed HCC's Skills for Success program. 112 Township clients had participated in the four (4) week program. It was not credit based. Classes are held at HCC. She described it as an enthusiastic first step. HCC's Business Essentials program may be the next step. HCC's also offered Manufacturing and Technology Essentials programs. These are a sixteen (16) week credit based programs. There is a need for trained individuals. College was not for everyone. Individuals learn to work hard and discover that it is not always fun. Finally, the Basic Life Skills classes are offered at the Township's Office. This is a twelve (12) week program.

Ms. Fraker readdressed transportation. She had partnered with Vicky Hightower at the YWCA and Father Tom Shea. The issue was transportation services east of Hershey Rd. The services offered by the YWCA could not overlap with the Bloomington Normal Public Transit System, (BNPTS). Both agencies received funding from the same source. She cited the boundaries for the two (2) entities. As of August 1, 2008, the BNPTS will provide transportation east of Hershey Rd. The Township supported a grant submitted by the YWCA to operate a medivan. The Township provided the local match, (\$30,000), with an agreement to continue the \$30,000 grant for this service for three (3) years. In addition, the YWCA received enough money to purchase a new van.

She recognized the ODC, (Occupational Development Center). There were three (3) staff members present. This agency provided work fare sites. She also addressed community agency funding. She cited Peace Meal under senior services, and the Baby Fold and Bloomington Day Care Center under youth services.

Ms. Fraker addressed GA's primary goal to offer opportunities to improve an individual's chances for future employment. The GA's staff addressed how to achieve this goal with each client. The GA staff hoped to have a positive impact on an individual's life in his/her efforts to find a new direction.

Michael Pryor, #1 Whites Place, Apt. 7, addressed those present. He was currently enrolled in HCC's Manufacturing Essentials program. There were five (5) weeks remaining to the program. He had taken tests and been interviewed by Caterpillar. This would not have been possible without the Township's assistance. He described the staff as professional and extended his appreciation to them.

Joe Voss, 308 E. Jefferson, addressed those present. He had completed HCC's Skills for Success program. He planned to attend HCC's Technology Essentials program. He extended his appreciation to the Township's staff.

Randall Burton, 203 Allin, addressed those present. He described his experience with the Township as an opportunity. He currently was employed and believed he had found a career path. He planned to attend summer school. In the fall, he would enroll in HCC's Manufacturing Essential program. He believed that it took a village. The Township finds ways to assist the clients. The work they did was important. He also expressed his appreciation to the Township's staff.

Mark Bingheimer, 606 E. Mulberry, Apt. 2, addressed those present. He went to Washington DC to represent YouthBuild. He had been selected for the Youth Leaders Council. Macy's donated a suit. The Township has provided assistance with rent.

Michael White, 202 S. Roosevelt, addressed those present. He described the Township staff as professional and compassionate. He was waiting for SSI approval, (disability). The Township's staff works together with the clients and strives to provide each with assistance.

Ms. Fraker noted that it had not been easy for these individual to address this meeting. She wanted others to hear their experiences. These individuals in turn had motivated her staff. The focus was on continued training. She noted that the state's Department of Human Services will not grant credit for education. The GA Office cannot work in isolation. The GA Office was bound by statute. However, her office would continue to offer programs which would make things better for the clients.

Mr. Stanczak thanked Ms. Fraker for the wealth of information. He enjoyed listening to her presentation and noted the job performed by the Township's staff. He acknowledged Ms. Fraker's positive attitude. He believed that more people should have been present at the meeting.

Mr. Stanczak noted that the next Annual Town meeting would be held on Tuesday, April 21, 2009 at 6:00 p.m.

Motion by Randy Hoffman, seconded by Stephanie Uzueta to hold the Annual Town Meeting on Tuesday, April 21, 2009 at 6:00 p.m.

Motion carried.

Motion by Mike Ireland, seconded by Ruth Ann Fraker to adjourn. Time: 7:19 p.m.

Motion carried.

Tracey Covert, Town Clerk